



## INVESTMENT SUMMARY

299 *Adelaide  
Street West*



# Executive Summary

Jones Lang LaSalle Real Estate Services, Inc. (herein referred to as “JLL” and/or the “Advisor”) is pleased to offer for sale a signature freehold retail offering in the heart of The Entertainment District.

Situated on the south side of Adelaide Street West just west of John Street at the base of Daniels’ Cinema Tower, 299 Adelaide Street West (the “Property” and or the “Offering”) is a rare opportunity to acquire a premier commercial asset in one of Canada’s most densely populated and iconic neighborhoods.

Featuring 11,618 square feet of high-quality, fixtured restaurant space over the ground and second levels, the Property offers excellent ceiling heights, a double height façade, prominent frontage and a large outdoor patio.



**11,618 SF**

Retail / Commercial  
Space



**20+ FT**

Ceiling Height



**440**

Residential Units  
Directly Above



**50+ FT**

Frontage

Asking Price: **\$9,250,000** (\$796 PSF)





# Investment Highlights

Rare investment opportunity in Toronto's thriving Entertainment District

299 ADELAIDE STREET WEST



ADELAIDE STREET WEST

PETER STREET

Over 50 FT of frontage in one of Canada's most densely populated neighborhoods

Versatile Offering: Pre-fixture large-format restaurant space that can easily be converted to office space





ROGERS CENTRE

TIFF BELL LIGHTBOX

299 ADELAIDE STREET WEST

504

KING STREET WEST

ST. ANDREW

ADELAIDE STREET WEST

RICHMOND STREET WEST

PETER STREET


QUEEN STREET WEST


501

# Downtown West Overview

Toronto's Downtown West is one of Canada's fastest growing submarkets with continued residential and commercial intensification taking place. Boasting perfect Walk and Transit Scores, the Downtown West has over 12,000 new residential units planned or under construction and was recently North America's tightest office market with sub 2% vacancy.

Home to thousands of diverse and affluent young professionals looking to take advantage of the neighborhoods' world-class restaurants, cafes, boutique fitness concepts, entertainment and nightlife, the Downtown West also benefits from a significant tourist population with traffic generators such as the Toronto International Film Festival, Rogers Centre, Scotiabank Arena, Roy Thompson Hall and Ripley's Aquarium.

 **100**  
Walk Score

 **100**  
Transit Score

\* Statistics Canada, 2020.



# Area Developments

DEVELOPMENTS UNDER CONSTRUCTION			
#	PROJECT	DEVELOPER	# UNITS
1	330 Richmond Street West	Greenpark Homes	310
2	Central Condos	Concord Adex	426
3	Encore at Theatre District	Plaza	216
4	The PJ Condos	Pinnacle	361
5	Peter & Adelaide	Graywood Developments	695
6	Theatre District	Plaza	428
7	King Blue Condos	Greenland Group	913
8	357 King Street West	Great Gulf	324
9	Form Condos	Tridel	189
10	The Woodsworth	Lamb Development Corporation	126
11	Waterworks	Woodcliffe Landmark; MOD Developments	275
12	The Well	Tridel	1,500
13	Empire Maverick	Empire Condominiums	328
14	King Toronto	Allied/Westbank	440
15	543 Richmond Street West	Pemberton Group	476
16	123 Portland Street	Minto Communities	116
17	The Taylor	Tricon; MOD Developments	286

PRE-CONSTRUCTION & PROPOSED DEVELOPMENTS			
18	Bungalow On Mercer	Kalovida Canada	13
19	170 Spadina Avenue	Plaza	160
20	135-145 Portland Street	Adi Developments	129
21	250 University Avenue	Northam Realty Advisors Limited	495
22	RioCan Hall Redevelopment	RioCan	693
23	263 Adelaide	Storey Living	390
24	14 Duncan	Greenwin	369
25	150-158 Pearl Street	Soprano Developments	482
26	400 King Street West	Plaza & Main + Main	640
27	457 Richmond Street West	457 Richmond Street West Ltd.	136
28	540-544 King Street West	Great Gulf & Terracap	80
29	Portland/Wellington	JMAVS Property Management	16
30	Former Langston Hall 2 Site	Carlyle Communities	270
31	Four Eleven King	Great Gulf	435
32	No.55 Mercer	CentreCourt Developments	543
33	Mirvish + Gehry Condos	Projectcore/Ed Mirvish Enterprises	1,716
34	Spadina-Adelaide Square	Go-To Developments	293



17 projects under construction that will bring **7,409** units to the market

17 pre-construction or proposed projects that will bring **6,860** units to the market

7,409 Units      6,860 Units



# Property Details

**Address:** 299 Adelaide Street West  
**Intersection:** Adelaide Street West & John Street  
**Ground Floor (SF):** 6,792  
**Mezzanine (SF):** 4,584  
**Storage (SF):** 242  
**Total Rentable Area (SF):** **11,618**

**Patio Size (SF):** 500+ FT  
**Ceiling Height (FT):** 20+ FT  
**Frontage (FT):** 50+ FT  
**TMI Estimate (2020):** \$21.57 PSF  
**Current Use:** Restaurant  
**Construction Year:** 2013

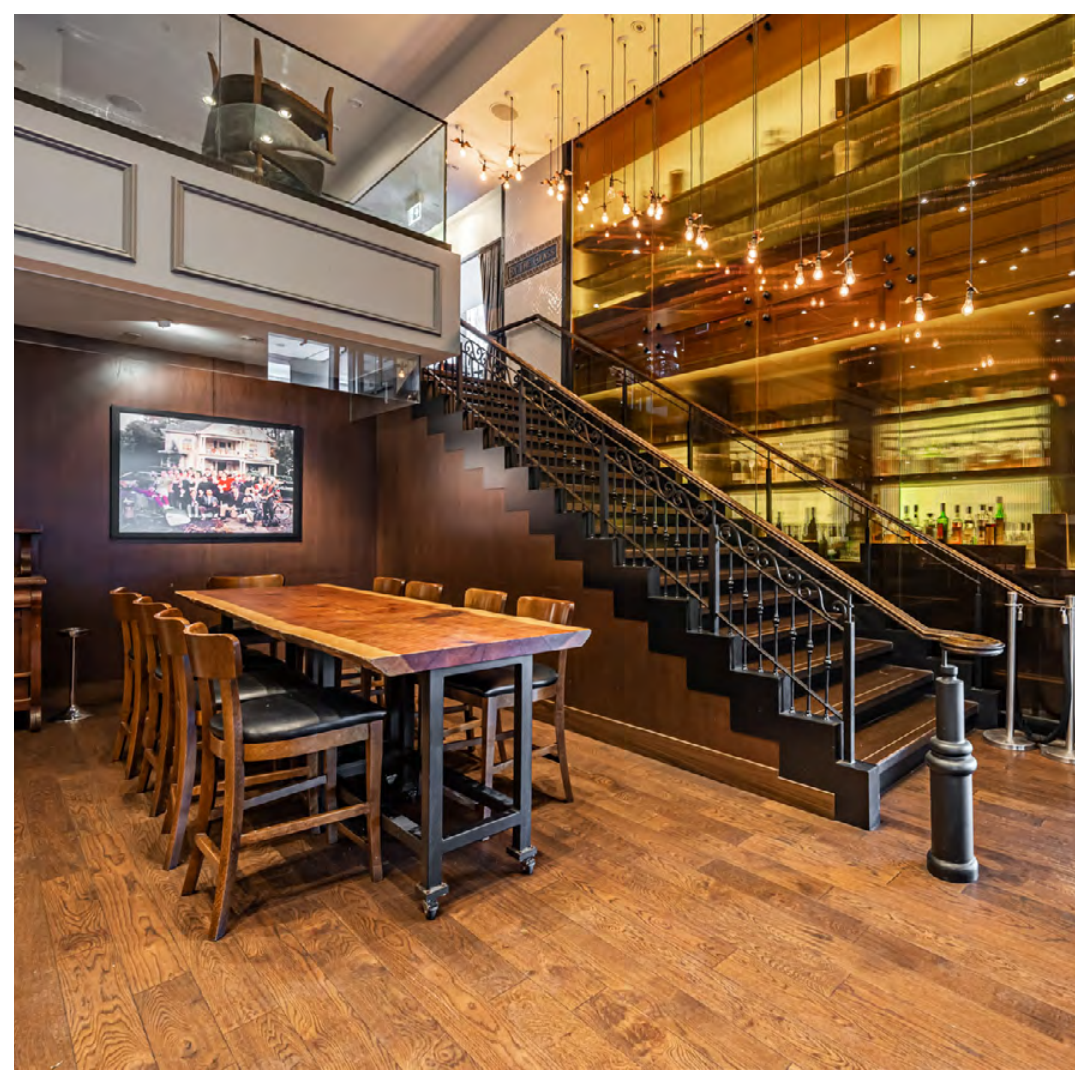
**Annual Taxes for 2020:** \$166,123

## LLBO Capacity

**Ground Floor:** 210 people  
**Second Floor:** 120 people  
**Patio:** 69 people  
**Total Capacity:** 399 people









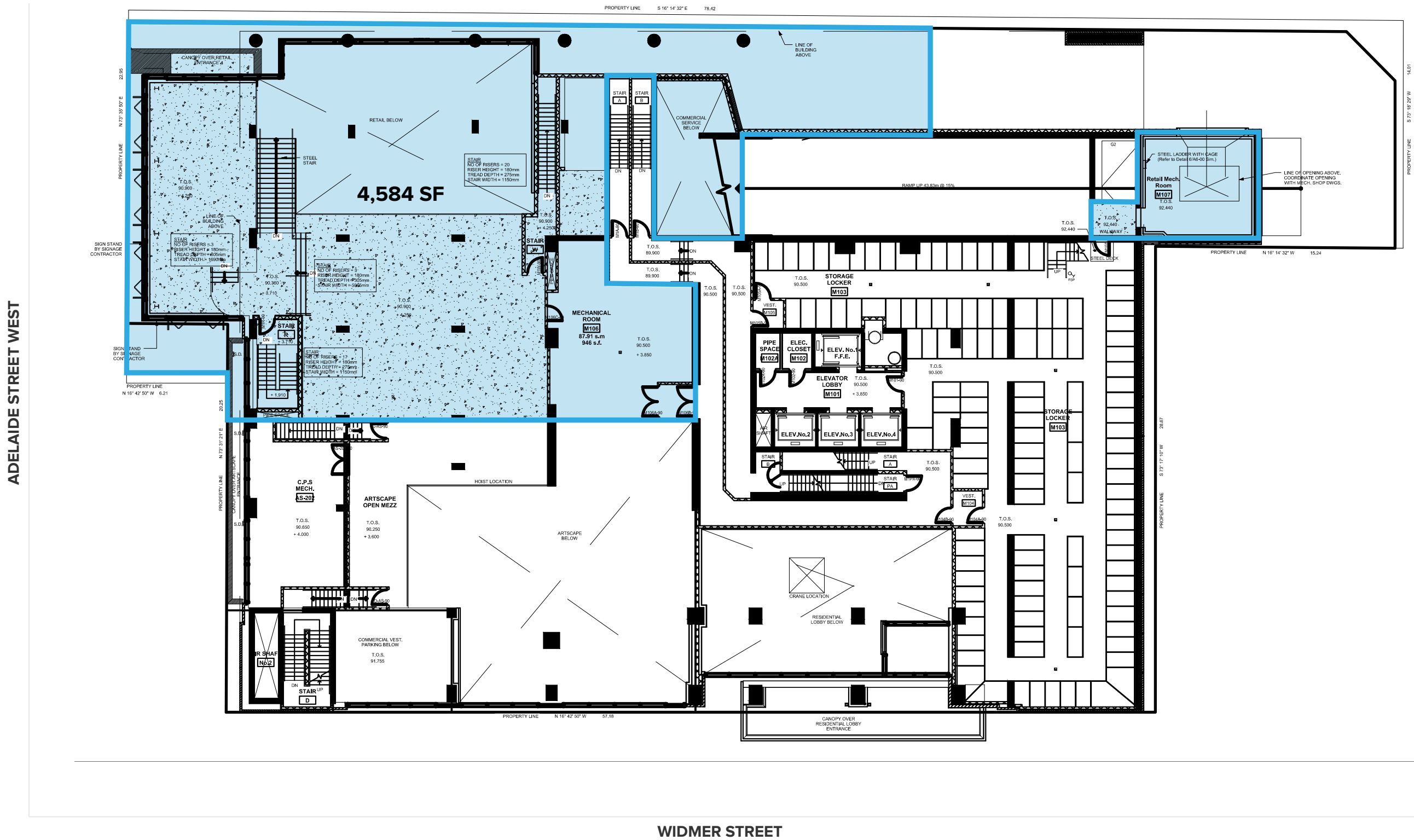
## GROUND FLOOR





# Floor Plan

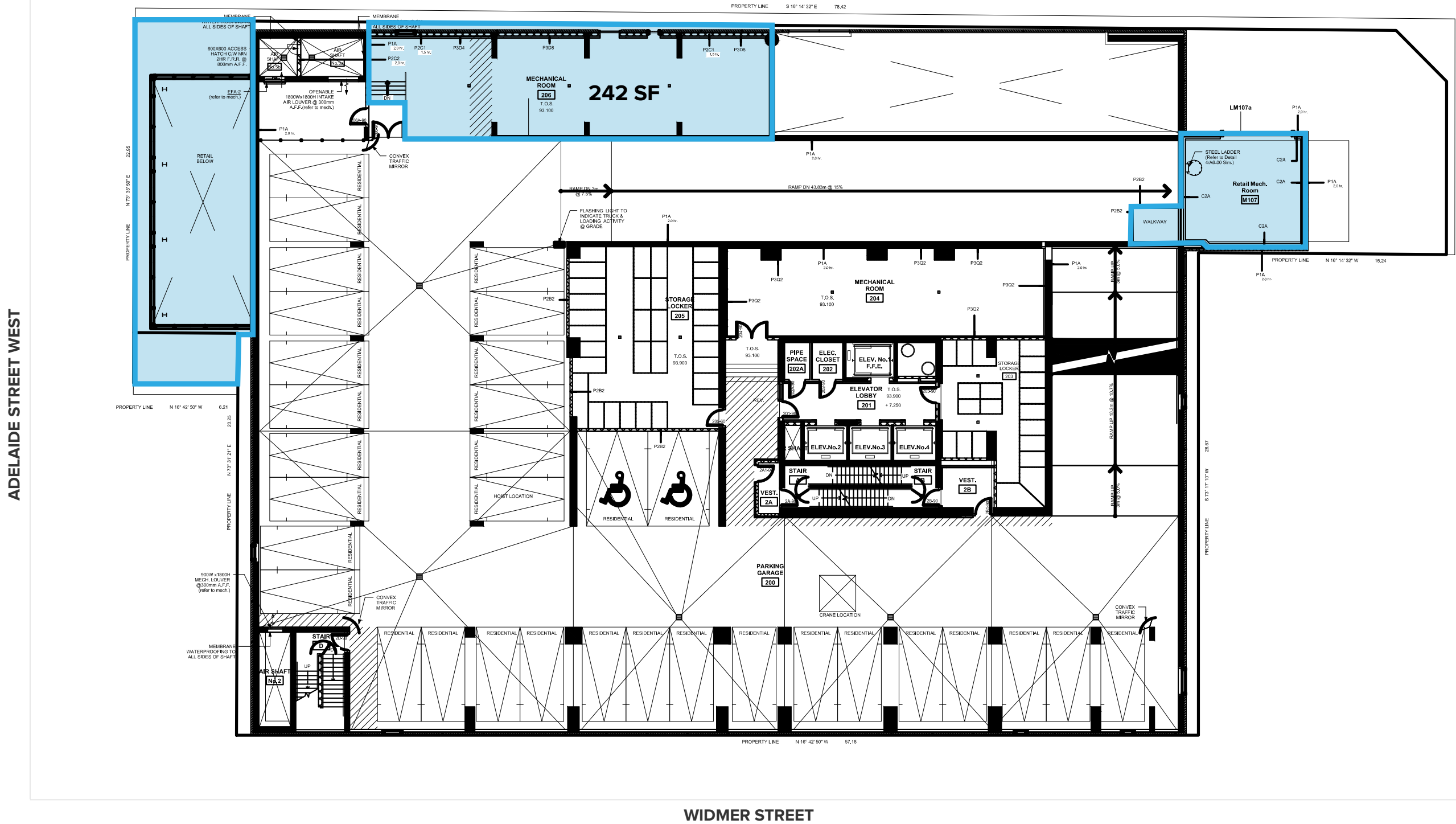
## MEZZANINE





# Floor Plan

## STORAGE





**Daniels**  
love where you live™

## *The Daniels Corporation*

The Daniels Corporation builds with a passion for creating vibrant communities in every sense of the word. Daniels looks beyond the bricks and mortar, including social, cultural and economic infrastructures that will create a unique sense of place. This commitment has been an integral part of Daniels' corporate philosophy for over 35 years. Daniels has built more than 30,000 award-winning homes and apartments, master-planned mixed-use communities, and commercial and retail spaces, and has earned its standing as one of Canada's largest and preeminent builder/developers. Company founder John H. Daniels is a towering figure of the North American real estate industry. In a career that has spanned over 50 years, the former Chairman and CEO of Cadillac Fairview Development Corporation has left an indelible mark on the quality of the places in which people live, work, play, create and shop. Over the course of his career Mr. Daniels played a key role in the development of Canadian landmarks such as Toronto's Eaton Centre and Toronto-Dominion Centre, the 4,700 acre Erin Mills community in Mississauga and the brownfields reclamation of the Goodyear Tire Plant in Etobicoke.





SUBMISSION GUIDELINES

Interested parties will be invited to provide submissions for the Property in the form of an initial Letter of Intent (“LOI”) prior to a submission date to be communicated by the Advisor. Submissions should include, at a minimum, the information and terms outlined below:

- Purchase Price for the Property;
- Name of the ultimate beneficial owners of the prospective purchaser, including their respective percentage interests;
- Evidence of the prospective purchaser’s financial ability to complete the transaction, including the method of financing the purchase;
- Deposit structure;
- Terms and conditions of closing;
- Schedule of timing and events to complete closing;

Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any proposal for the Property. The Vendor reserves the right to remove the Property from the market and to alter the process described above and timing thereof, at its sole discretion. The Property described herein is to be purchased on an “as is where is” basis.

SUBMISSION DATE

A date for offers will be communicated through the Advisor at least fourteen (14) days in advance, at which time interested parties will be invited to submit a Letter of Intent ("LOI"), care of:

BRANDON GORMAN\*

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Agency Retail Group  
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ELLIOT MEDOFF \*

Executive Vice President  
Capital Markets  
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Submissions will be evaluated primarily on the consideration offered, the method of payment of the consideration, the prospective investor’s ability to complete the transaction and the proposed date and conditions of closing.

CONFIDENTIALITY

By receipt of this Investment Summary, the recipient agrees that this document and its contents are confidential; that it will hold and treat it in the strictest of confidence; that it will not directly or indirectly disclose this document or its contents to any firm, person, or entity without the Vendor’s prior written consent and that it will not use or permit this document to be used in any manner detrimental to the interests of the Vendor, the Advisor, or their affiliates. This document is not to be reproduced, in whole or in part, without the prior written consent of the Vendor and the Advisor. The terms and conditions in this section will relate to all sections of this CIM as if stated independently therein.

EXCLUSIVE ADVISOR

All inquiries regarding the Property should be directed to:

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For more information on financing and debt related services please contact:

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# 299 Adelaide Street West

## INVESTMENT SUMMARY

### AGENCY RETAIL GROUP

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