

THIRTY TRETTI

Fully Leased Retail for Sale at Wilson & Allen Road



CBRE

Tenant Overview

GRIFOLS

Tenant: GRIFOLS CANADA PLASMA-ONTARIO INC.
Corporate Indemnifier: GRIFOLS THERAPEUTICS LLC
Leasable Area: 11,361 sq. ft.
Rent Commencement Date: October 1st, 2024
Term: Ten (10) years
Options to Extend: Three (3) Five (5) year options to extend

Grifols is a leading global healthcare company. Their trusted and innovative plasma-derived medicines, other biopharmaceuticals and solutions in transfusion medicine enable millions of patients around the world to lead more productive lives. Since their founding in 1909, their ever-growing mastery of plasma, diagnostics and life sciences, backed by our ethical leadership and industry-leading quality and safety standards, have contributed to a healthier and more sustainable society.



THIRTY TRETTI

The Offering

CBRE Limited is pleased to offer for sale premium ground floor retail space at Wilson and Allen Road. The Property is located at the base of the newly built Tretti Condos developed by Collecdev and managed by Shiplake Properties. The fully leased Property provides investors with an opportunity to acquire brand-new, transit-connected space with long-term income stability.



Investment Highlights



LONG-TERM INCOME STABILITY

Grifols Therapeutics LLC is a 100+ year-old global company with over 26,000 employees globally. Annually their revenue is in excess of \$6BB.



BRAND NEW DEVELOPMENT

Newly built by Collecdev and managed by Shiplake Properties, Tretti Condos features 340 condominium units and 13 storeys.



EXCELLENT CONNECTIVITY

30 Tretti is a minute walk to Wilson subway station, making it accessible from anywhere in the city. It is also located next to Allen Road and just north of the 401 Expressway.



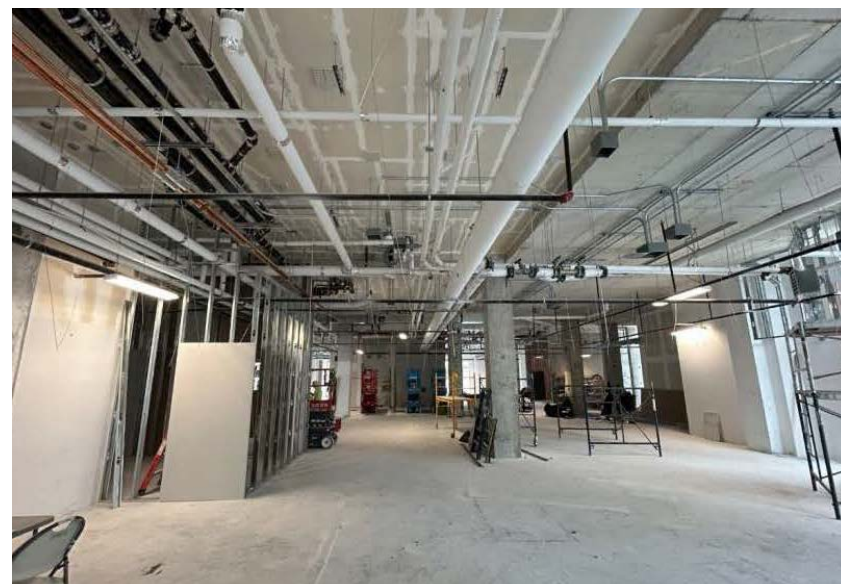
RAPIDLY GROWING NEIGHBOURHOOD

30 Tretti Way is located within the Tippet Regeneration Area. This area features 8 condominium buildings that have either recently been completed, are under construction or are in the pre-construction phase. Just over 2,000 units are already occupied in this area and there are an additional 2,713 incoming units.

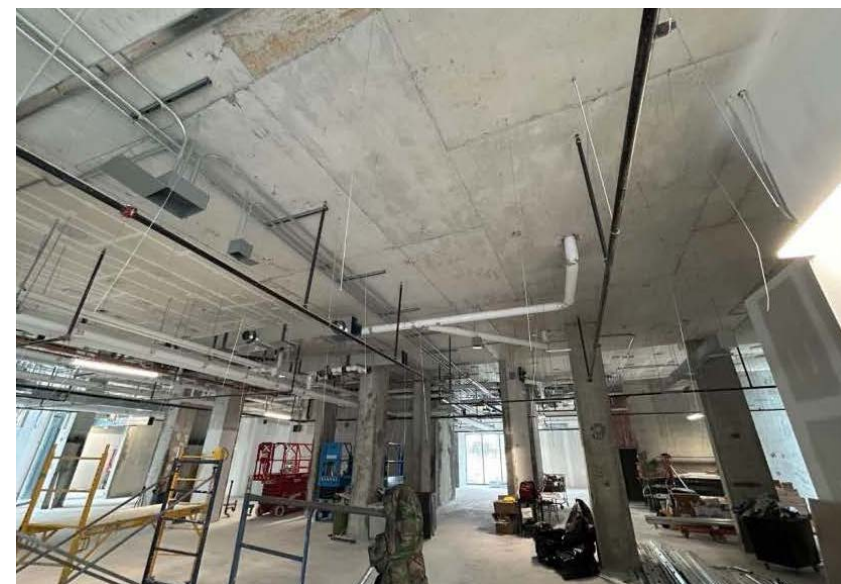
GRIFOLS Build-Out Progress (January 2025)



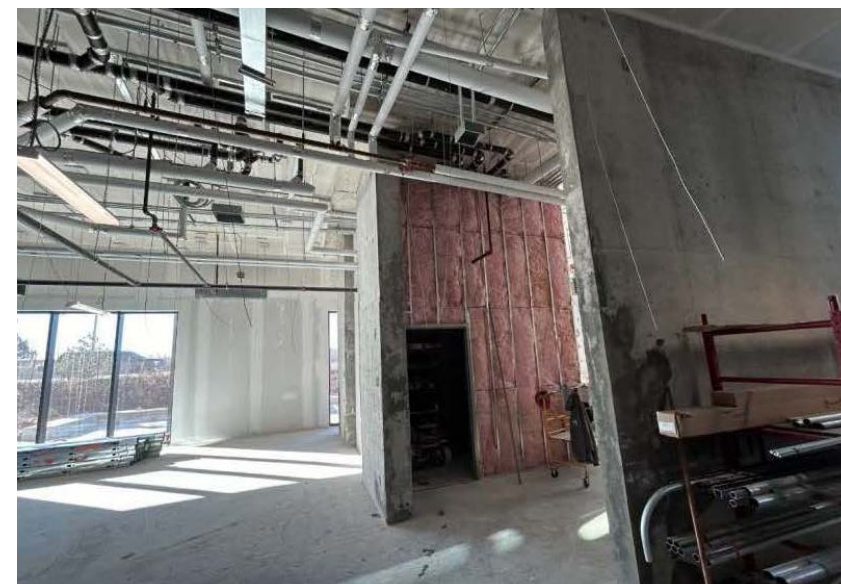
Framing and boarding of consult 141 and screening 140



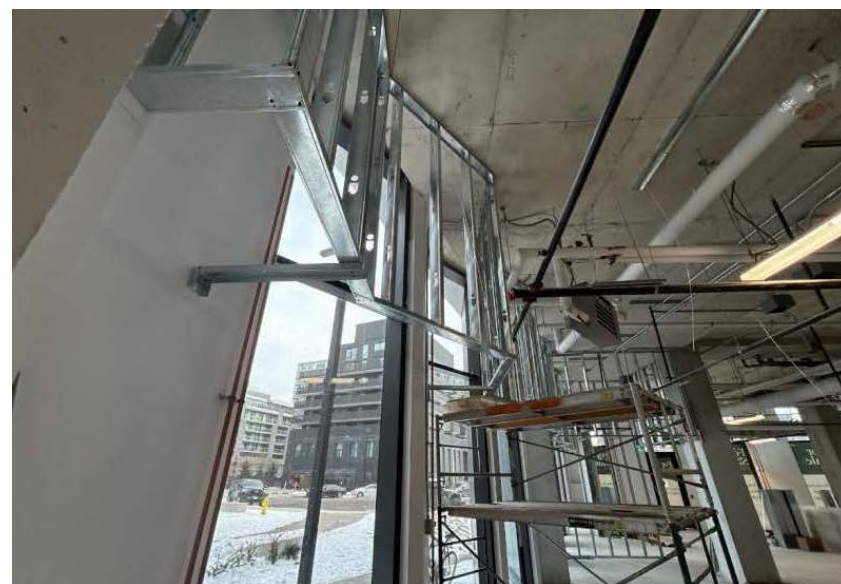
Framing and boarding of consult & screening 140 + plumbing install



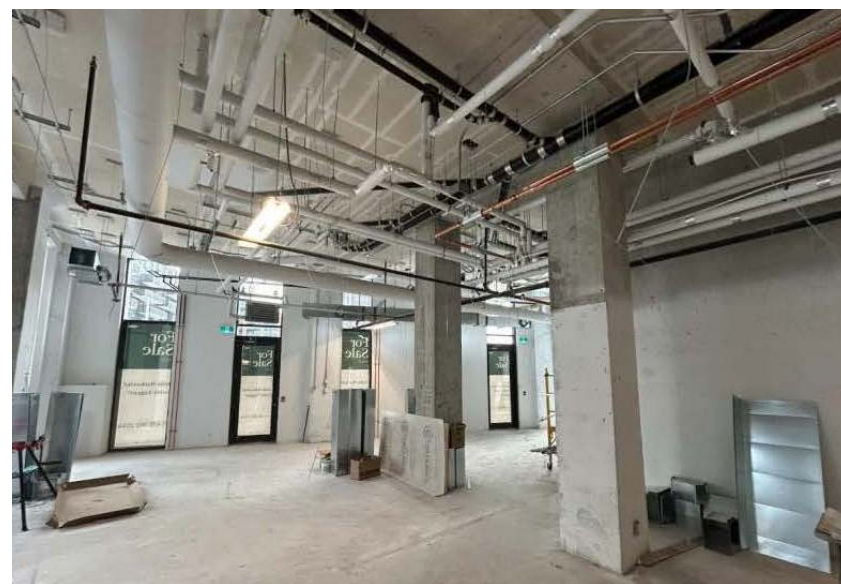
General



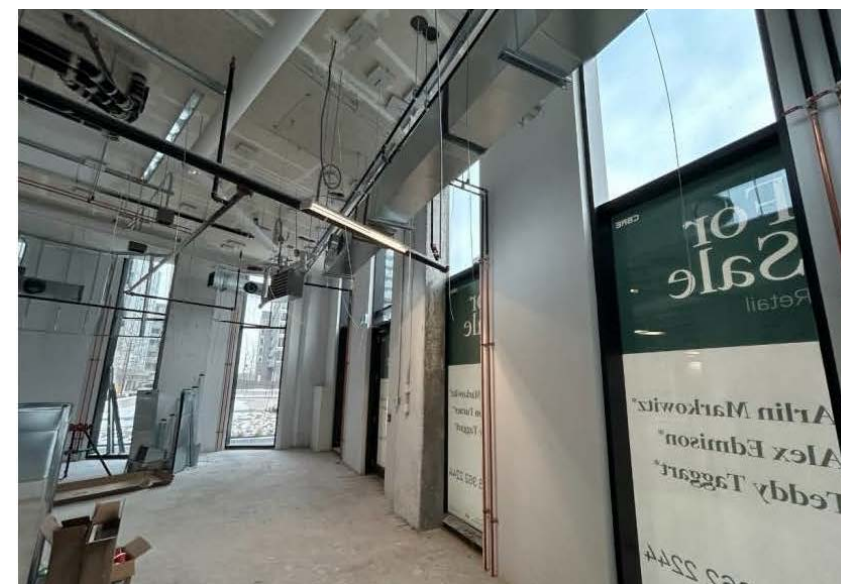
Electrical room door frame installed



Bulkhead framing and radiator plumbing install



General



Radiator piping install



Electrical room taping

The Location

30 Tretti Way is located in a prime location next to the Allen Road, just north of HWY 401.

30 Tretti Way is located in the Tippett Regeneration Area at Wilson Avenue and Allen Road. This regeneration area features 8 condominium buildings that have either recently been completed, are under construction or are in the pre-construction phase. Just over 2,000 units are already occupied and there are an additional 2,713 incoming units. Directly to the west are two established retail hubs (SmartCentres Downsview & Build Toronto 75 Billy Bishop Way) and to the southwest is Yorkdale Mall, Toronto's premier shopping centre with an exclusive list of retailers and dining options.

30 Tretti Way is just a minutes walk to Wilson Subway Station making it easily accessible from anywhere in the city.

\$117,949

AVERAGE
HOUSEHOLD INCOME

23.6%

POPULATION
CHANGE (2022-2027)

*Half km radius around 30 Tretti Way

- 1 **EXPRESS CONDOS**
Status: Under Construction
Units: 660
Storeys: 16,16,13
- 2 **NORDIC CONDOS**
Status: Under Construction
Units: 589
Storeys: 12,12
- 3 **50 WILSON HEIGHTS**
Status: Pre-Construction
Units: 1,464
Storeys: 16,16,13,12,11
- 4 **ROCKET CONDOS**
Status: Occupied
Units: 290
Storeys: 14,8
- 5 **SOUTHSIDE RESIDENCES**
Status: Occupied
Units: 500
Storeys: 17,15
- 6 **GRAMERCY PARK CONDOS**
Status: Occupied
Units: 500
Storeys: 12
- 7 **STATION CONDOS**
Status: Occupied
Units: 388
Storeys: 14,13
- 8 **TRETTI CONDOS**
Status: Occupied
Units: 340
Storeys: 13



2,018
UNITS ALREADY OCCUPIED

2,713
INCOMING UNITS

CBRE

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