

# LANDMARK RETAIL OFFERING ON QUEEN STREET EAST

2000 QUEEN STREET EAST  
TORONTO, ON

## HIGHLIGHTS

- ❖ High quality streetfront retail condominium totalling 15,969 square feet, leased to Shoppers Drug Mart
- ❖ Brand new redevelopment
- ❖ Situated on Queen Street East in the heart of Toronto's "Beaches" neighbourhood
- ❖ Long-term lease to 2034



**SHOPPERS**  
DRUG MART





# THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services Inc. ("JLL" and/or the "Advisor") is pleased to offer for sale a 100% freehold interest in 2000 Queen Street East, Toronto, ON (the "Property"), a newly developed retail condominium property on the ground floor of the Bellefair Kew Beach Residences situated in the heart of Toronto's "Beaches" neighbourhood. The Property offers over 100 feet of frontage on Queen Street East, and is fully occupied by Shoppers Drug Mart with lease expiry in 2034.

## 2000 Queen Street East

Tenants	Shoppers Drug Mart
Rentable Area	15,969 square feet
Lease Expiry	August 2034
Total Frontage on Queen Street East	101 feet
Occupancy	100%



Founded in 1962, Shoppers Drug Mart is a national retail organization with personalized pharmaceutical services in local communities, providing individual pharmacists with the opportunity to combine independent ownership with national brand recognition. There are currently over 1,300 locations nationwide. Loblaw Companies Limited acquired Shoppers Drug Mart Corporation for \$12.4 billion in 2014 (TSE: L).

# NEWLY BUILT STRUCTURE

The Property, purchased in 2011, was previously the Beach United Church, originally constructed in 1922. Through a significant investment the Property has been transformed into the Bellefair Kew Beach Residences, a five-storey condominium with retail at grade. In total there are 23 residential units above the retail space, and six three-storey townhouses at the rear of the lot.







INVESTMENT SUMMARY

DANFORTH AVE.

LAKE SHORE BLVD. E.

George  
CONDOS+TOWNES

WestBeach  
CONDOMINIUMS

LESLIEVILLE

WOODBINE BEACH

WOODBINE AVE.

two hundred  
THE STRONG

Heartwood  
THE BEACH



HERO  
CERTIFIED  
BURGERS

FOODLAND  
From food. Specialty ingredients.

TD

SHOPPERS  
DRUG MART



Scotiabank

THE BEACHES  
RESIDENTIAL NEIGHBOURHOOD

QUEEN STREET EAST

SWISS  
CHALET  
RESTAURANT & GRILL



## PRESTIGIOUS BEACHES LOCATION

The Property is located in the heart of Toronto's Beaches neighbourhood, one of the GTA's most affluent and vibrant locales. The immediate area is well serviced by public transit and other key amenities, while featuring an abundance of recently developed, mixed-use properties.

## BEACHES NEIGHBOURHOOD



Average  
Household  
Income

\$125,934



University  
Education

55%



Total  
Population

21,200

Source: Statistics Canada 2016 & 2011 City of Toronto Census





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## FINANCING

The Property may be acquired free and clear of any existing financing, however, the Property is subject to first mortgage financing, which may be assumed on closing by the eventual purchaser, subject to Lender approval. Details of the Property's mortgages are available on the Advisor's virtual data site and in the Confidential Information Memorandum for the offering.

## OFFERING PROCESS

JLL has been exclusively retained by 2000 Queen Street East (Commercial) Ltd. to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. The Vendor's objective is to maximize sale proceeds while preference will be given to offers with limited conditionality and timely closing. Offers will be reviewed on an as-received basis. For more information, please contact:

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