

DIVERSIFIED RETAIL PORTFOLIO



THE OFFERING

On Behalf of Dundas and Parliament Development Corporation and Parliament and Gerrard Development Corporation (the "Vendors"), CBRE Limited (the "Advisors") is pleased to offer for sale a 100% freehold interest in three (3) prime street front retail assets located at 1 Cole Street, 555-563 Dundas Street East & 1 Park Place, Toronto Ontario (The "Properties" or "Offering").

The Offering is comprised of 104,374 square feet of ground floor retail, second floor office and health care space with 100% occupancy from 16 tenants. This diverse tenant mix, which includes Sobeys, RBC, multiple fast-food chains and St Michaels Hospital provides stability to the underlying cash flow coupled with contractual rental growth throughout the term of the leases.

1 Cole Street, 555-536 Dundas Street and 1 Park Place were completed in 2010, 2012 and 2014 respectively. 1 Cole Street has 292 Residential units and was the first development to be completed by Daniels as a part of the Regent Park Revitalization Project. Shortly after was the completion of 555-563 Dundas Street East (Paintbox) which has 282 residential units and serves as a strong community hub for Regent Park since its inception. 1 Park Place was one of the larger developments with both North and South facing towers encompassing 777 units.

The Properties are being offered for sale in conjunction with one another. Please call any member of our listing team for pricing guidance. For additional information on this Offering, please execute the Confidentiality Agreement (CA) to gain access to the Confidential Information Memorandum (CIM) and ShareFile.

[CLICK HERE FOR CA](#)

[TOTAL OFFERING DETAILS](#)

Address **1 Cole Street, 555-563 Dundas Street East & 1 Park Place, Toronto**

Net Rentable Area **104,374 Sq. Ft.**

Year(s) Built **2010, 2012 & 2014**

Tenants **16**

Zoning **CR (Commercial Residential Zone)**

Occupancy **100%**

Asking Price **Please contact Listing Agents**

1 PARK PLACE

555-563 DUNDAS STREET E

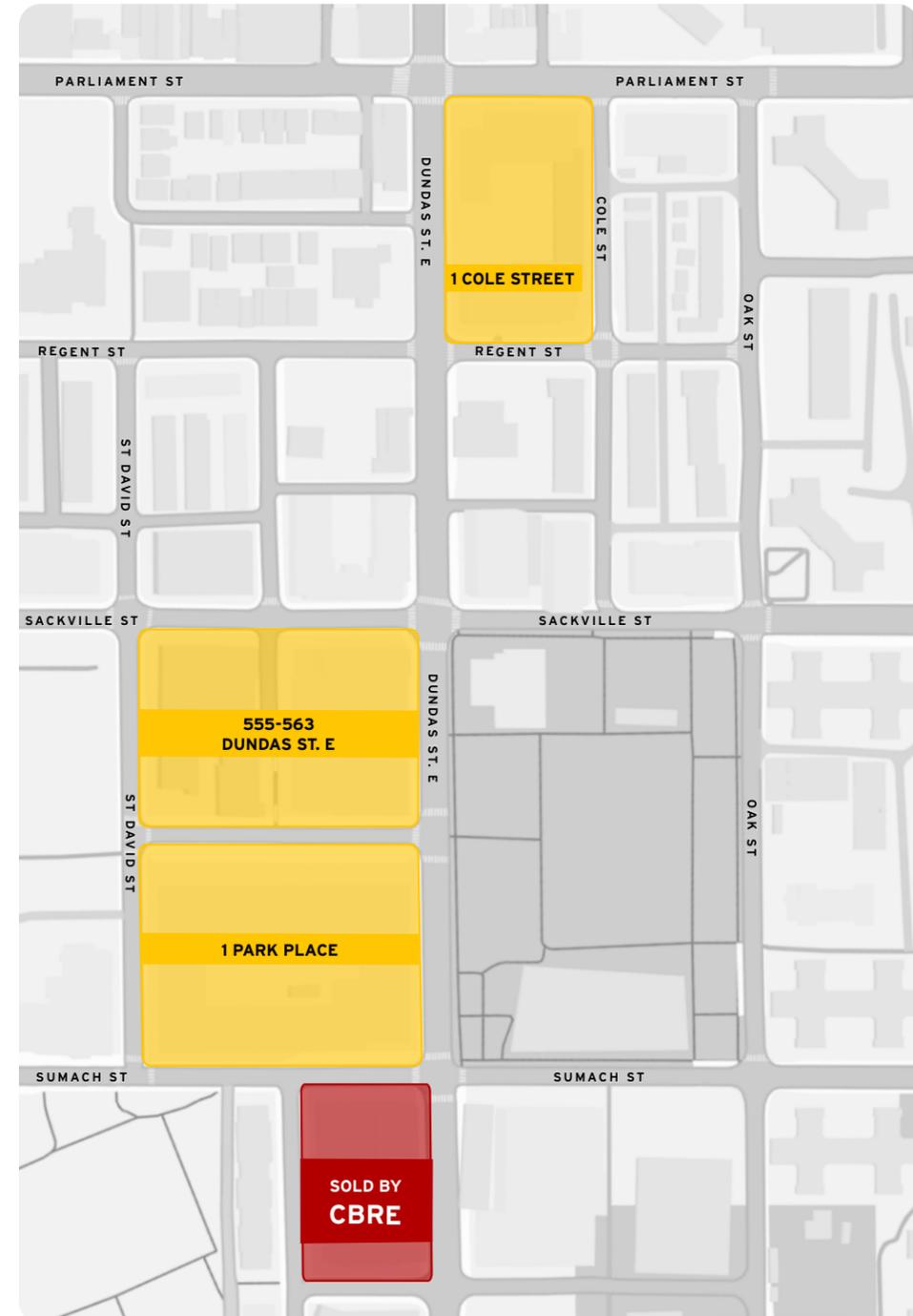
1 COLE STREET

INVESTMENT HIGHLIGHTS



REPUTABLE DEVELOPER AND RECOGNIZABLE DEVELOPMENTS

All three (3) developments were constructed by Daniels Corporation, one of Canada's largest and leading developers with over 34 years of industry experience. These developments have been recognized internationally as part of the Revitalization of Regent Park



1 COLE STREET, 555-563 DUNDAS STREET EAST & 1 PARK PLACE



DIVERSE CASH FLOW AND STRONG TENANTS

The Properties are comprised of a variety of high quality tenants with long-term leases. Anchored by a national grocer and healthcare provider, amongst a series of prominent retailers and brands. This diverse income stream provides security to the underlying cash flow and includes contractual rental growth throughout the remainder of all the leases.



PRIME TORONTO LOCATIONS

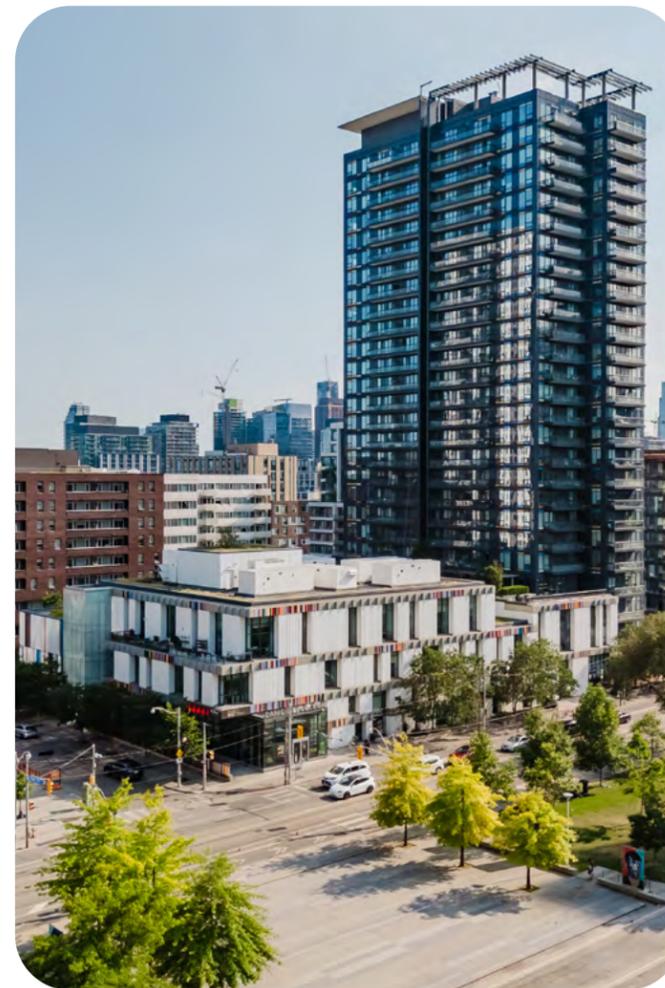
All three (3) assets are situated on Dundas Street East, steps from one another and just outside of the downtown core of Canada's largest city. The area has undergone significant redevelopment and revitalization throughout the past decade, with continued investment being put into the area.



PROPERTY DETAILS



1 COLE STREET



555-563 DUNDAS STREET E



1 PARK PLACE

1 COLE STREET

Net Rentable Area **34,119 Sq. Ft.**

Year Built **2010**

Tenants **4**

Floors **Ground**

Parking **Included (Sign CA to Review)**



1 COLE STREET

TENANT MIX



555-563 DUNDAS ST. E

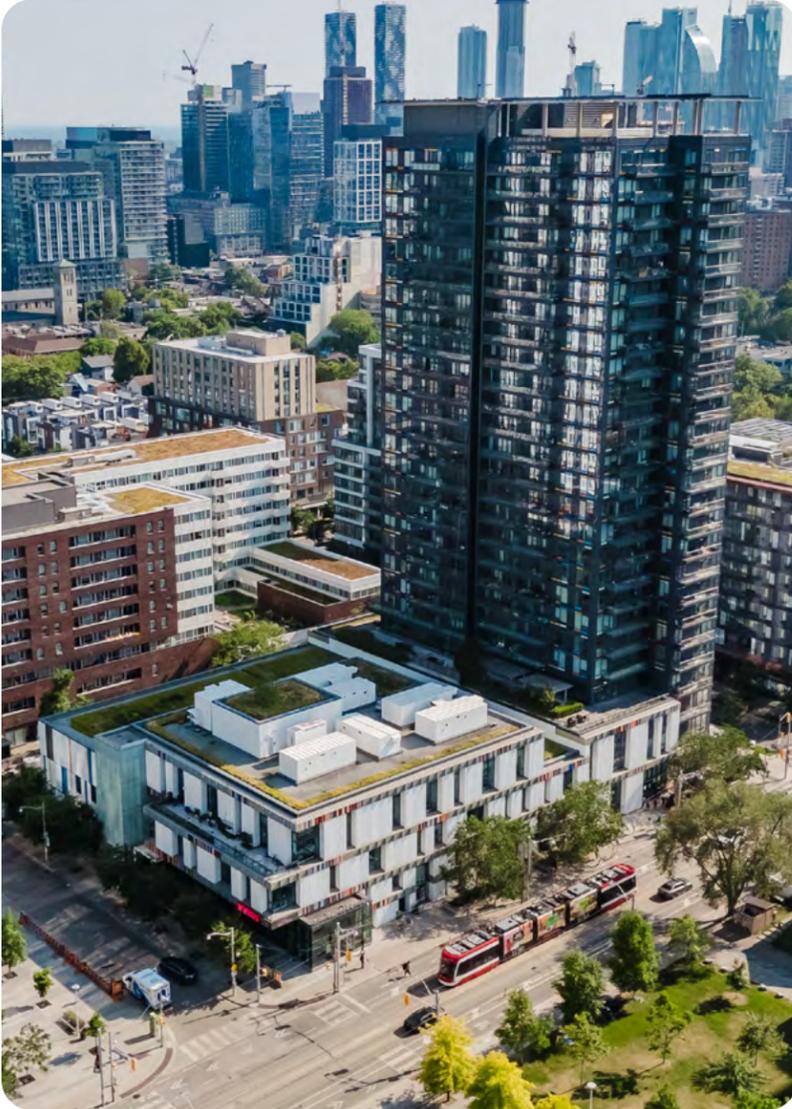
Net Rentable Area **16,748 Sq. Ft.**

Year Built **2012**

Tenants **2**

Floors **Ground + Second**

Parking **Included (Sign CA to Review)**



1 PARK PLACE

Net Rentable Area **53,507 Sq. Ft.**

Year Built **2014**

Tenants **10**

Floors **Ground + Second**

Parking **Included (Sign CA to Review)**



1 PARK PLACE

TENANT MIX



LOCATION

OVERVIEW



A FOCUS ON TRANSFORMATION

The revitalization project, commencing in the early 2000s, aimed to dismantle the concentrated poverty and social problems that plagued the area. A central tenet of this renewal was a mixed-income community, replacing the predominantly low-income social housing with a mix of affordable and market-rate units. The result has been a significant population increase, with the number of residents growing substantially since the project’s inception. This growth reflects the attractiveness of the new housing, the improved amenities, and the overall enhanced quality of life within Regent Park.

LOCATIONAL ADVANTAGES AND A DEMOGRAPHIC SHIFT

Strategically located in the heart of Toronto, Regent Park’s revitalization leveraged its prime location to its advantage. Situated just east of the downtown core, the neighborhood benefits from excellent public transit access, proximity to employment centers, and a wealth of cultural and recreational opportunities.

A PHYSICAL AND ECONOMICAL REBIRTH

The physical transformation of Regent Park is a testament to the power of urban renewal. This architectural overhaul was complemented by significant investments in infrastructure, including new roads, parks, and recreational amenities. The economic rebirth of Regent Park is equally compelling. The influx of new residents and businesses has created a more vibrant local economy, with new retail outlets, community services, and employment opportunities. This economic revitalization, a direct result of this project, has improved the quality of life for all residents and has contributed to the overall success of the undertaking.

	YEAR	TOTAL POPULATION	CHANGE (%)
POPULATION TRENDS	2019	49,023	
	2024	64,229	31.0%
	2027*	72,586	13.0%
	2029*	77,698	7.0%
	2034*	87,501	12.6%

	YEAR	AVE HOUSEHOLD INCOME	CHANGE (%)
INCOME TRENDS	2019	\$ 93,070	
	2024	\$ 114,452	23%
	2027*	\$ 129,177	13%
	2029*	\$ 139,395	8%
	2034*	\$ 167,907	20%

*Projection





1 COLE STREET, 555-563 DUNDAS STREET EAST & 1 PARK PLACE

DIVERSIFIED RETAIL PORTFOLIO

REGENT PARK REVITALIZED



For more information on the opportunity and offer process, Please Contact:

Jordan Lunan*

Vice President
416 798 6270
jordan.lunan@cbre.com

Brett Thorne

Sales Representative
416 798 6297
brett.thorne@cbre.com

Scott MacKenzie*

Vice President
416 798 6219
scott.mackenzie@cbre.com

CBRE Limited, Real Estate Brokerage | 5935 Airport Road | Suite 700 | Mississauga, ON | L4V 1W5 | *Sales Representative

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