



LANDMARK HERITAGE RETAIL OFFERING

THE RETAIL AT IMPERIAL PLAZA

111 ST. CLAIR AVENUE WEST, TORONTO, ON

LCBO *Longo's*



THE OPPORTUNITY

On behalf of Camrost Felcorp (the "Vendor"), Jones Lang LaSalle Real Estate Services, Inc. ("JLL") is pleased to offer for sale a landmark heritage retail property located at the base of the Imperial Plaza Condominiums (the "Property") in Toronto's prestigious Forest Hill neighbourhood. Formerly known as the Imperial Oil Building, 111 St. Clair Avenue West is one of Toronto's landmark architectural monuments.

In 2015, Camrost Felcorp redeveloped and transformed the building into a luxury, 388-unit condominium, featuring prominent, best-in-class retail as part of a premier, mixed-use offering. The property is fully leased on a long-term basis to two retail tenants who offer essential, complementary services – the Liquor Control Board of Ontario ("LCBO") and Longo Brothers Fruit Markets ("Longo's"), along with Precise ParkLink, which oversees the parking operations at 111 St. Clair Avenue West.



Exterior of 111 St. Clair Avenue West

PROPERTY		LCBO		
	RENTABLE AREA 22,338 SF	LCBO 9,957 SF	LONGO'S 12,381 SF	PRECISE PARKLINK 91 Commercial Parking Stalls
	SHIPPING / RECEIVING Two (2) covered shipping & receiving terminals	CEILING HEIGHTS 26 FT	FRONTAGE 215 FT	WALK & TRANSIT SCORE 85/100

LANDMARK HERITAGE RETAIL

- Exceptional integration of essential needs retail within a historic Toronto Landmark
- Superior asset quality, backed by credit tenancy with a weighted average remaining lease term of nearly 7.0 years
- Highly affluent neighbourhood, steps from subway, bus and streetcar
- Healthy gross rent to occupancy cost ratio for LCBO and Longo's, indicating strong historical sales performance
- Valuable underground parking component, comprising 91 stalls



Exterior of 111 St. Clair Avenue West



LCBO Store



Longo's Store



Interior Lobby



Entrance to Underground Parking

STRATEGIC LOCATION IN TORONTO'S FOREST HILL NEIGHBOURHOOD

The Property is located on the south side of St. Clair Avenue West, just east of Avenue Road and west of Yonge Street, within Toronto's affluent Forest Hill Neighbourhood, where some of Canada's wealthiest families reside. With an average annual household income of approximately \$265,700, the surrounding neighbourhoods of South Hill, Summerhill, Rosedale, Deer Park and Moore Park are home to some of the most sought-after residential real estate in the country.

There has been significant intensification within proximity to 111 St. Clair Avenue West, with 15 active residential projects totaling 4,400 units to be completed over the next several years. The final phase of Camrost Felcorp's "Imperial Village" will add a further 226 units to this preeminent, mixed-use community; upon completion, there will be approximately 1,000 units directly above and adjacent to the Property. Together with the intensification already underway within the immediate vicinity, the Property's retail tenants will continue to be a beneficiary of the area's burgeoning population growth.

SELECT PROPOSED CONDOS		UNIT COUNT
01	1417-1429 Yonge St	220
02	29, 31, 33 & 39 Pleasant Blvd	302
03	1233 Yonge St & 9 Woodlawn Ave E	89
SELECT PROPOSED PURPOSE-BUILT RENTALS		UNIT COUNT
04	8 & 10 Price St & 1095-1107 Yonge St	141
05	44 Jackes Ave	251



LONG-TERM, HIGHLY SECURE CREDIT TENANCIES

LCBO



LCBO Store, Interior

LCBO is a best-in-class retailer and wholesaler, offering over 28,000 products annually, across 660 retail stores and approximately 400 LCBO Convenience Outlets. Recognized as one of the world's largest buyers and retailers of alcoholic beverages, with annual revenues of \$6.4 billion in 2019.

Longo's



Longo's Store, Interior

Longo's encapsulates deep family heritage, with its network of 35 owned and operated grocery locations across the GTA and over 6,000 employees. Longo's is Toronto's foremost "urban grocer", having acquired Grocery Gateway, Canada's largest online grocery delivery service in 2004. The third generation company achieved \$1.3 billion in revenue during 2019 and continues to treat every customer like family.

PRECISE PARKLINK™



Precise ParkLink Garage

As the recipient of the Above and Beyond - BOMA Toronto Pinnacle Award in 2020, Precise ParkLink is the only turnkey parking solution provider in Canada, offering parking management services, technology, equipment, construction, maintenance, and revenue services with 13 corporate offices across the Country.

FREE AND CLEAR

The Property will be offered for sale free and clear of existing financing, enabling a prospective purchaser to take advantage of historically low interest rates and maximize leveraged returns on the investment.

OFFERING PROCESS

JLL has been exclusively retained by the Vendor to seek proposals to acquire a 100% interest in 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. Additionally, interested parties will be invited to submit a Letter of Intent on a specific date that will be communicated by the Advisor at least fourteen (14) days in advance.

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