

80-90 VIA BAGNATO

TORONTO URBAN INVESTMENT OPPORTUNITY

PREMIUM COMMERCIAL SPACE FOR SALE AT DUFFERIN & LAWRENCE

THE OFFERING

CBRE Limited is pleased to offer for sale two fully leased retail units at 80-90 Via Bagnato (Part of Treviso Condominiums Phase III) situated at the busy intersection of Dufferin and Lawrence.

INVESTMENT HIGHLIGHTS

- 100% leased to Evosoula Salon and Dry Cleaners Plus
- Part of the Treviso master planned community which has over 1,300 residential units, retail parking and numerous amenities including Shoppers Drug Mart, daycare and a public park
- Rapidly gentrifying area with numerous high rise projects under construction

Total Size: 2,042 sq. ft.

Price: \$880,000.00

Offers Reviewed on an As-Received Basis



EVASOULA SALON

<http://evasoula.com/>

Evasoula Salon offers low and no ammonia hair care with no harsh chemicals. The salon offers blowouts/styling, cuts and colour.

EVASOULA TENANCY OVERVIEW	
Leasable Area:	1,470 sq. ft.
Current Net Rent:	\$26.00 per sq. ft.
Lease Commencement:	May 1 st , 2020
Lease Expiration:	April 30 th , 2025

DRY CLEANERS PLUS

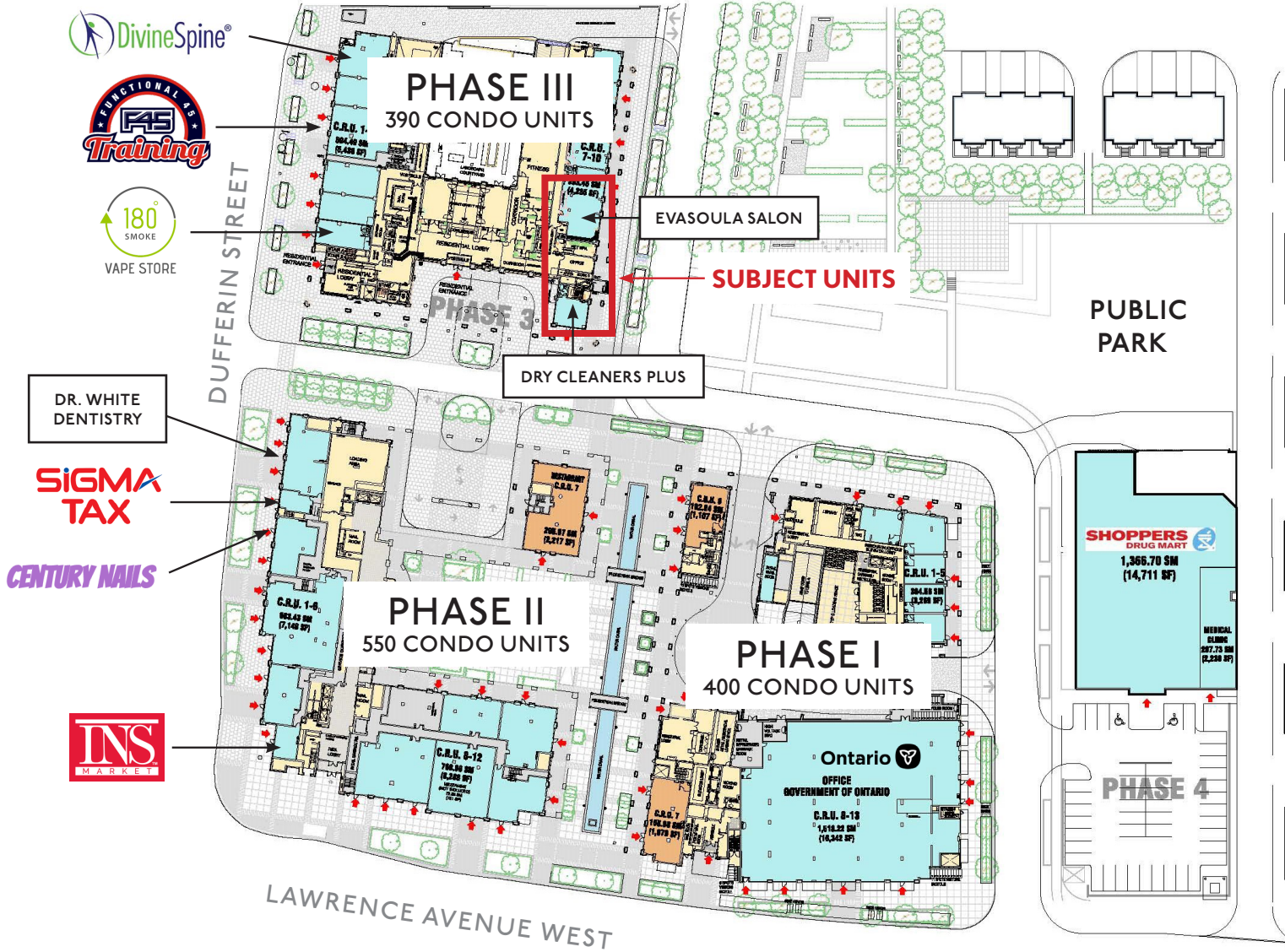
Dry Cleaners Plus has been serving the Lawrence and Dufferin community many years and has recently relocated their successful business to the Treviso community. They provide both dry cleaning and traditional garment care services.

DRY CLEANERS PLUS TENANCY OVERVIEW	
Leasable Area:	572 sq. ft.
Current Net Rent:	\$30.00 per sq. ft.
Lease Commencement:	July 1 st , 2019
Lease Expiration:	June 30 th , 2024

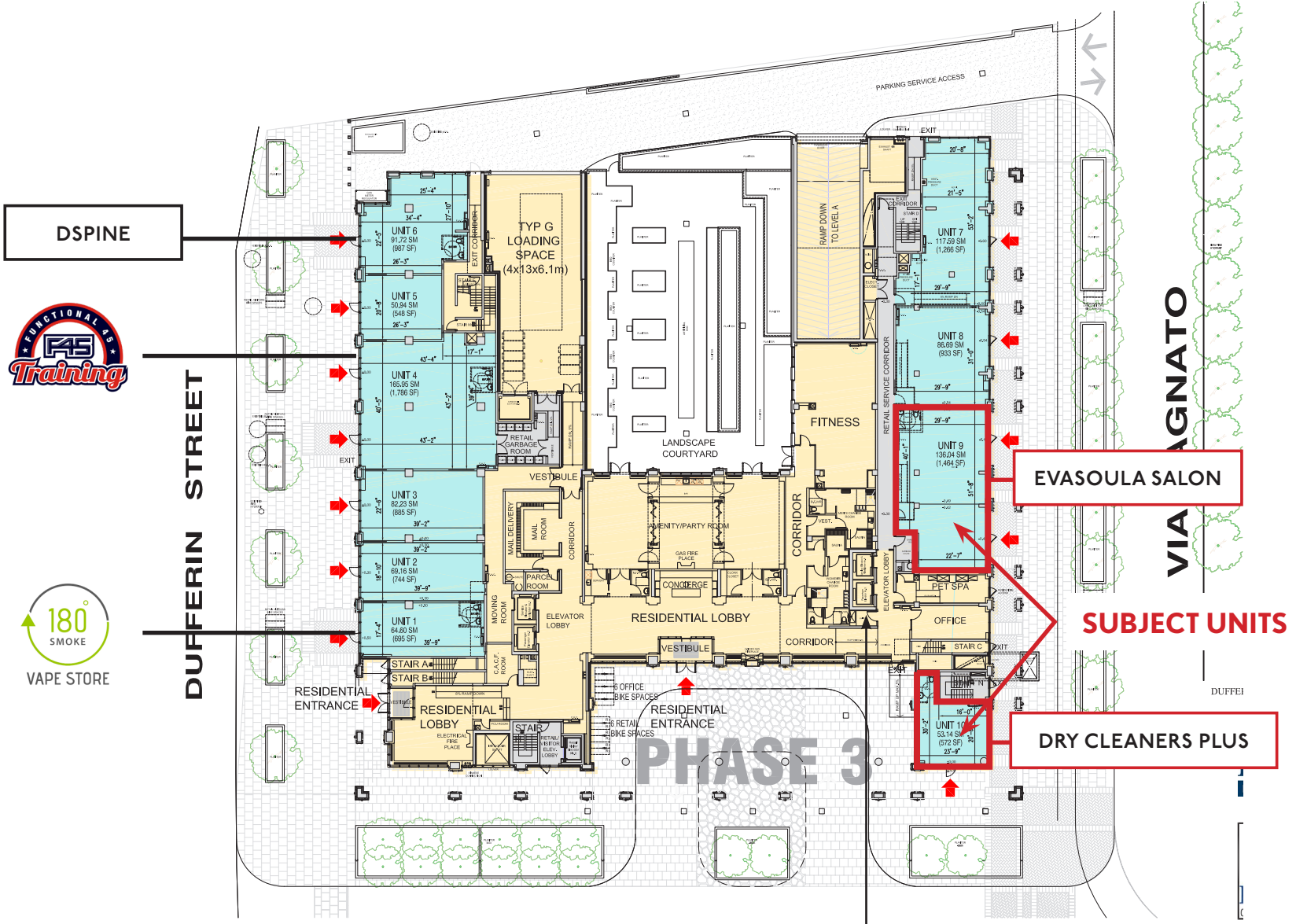


SITE PLAN | TREVISO COMMUNITY

GROUND FLOOR

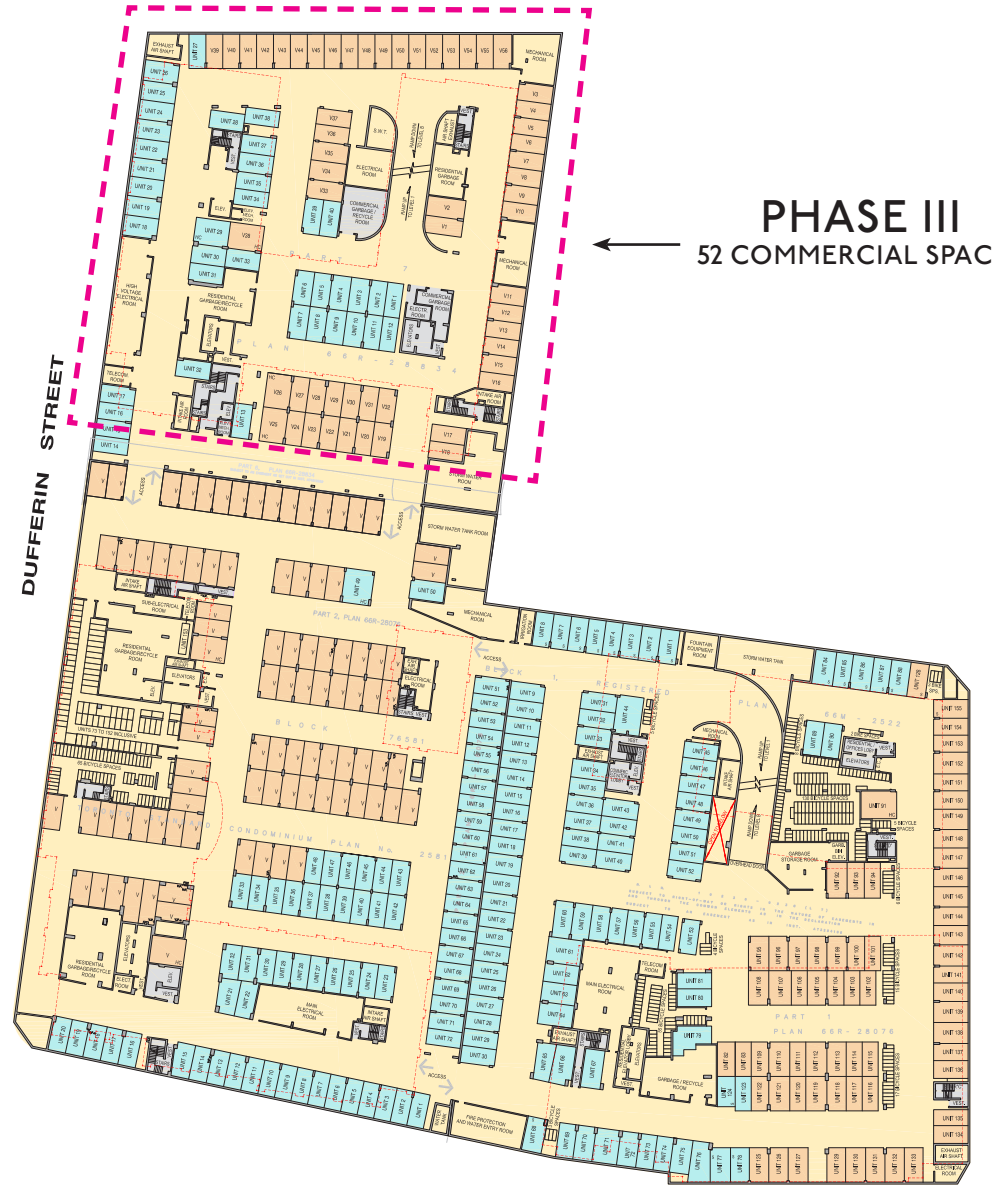


FLOOR PLAN



ELEVATORS TO 2ND FLOOR OFFICE

LOWER LEVEL PUBLIC PARKING



LEGEND

- COMMERCIAL PARKING SPACE
- VISITOR'S PARKING SPACE
- COMMERCIAL FUNCTION DESIGNATED AREAS
- HP HANDICAP PARKING SPACE
- S SMALL PARKING SPACE
- LINE OF GROUND FLOOR RETAIL ABOVE

The Treviso Development comprises over 1,300 residential condominium units and approximately 70,000 sq. ft. of commercial/retail space.

The complex has over 200 surface and underground commercial parking spaces available for retail customer parking and visitors.

Other area amenities include a public park, daycare and a 16,000 sq. ft. Shoppers Drug Mart.



View looking South from The Property

80-90 VIA BAGNATO
LOCATION OVERVIEW



LOCATION

The Property is located on the busy intersection of Dufferin and Lawrence. Conveniently located five minutes drive from Allen Road, and less than ten minutes drive from Highway 401, It is highly accessible from anywhere in the city. Those who use public transit will find The Property exceptionally accessible as well; it is less than a ten minute walk to Lawrence West Subway Station, and is serviced by the 52 Lawrence West bus, which also serves Toronto Pearson Airport.

5 MINUTE
DRIVE TO
ALLEN ROAD

7 MINUTE DRIVE
TO HWY
401

5 MINUTE
DRIVE TO
YORKDALE MALL

3 MINUTE
DRIVE TO LAWRENCE
W. SUBWAY STATION



CBRE

View looking North from The Property



70,890 VEHICLES

INTERSECTION OF
DUFFERIN & LAWRENCE
24 HOUR TRAFFIC COUNT



YORKDALE MALL



YORKDALE STATION

DUFFERIN ROAD

DEMOGRAPHIC SNAPSHOT



4.7%

POPULATION GROWTH (2018-2023)



\$122,063

AVG HOUSEHOLD INCOME*



40.1

MEDIAN AGE*

*Within 3km of The Property

	3km radius
Population Trends	
Population 2018	139,629
Population 2023 Projected	145,774
Population Growth (2013-2018)	4.7%
Population Growth (2018-2023)	4.4%
Income	
Household Income 2018	\$122,063
Household Income 2021 Projected	\$132,393
Projected Growth 2021-2023	\$7,583
Average Annual Household Expenditure	\$137,006
Educational Attainment (15+ years)	
Less than a bachelor degree	68.1%
Bachelor degree & higher	31.9%
Age Distribution	
Median Age	40.1
0 to 4 years	5.8%
5 to 19 years	16.0%
20 to 24 years	6.7%
25 to 34 years	13.2%
35 to 44 years	15.4%
45 to 54 years	13.7%
55 to 64 years	12.6%
65 to 74 years	8.2%
75 years & over	8.4%

OFFERING PROCESS

MEMORANDUM CONTENTS

This Confidential Information Memorandum (“CIM”) is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The CIM provides selective information relating to certain of the physical, locational and financial characteristics of the Property.

The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisors make any representations, declarations or warranties, expressed or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and the Advisors expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax, engineering or other advice as necessary.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor and/or the Advisors or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

The terms and conditions in this section with respect to confidentiality and the disclaimer contained under the heading “Memorandum Contents” relate to all sections of the CIM as if stated independently therein. The division of the CIM into sections,

paragraphs, sub-paragraphs and the insertion or use of titles and headings are for convenience of reference only and shall not affect the construction or interpretation of this CIM.

The CIM shall not be copied, reproduced or distributed, in whole or in part, to other parties at any time without the prior written consent of the Owner. It is made available to prospective purchasers for information purposes only and upon the express understanding that such prospective purchasers will use it only for the purposes set forth herein and upon and subject to the terms of the Confidentiality Agreement. In furnishing the CIM, the Owner and the Advisor undertake no obligation to provide the recipient with access to additional information.

CONFIDENTIALITY

Upon receipt of this CIM, prospective purchasers will have executed a confidentiality agreement (the “Confidentiality Agreement”) under which they have agreed to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, except as permitted under the Confidentiality Agreement, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Owner. Prospective purchasers will not use or permit this CIM to be used for any other purpose than a proposed purchase of the Property.

OFFERING PROCESS

The Owner will be reviewing offers on an as-received basis. Based on information contained in this CIM and other information that may be made available upon request, interested parties are invited to submit a proposal that address the requirements outlined under “Submission Guidelines”.

Submissions should be directed electronically to:

c/o CBRE Limited, Brokerage
145 King Street West, Suite 1100 Toronto
Ontario, M5H 1J8

Attention: Arlin Markowitz/Alex Edmison

SUBMISSION GUIDELINES

- Purchase price;
- Transaction Timelines (APS Negotiation, Due Diligence, Closing)
- Name of the ultimate beneficial Owners of the purchaser; and
- Evidence of the purchaser’s financial ability to complete the transaction, including the method of financing the transaction.

The owner reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole and absolute discretion.

SALE CONDITIONS

The Property and all fixtures included are to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been or will be obtained from the Owner or the Advisor or any other person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between Vendor and purchaser.

ADVISORS

The Advisors are acting solely as agents for the Vendor and not as agents for the purchaser. All inquiries regarding the Property or any information contained in this CIM should be directed to CBRE Limited, Brokerage, as Advisors for the Owner:

CBRE Limited, Brokerage
Toronto Downtown Office
145 King Street West
Suite 1100
Toronto, ON M5H 1J8

Arlin Markowitz*
Executive Vice President
arlin.markowitz@cbre.com
416 815 2374

Alex Edmison*
Senior Vice President
alex.edmison@cbre.com
416 874 7266

Jackson Turner**
Senior Vice President
416 815 2394
jackson.turner@cbre.com

Teddy Taggart*
Vice President
416 847 3254
teddy.taggart@cbre.com

Emily Everett*
Sales Representative
647 943 4185
emily.everett@cbre.com

*Sales Representative **Broker

CONTACT

Arlin Markowitz*

Executive Vice President
416 815 2374
arlin.markowitz@cbre.com

Alex Edmison*

Senior Vice President
416 874 7266
alex.edmison@cbre.com

Jackson Turner**

Senior Vice President
416 815 2394
jackson.turner@cbre.com

Teddy Taggart*

Vice President
416 847 3254
teddy.taggart@cbre.com

Emily Everett*

Sales Representative
647 943 4185
emily.everett@cbre.com

*Sales Representative

**Broker

CBRE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.