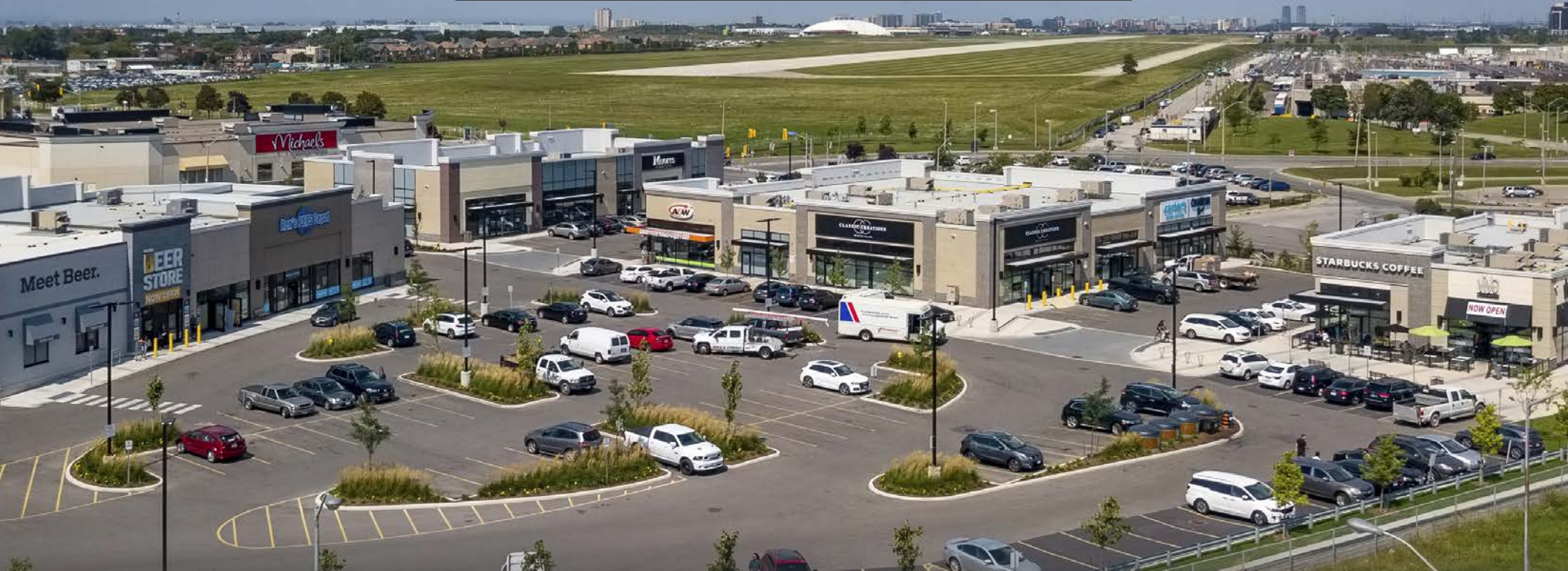


Shops at Wilson Station

75 - 81 BILLY BISHOP WAY, TORONTO



**Visibility from the Allen
Expressway & Highway 401**

**Excellent Location with
Direct Subway Access**

**Significant Growth in
Surrounding Area**

**Premium Tenant Roster
With Long Term Leases**

RETAIL INVESTMENT OPPORTUNITY

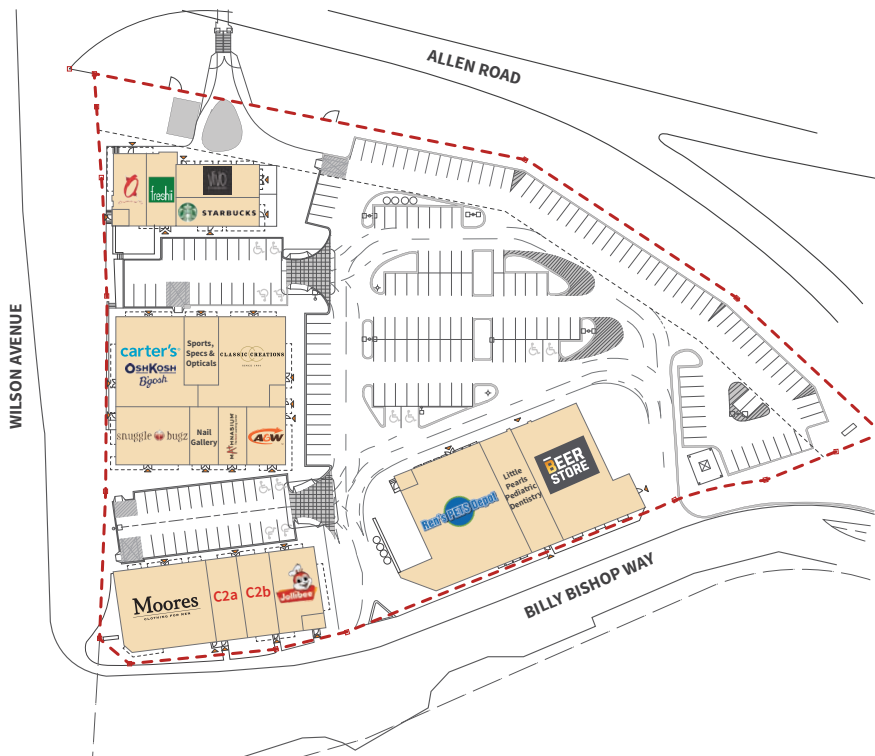
CREATE TO



THE OPPORTUNITY

JLL is pleased to offer for sale a 100% freehold interest in Shops at Wilson Station. This 49,508 sq. ft., newly developed retail centre is located just north of Yorkdale Shopping Centre in Toronto. Situated on 4.5 acres, the centre is 94.1% occupied and boasts a premium tenant roster with an attractive 10.0 year weighted average lease term remaining, offering investors long term income stability.

SITE PLAN



ASSET HIGHLIGHTS

MAJOR TENANTS:



GROSS LEASABLE AREA:

49,508 square feet

WEIGHTED AVERAGE LEASE TERM:

10.0 years

OCCUPANCY:

94.1% (80.3% of leased GLA represented by national and regional brands)

DEMOGRAPHICS (5 km Radius)



Average Household Income

\$134,099



Total Households

141,510



Total Population

359,413



Residential Growth

100+ Developments; 27,500+ Units^{1,2}

¹ Includes developments under construction or in the pre-construction phase.

² Does not include the 42,000 new residents and workers contemplated in the Downsview Secondary Plan.



PRESTIGIOUS TORONTO LOCATION

The Property is positioned at one of the busiest transportation junctions in the country, next to the Allen Expressway and Highway 401. The site, adjacent to SmartCentres Downsview, is directly connected to Wilson Subway Station and has frontage on both Wilson Avenue and Billy Bishop Way, offering great visibility from the Allen Expressway. The section of Highway 401 that traverses the site is the highest volume section of freeway in North America, exceeding 400,000 vehicles per day.

EXCLUSIVE ADVISORS

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