

# 71-75 Front Street East + 98 The Esplanade

RETAIL FOR SALE IN DOWNTOWN EAST • TORONTO





# 71-75 Front Street East + 98 The Esplanade

CBRE Limited ("CBRE" or the "Advisor") is pleased to offer for sale 71-75 Front Street East and 98 The Esplanade, Toronto (the "Property" or the "Site"), a 100% leased, institutionally managed freehold real estate opportunity in Toronto's booming St. Lawrence neighbourhood. This asset offers a unique investment opportunity with a stable rent roll, prime location, strategic proximity to key transit hubs and a fully occupied tenant roster.

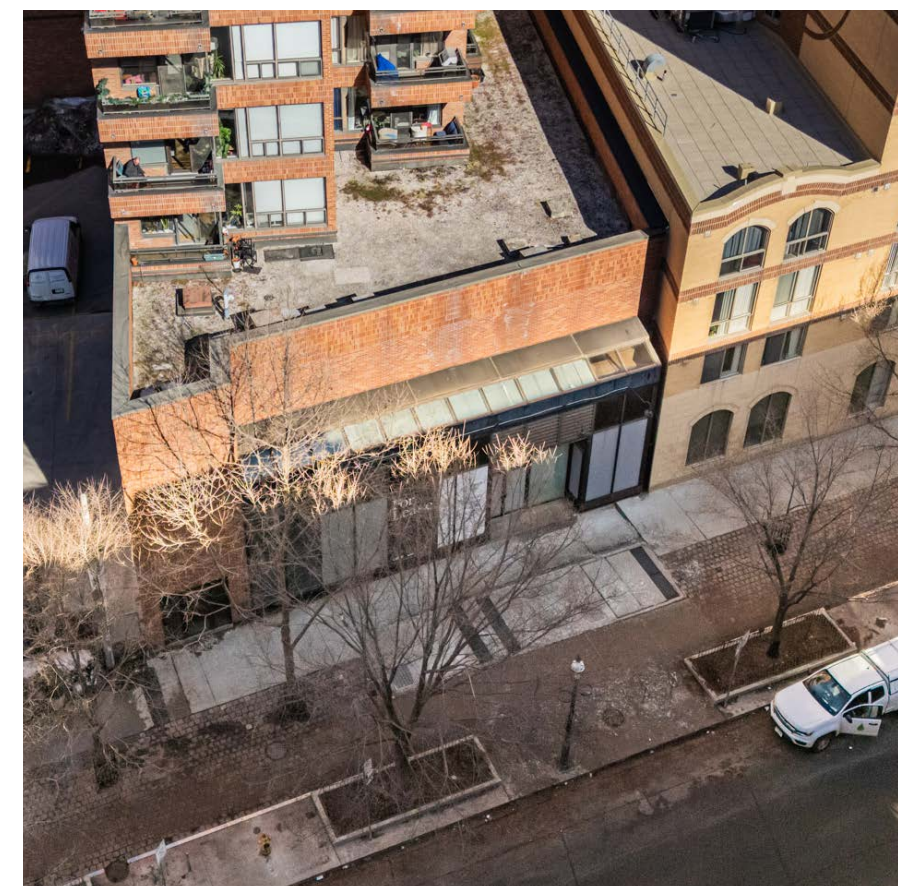
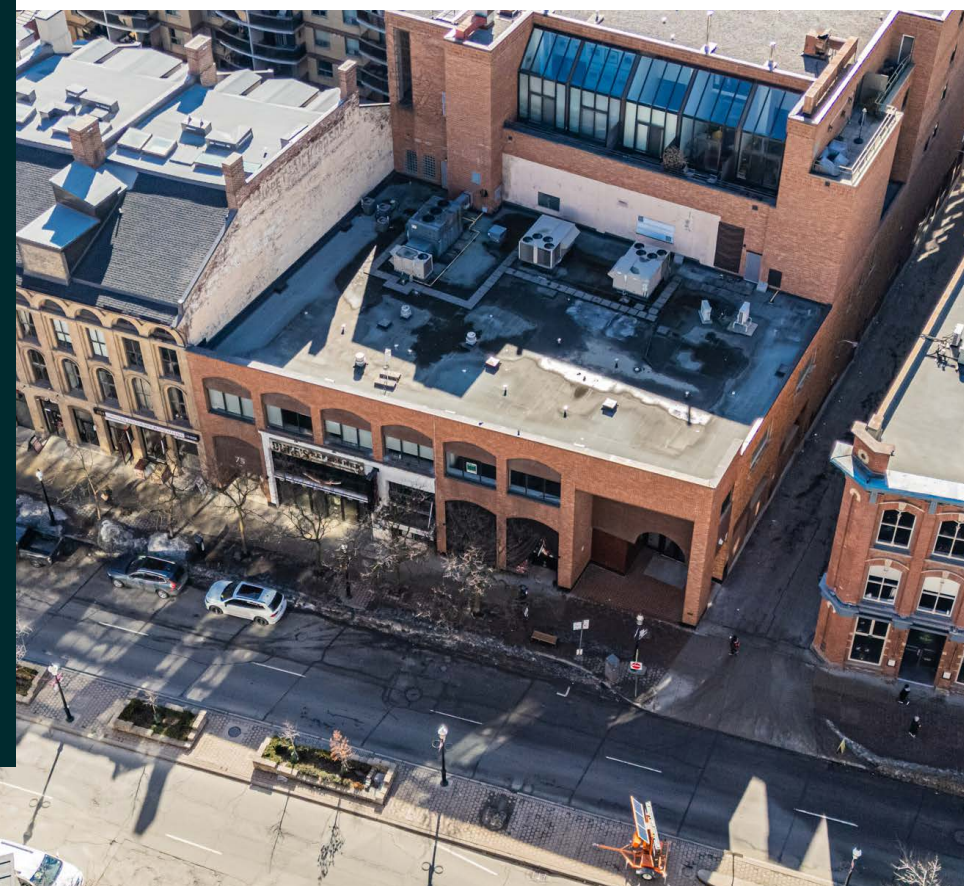
The Property consists of three retail spaces:

- **75 Front Street East** is leased to Dukes Refresher, a trendy and laid-back restaurant by SIR Corp.
- **71 Front Street East** is leased to Civilian, a Toronto-based cannabis boutique.
- **98 The Esplanade** is leased to Dollarama, providing a strong national retail presence.

The Property's location is unmatched, with easy access to King Station and Union Station, ensuring easy connectivity to the city and beyond. The Financial Core is only steps away, attracting a steady flow of professionals and shoppers. This well-maintained, fully leased asset offers a stable income stream and a prime position in one of Toronto's most desirable areas.

💰 **Asking Price:** Call Listing Agents to Discuss

📏 **Building Size:** 18,390 sq. ft.





# Investment Highlights



## Fully Leased Income Producing Asset

Stable existing income with material upside in rents



## AAA Tenants

Dollarama and SIR Corp. make up the majority of the Properties Net Income. The remaining income from Civilian is backed by a strong indemnifier/guarantor

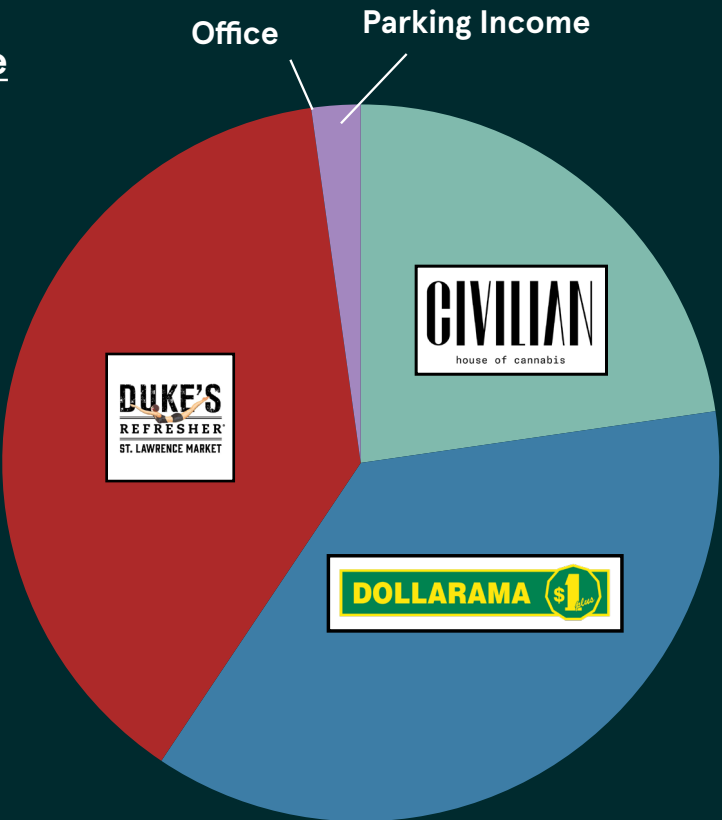


## Incredible Downtown East Location

Located at the confluence of the Financial Core and St. Lawrence Market neighbourhood

Yr 1 Base Rent by Tenant/Other Income

- Duke's Refresher
- Dollarama
- Civilian
- Other Income
- Office

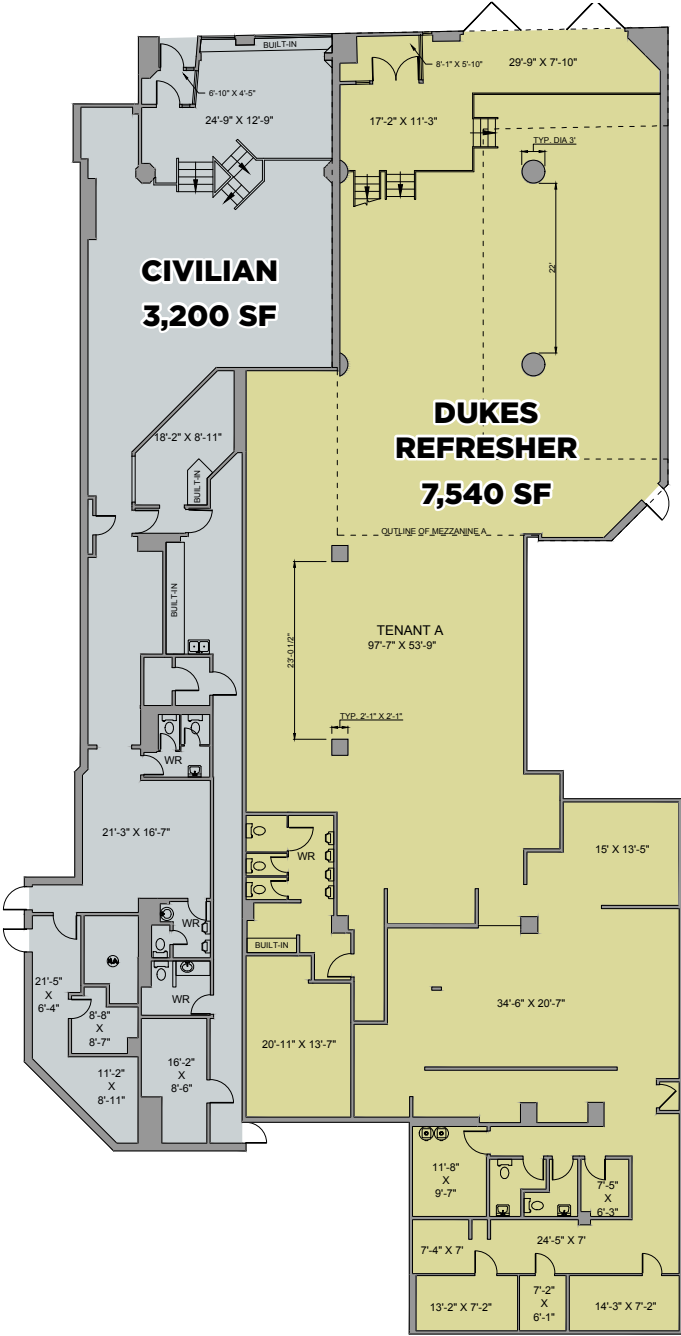




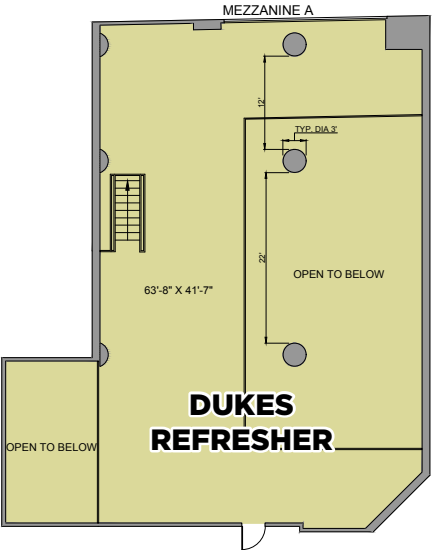
71-75 Front Street East

GROUND FLOOR

FRONT STREET EAST



MEZZANINE



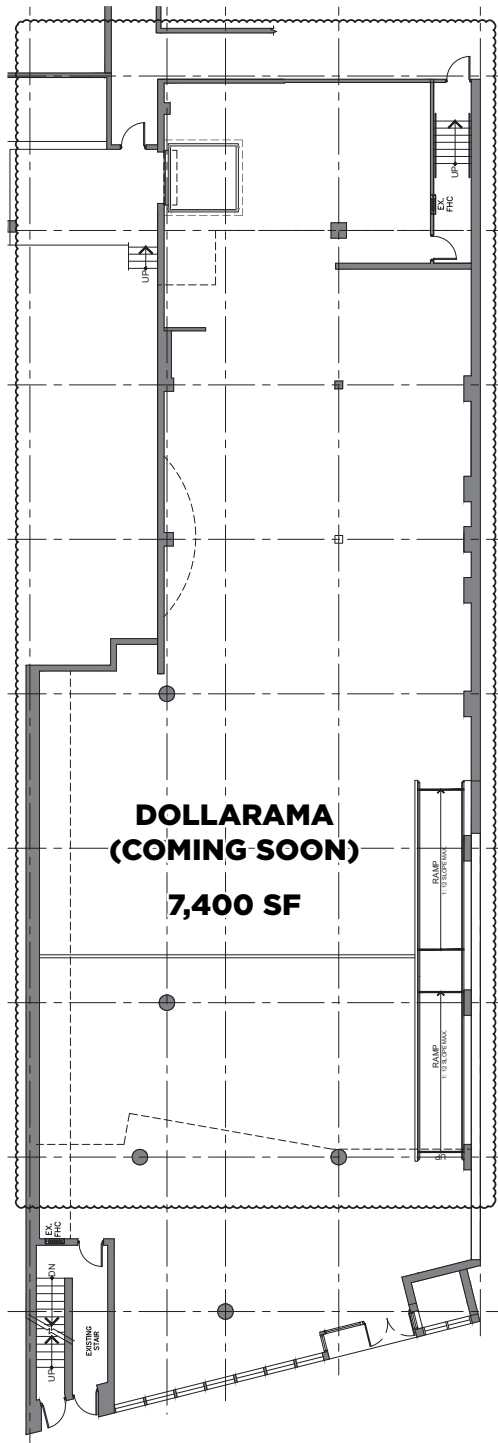
DUKES REFRESHER

CIVILIAN HOUSE OF CANNABIS





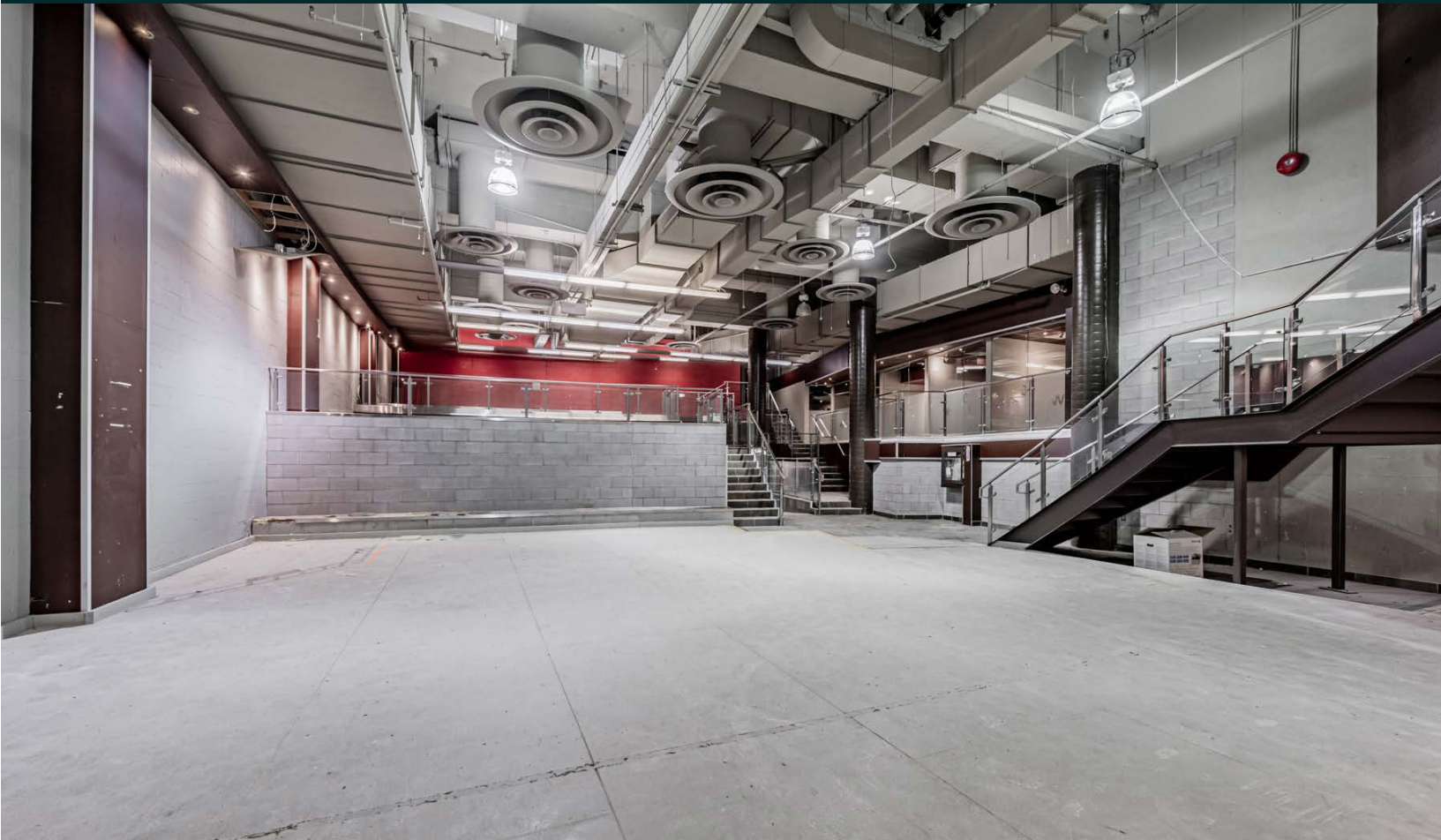
# 98 The Esplanade



THE ESPLANADE



DOLLARAMA - COMING SOON!





# Location Overview

Located in the heart of Downtown East, The Property is surrounded by iconic Toronto points-of-interests, unmatched transit infrastructure, urban amenities and high population density. Proximity to key employment nodes including the Financial Core, Toronto Metropolitan University and George Brown College, enables the neighbourhood to attract a high concentration of young professionals, new graduates and students.

The Property is ideally located where the Financial Core and St. Lawrence Market neighbourhood meet. This stretch of The Esplanade between Lower Jarvis and Yonge is characterized by older brick-and-beam buildings filled with popular restaurants, bars and unique office spaces. Neighbouring food & drink include The Keg, Piano Piano, Cafe Landwer, Amano Trattoria, Goose Island Brewery, Bier Markt and The Old Spaghetti Factory. The iconic St. Lawrence Market is just steps away and is a culinary hotspot home to more than 120 food merchants. The highly anticipated St. Lawrence Market North building is opening in April 2025, and will be the new home to the popular Saturday's farmers market as well as city courtrooms and administration offices, driving even more traffic to the area.

The Site is situated amongst a number of recently complete and currently under construction residential buildings and high-profile office developments. Given the rapid pace of population growth and influx in investment of residential development activity, Downtown East remains one of the city's focal points for real estate.



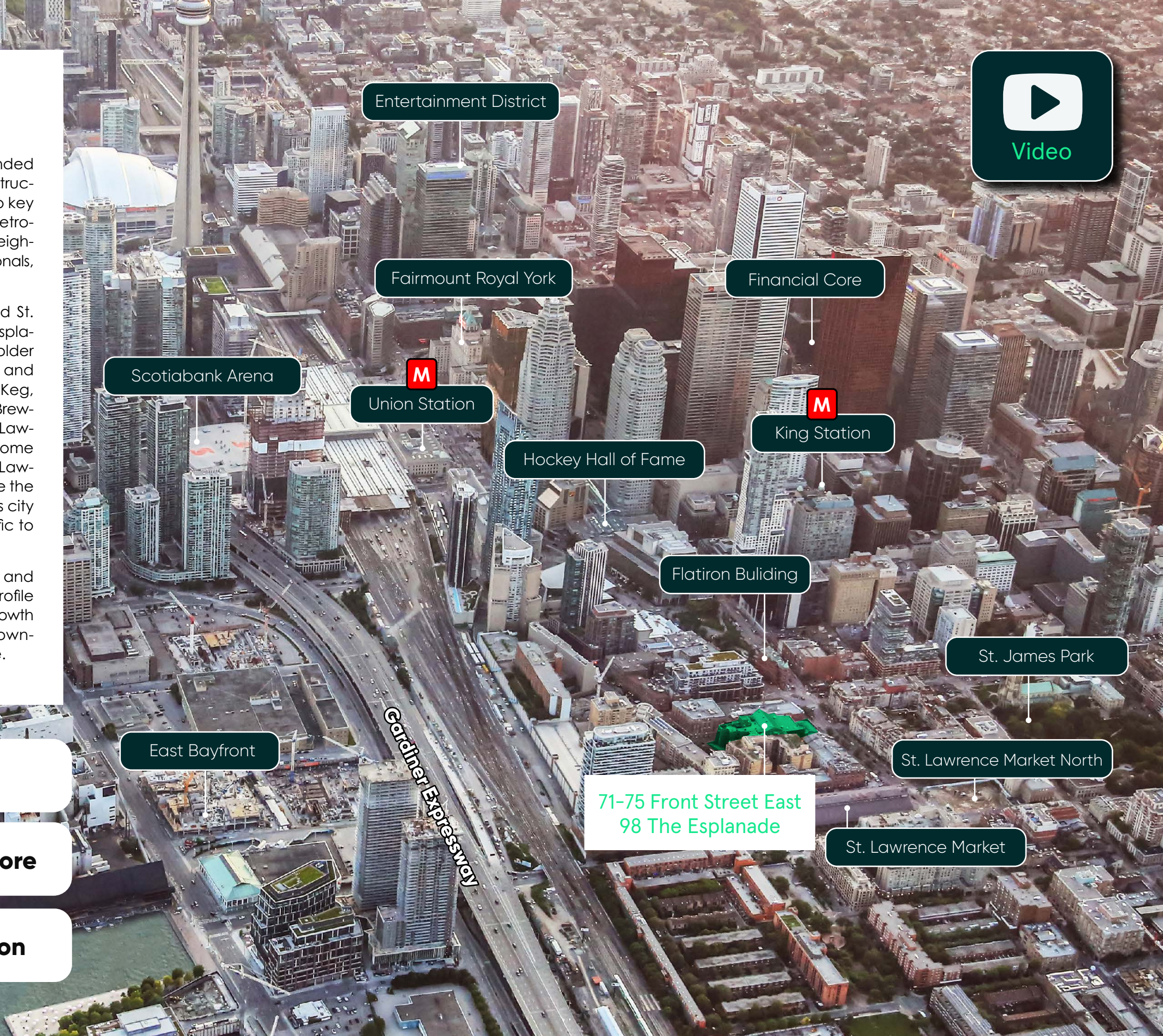
**5 Minute Walk to King Station**



**10 Minute Walk to Financial Core**

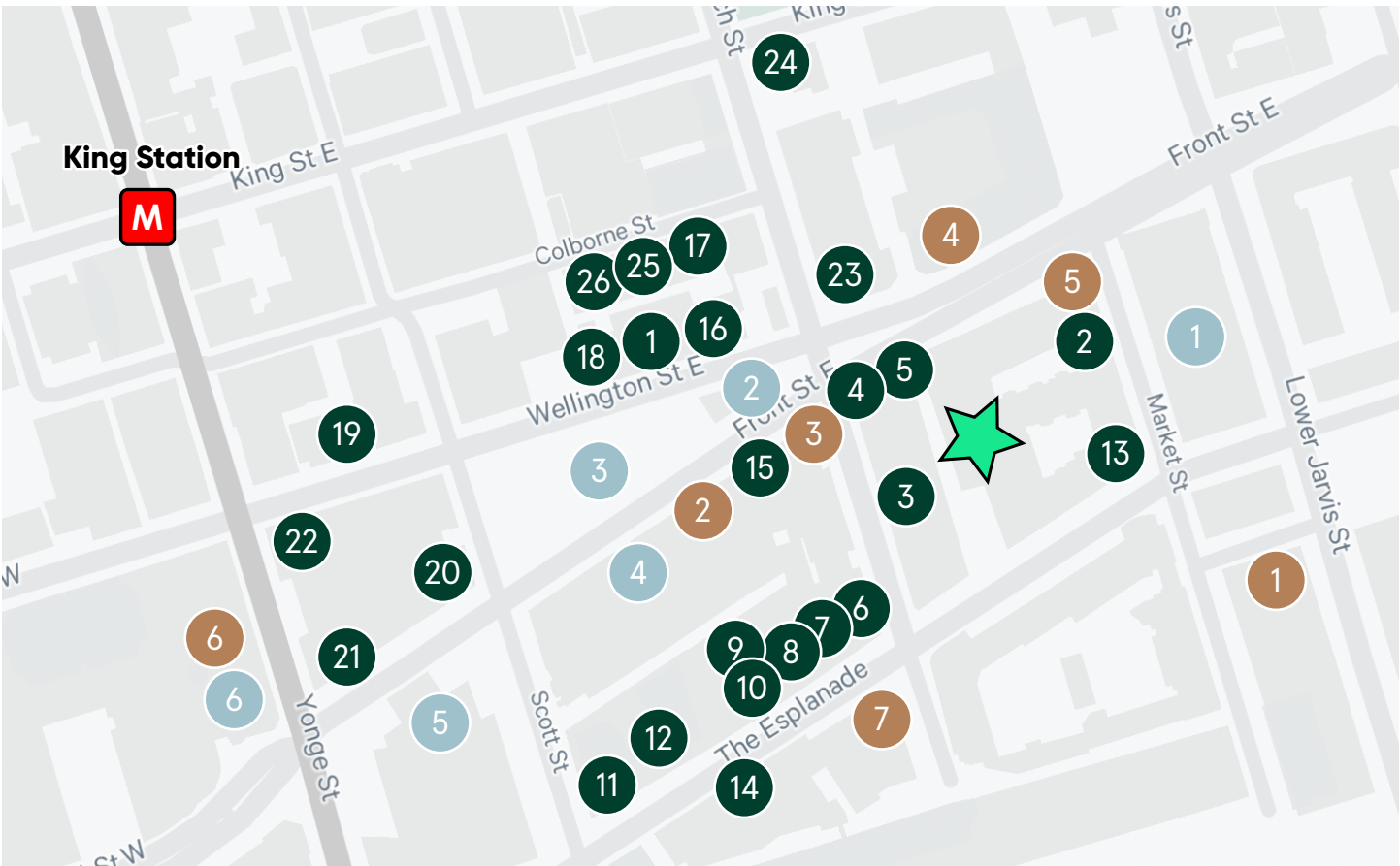


**10 Minute Walk to Union Station**





Neighbouring Tenants/Traffic Drivers



Food & Beverage

- |    |                           |    |                   |
|----|---------------------------|----|-------------------|
| 1  | Grandma Loves You         | 15 | Fresh             |
| 2  | Bar St. Lo                | 16 | Sukho Thai        |
| 3  | Amano Trattoria           | 17 | Piano Piano       |
| 4  | Mofer Coffee              | 18 | Playa Cabana      |
| 5  | C'est What                | 19 | Cantina Mercatto  |
| 6  | Goose Island Brewery      | 20 | Cafe Landwer      |
| 7  | Bier Markt                | 21 | Biff's Bistro     |
| 8  | Scotland Yard Pub         | 22 | The Joneses       |
| 9  | Bar Cathedral             | 23 | Hothouse          |
| 10 | The Old Spaghetti Factory | 24 | The Score on King |
| 11 | Urban Maharajas           | 25 | Woods Restaurant  |
| 12 | The Keg                   | 26 | PJ O'Brien        |
| 13 | Cirillo's                 |    |                   |
| 14 | Cafe Nicole               |    |                   |

Points of Interest/Entertainment

- |   |                     |
|---|---------------------|
| 1 | St. Lawrence Market |
| 2 | Flatiron Building   |
| 3 | Berczy Park         |
| 4 | St. Lawrence Centre |
| 5 | Meridian Hall       |
| 6 | Hockey Hall of Fame |

Shopping

- |   |                    |
|---|--------------------|
| 1 | Shoppers Drug Mart |
| 2 | Winners            |
| 3 | Rexall             |
| 4 | Metro Grocery      |
| 5 | LCBO               |
| 6 | Roots              |
| 7 | No Frills          |





# Tenant Overview

Dollarama – Coming Soon!



Dollarama is a Canadian dollar store chain with a \$41 Billion market cap and over 1,300 stores across the country. Founded in 1992, the company offers a wide range of products at a discounted price including household essentials, food, health and beauty products, toys, and seasonal items. Dollarama is headquartered in Boucherville, Quebec, and is one of the largest dollar store chains.





# Tenant Overview

Duke's Refresher



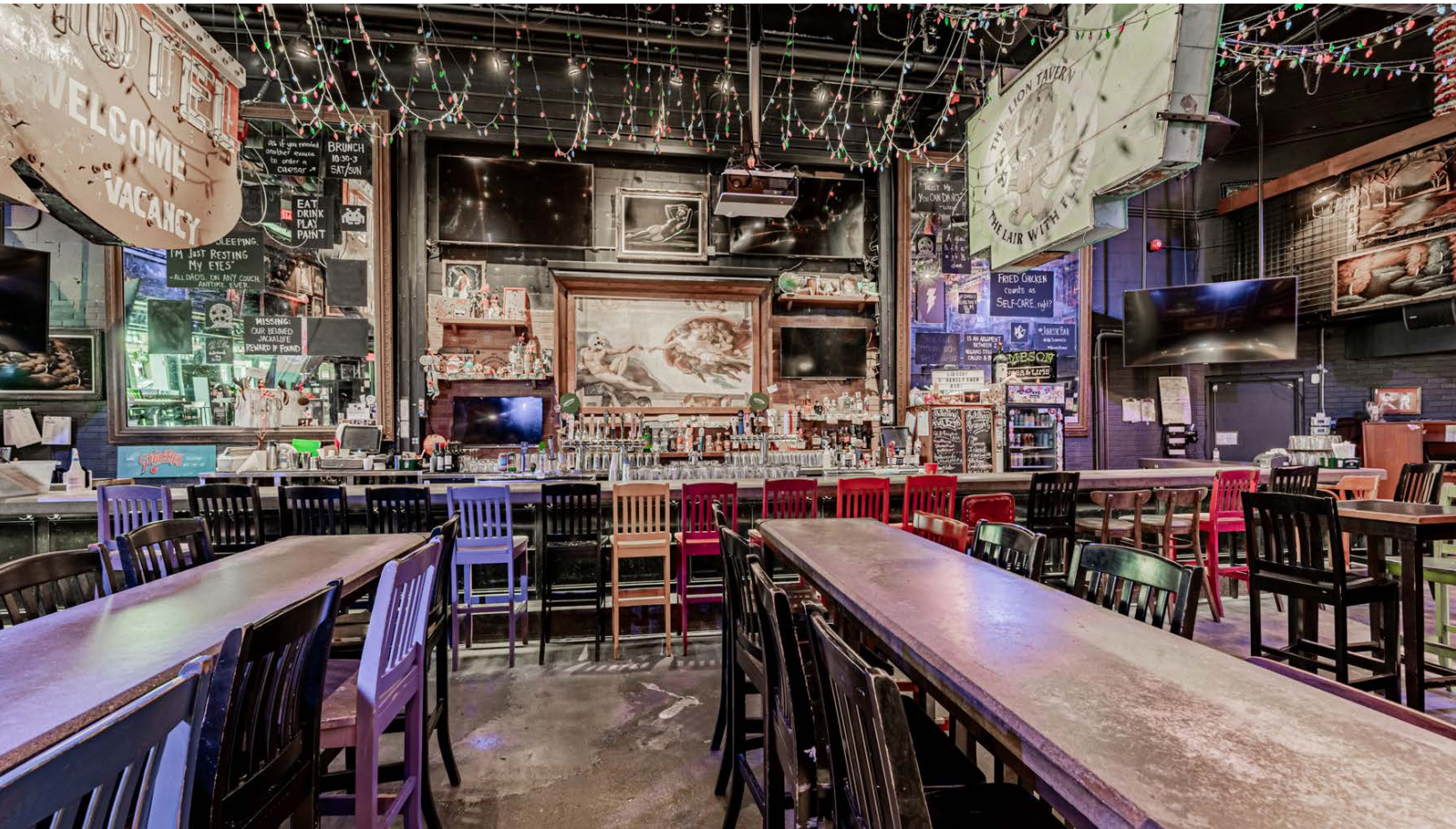
Duke's Refresher is a SIR Corp restaurant serving up 40 beers on tap, mouth watering dishes and fun weekly events. The restaurant has a laid-back nature and retro/vintage vibe and features arcade games and a mini basketball court.

SIR Corp is a public Canadian corporation that owns a portfolio of 7 restaurant brands with 60+ locations and a market capitalization of over \$100 million. Their restaurant brands include: Jack Astor's Bar and Grill, Scaddabush, Reds Wine Tavern, and The Loose Moose.





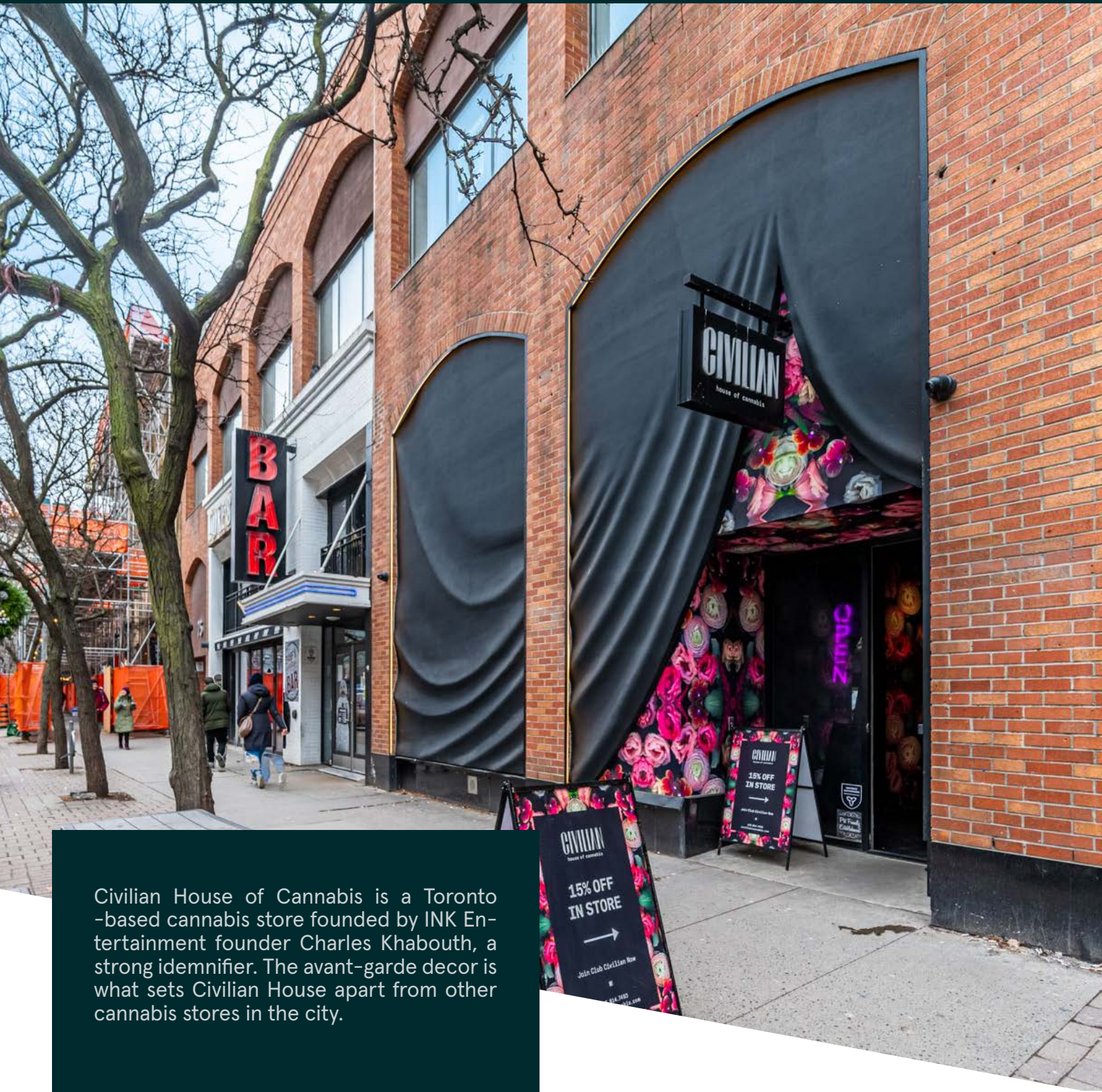
Duke's Refresher





# Tenant Overview

Civilian House of Cannabis



Civilian House of Cannabis is a Toronto-based cannabis store founded by INK Entertainment founder Charles Khabouth, a strong idemnifier. The avant-garde decor is what sets Civilian House apart from other cannabis stores in the city.





## Advisory Team

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# CBRE

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