

71-75 Front Street East + 98 The Esplanade

RETAIL FOR SALE IN DOWNTOWN EAST • TORONTO



71-75 Front Street East + 98 The Esplanade

CBRE Limited ("CBRE" or the "Advisor") is pleased to offer for sale 71-75 Front Street East and 98 The Esplanade, Toronto (the "Property" or the "Site"), a 100% leased, institutionally managed freehold real estate opportunity in Toronto's booming St. Lawrence neighbourhood. This asset offers a unique investment opportunity with a stable rent roll, prime location, strategic proximity to key transit hubs and a fully occupied tenant roster.

The Property consists of three retail spaces:

- **75 Front Street East** is leased to Dukes Refresher, a trendy and laid-back restaurant by SIR Corp.
- **71 Front Street East** is leased to Civilian, a Toronto-based cannabis boutique.
- **98 The Esplanade** is leased to Dollarama, providing a strong national retail presence.

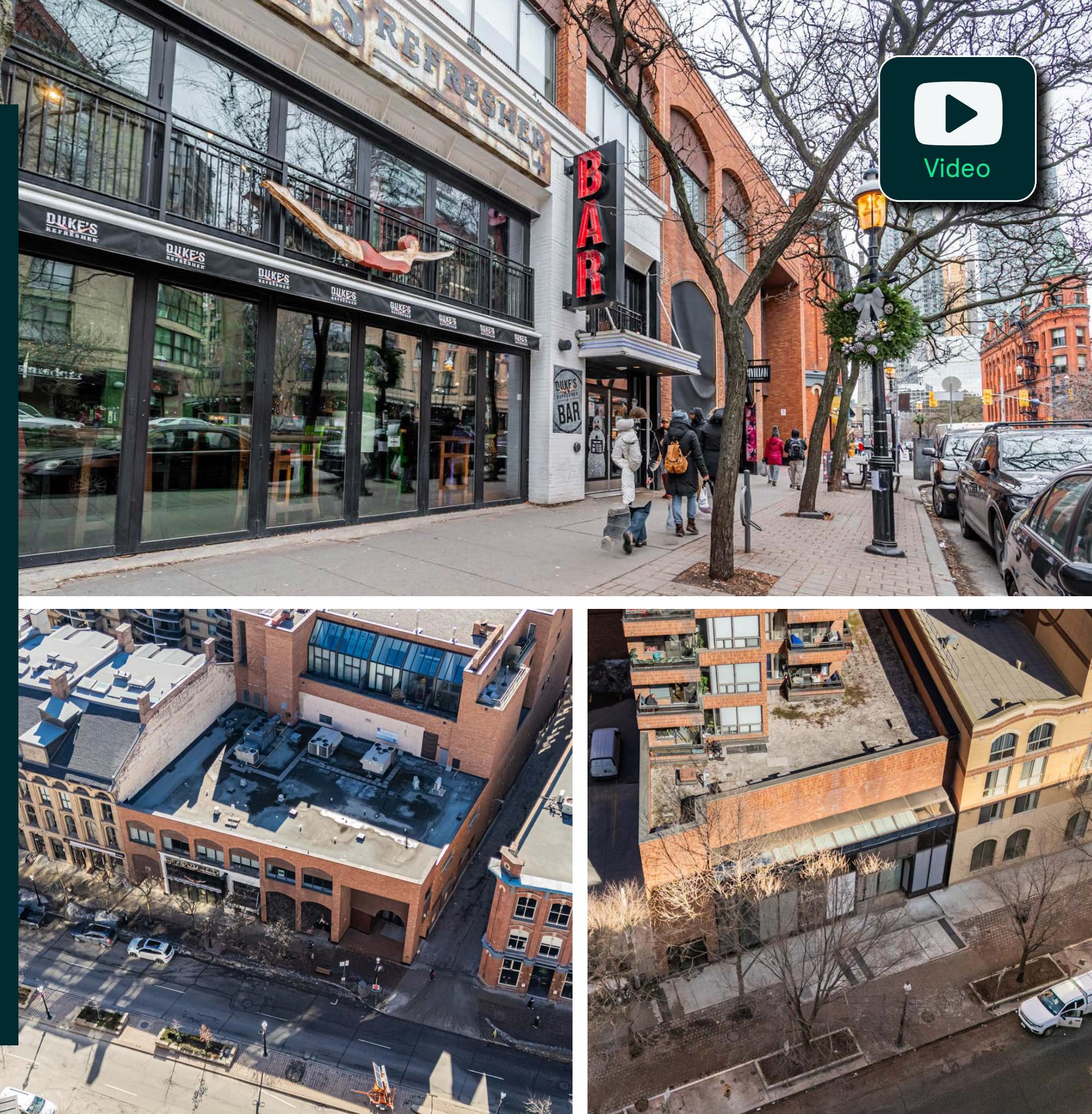
The Property's location is unmatched, with easy access to King Station and Union Station, ensuring easy connectivity to the city and beyond. The Financial Core is only steps away, attracting a steady flow of professionals and shoppers. This well-maintained, fully leased asset offers a stable income stream and a prime position in one of Toronto's most desirable areas.



Asking Price: Call Listing Agents to Discuss



Building Size: 18,390 sq. ft.



Investment Highlights



Fully Leased Income Producing Asset

Stable existing income with near term upside in rents



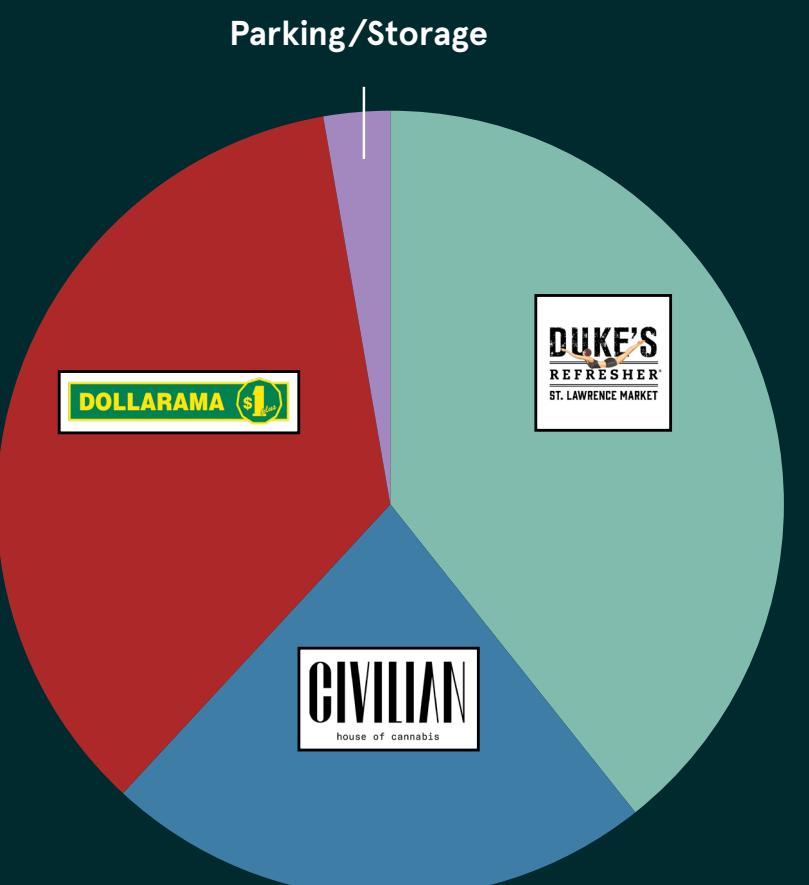
AAA Tenants

Dollarama and SIR Corp. make up 77% of the income



Incredible Downtown East Location

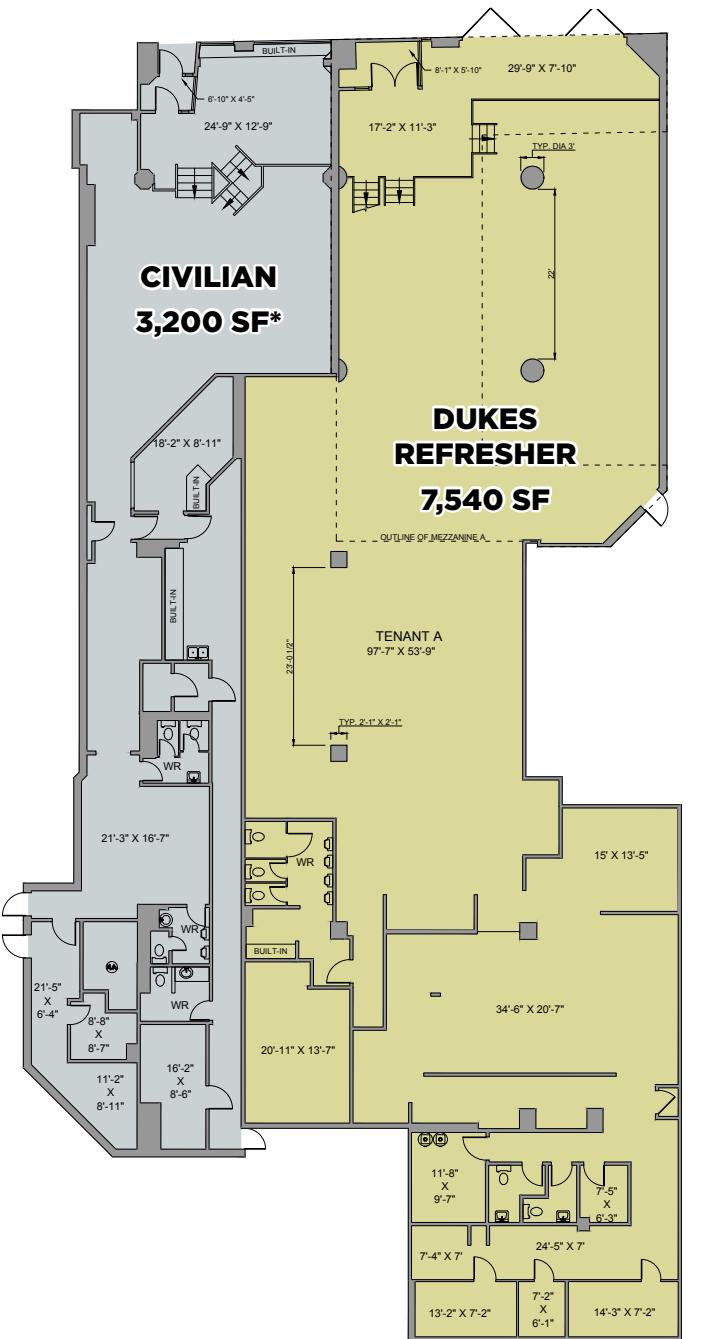
Located at the confluence of the Financial Core and St. Lawrence Market neighbourhood



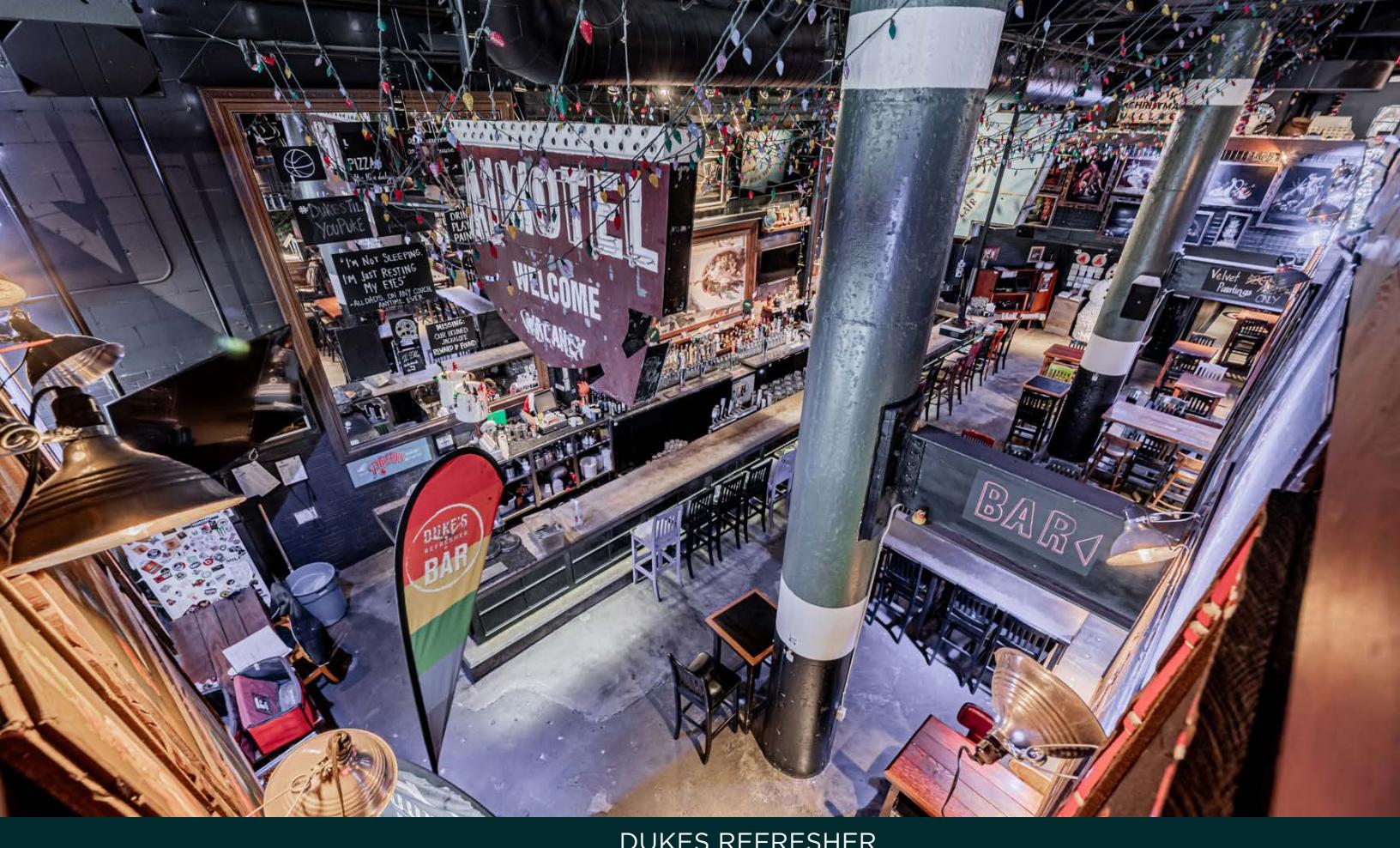
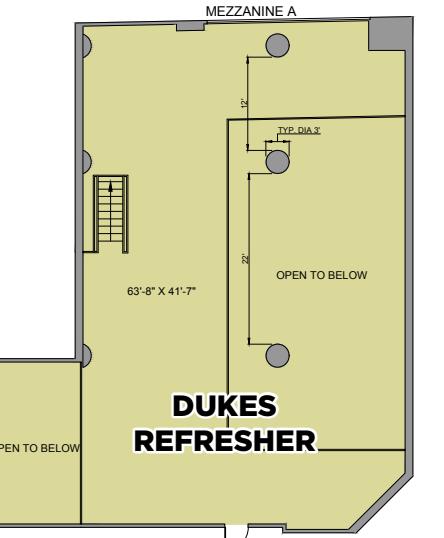
71-75 Front Street East

GROUND FLOOR

FRONT STREET EAST



MEZZANINE

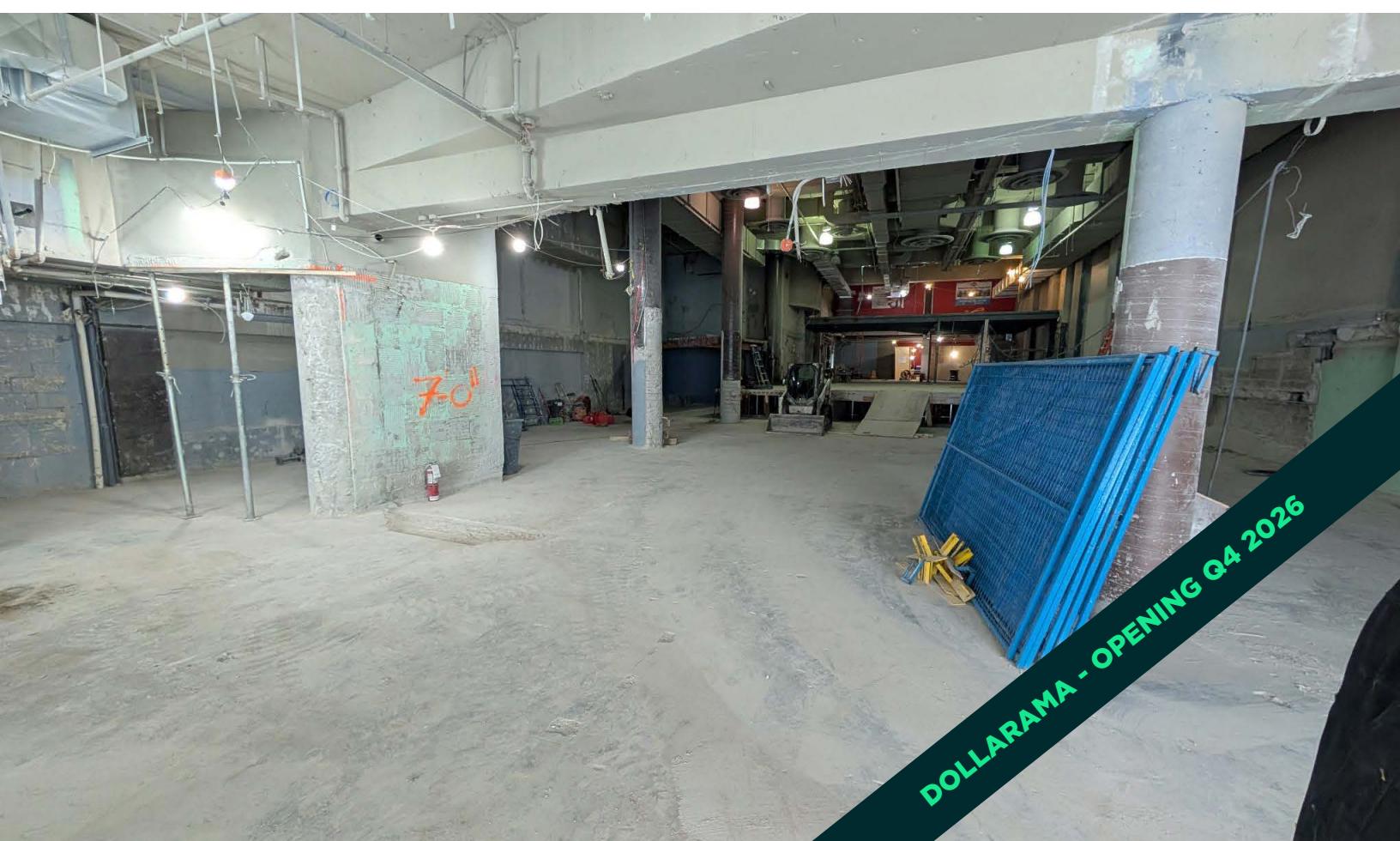
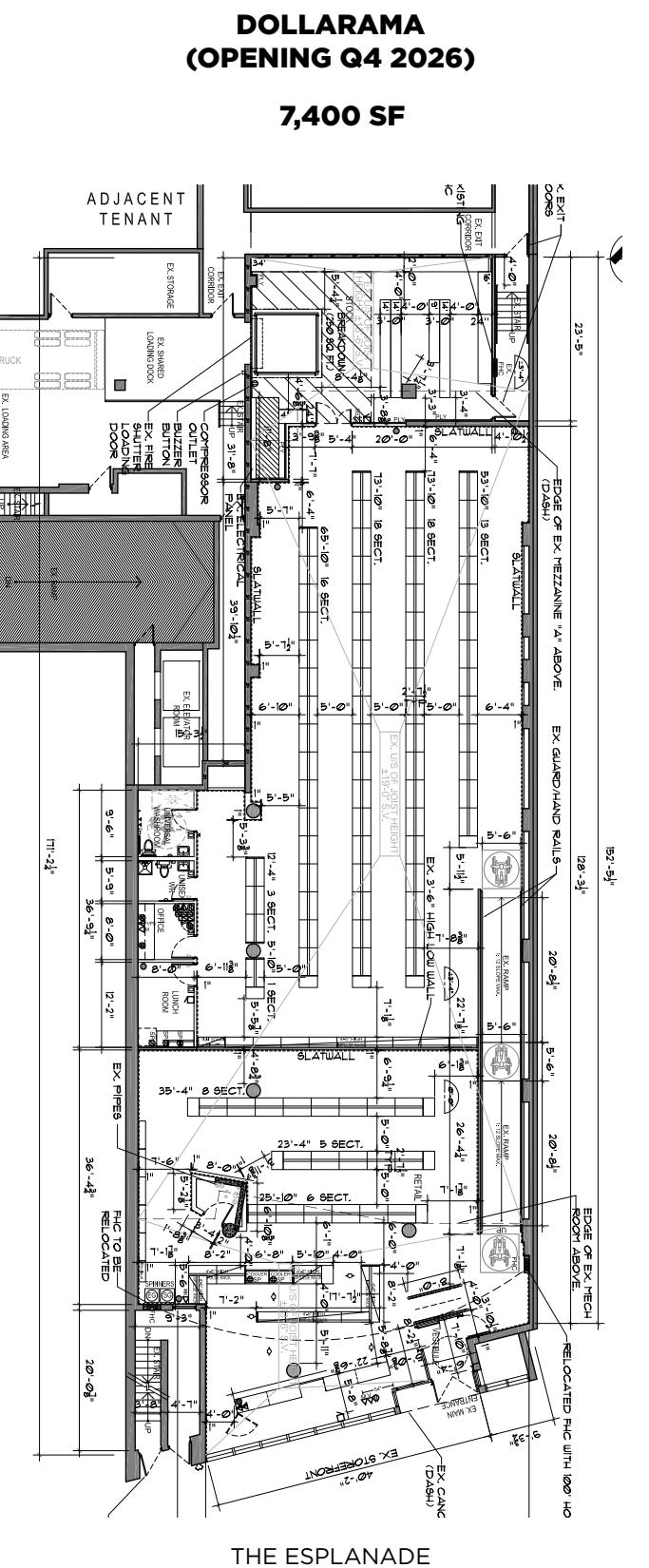


CIVILIAN HOUSE OF CANNABIS



*Measured area is 3,619 SF

98 The Esplanade



A blue metal storage unit with yellow caution tape and a sign reading "DOLLARAMA - OPENING Q4 2026".

Location Overview

Located in the heart of Downtown East, The Property is surrounded by iconic Toronto points-of-interests, unmatched transit infrastructure, urban amenities and high population density. Proximity to key employment nodes including the Financial Core, Toronto Metropolitan University and George Brown College, enables the neighbourhood to attract a high concentration of young professionals, new graduates and students.

The Property is ideally located where the Financial Core and St. Lawrence Market neighbourhood meet. This stretch of The Esplanade between Lower Jarvis and Yonge is characterized by older brick-and-beam buildings filled with popular restaurants, bars and unique office spaces. Neighbouring food & drink include The Keg, Piano Piano, Cafe Landwer, Amano Trattoria, Berczy Tavern, Bier Markt and The Old Spaghetti Factory. The iconic St. Lawrence Market is just steps away and is a culinary hotspot home to more than 120 food merchants. The highly anticipated St. Lawrence Market North building opened in April 2025, and is the new home to the popular Saturday's farmers market as well as city courtrooms and administration offices, driving even more traffic to the area.

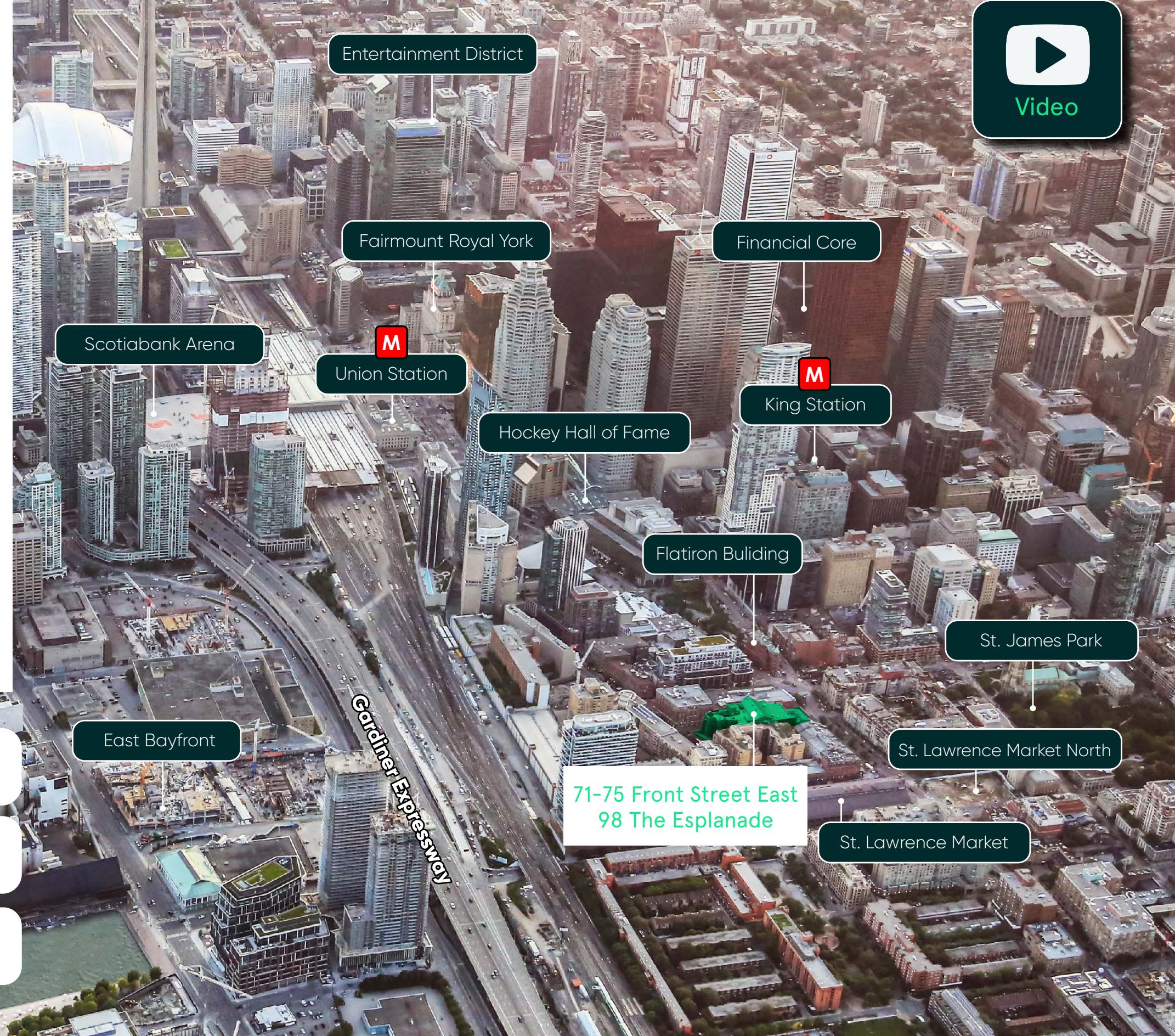
The Site is situated amongst a number of recently complete and currently under construction residential buildings and high-profile office developments. Given the rapid pace of population growth and influx in investment of residential development activity, Downtown East remains one of the city's focal points for real estate.



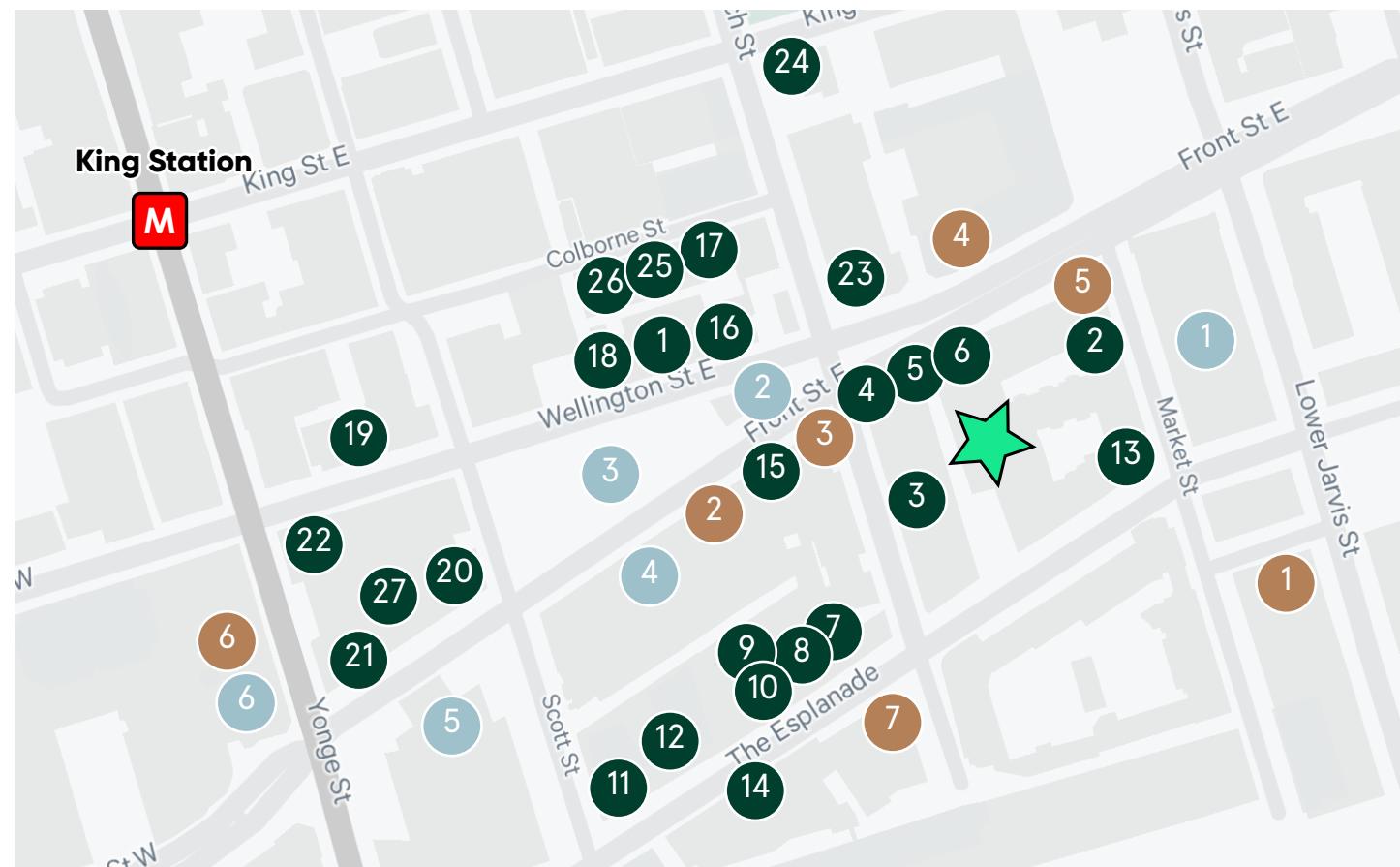
5 Minute Walk to King Station

10 Minute Walk to Financial Core

10 Minute Walk to Union Station



Neighbouring Tenants/Traffic Drivers



Food & Beverage

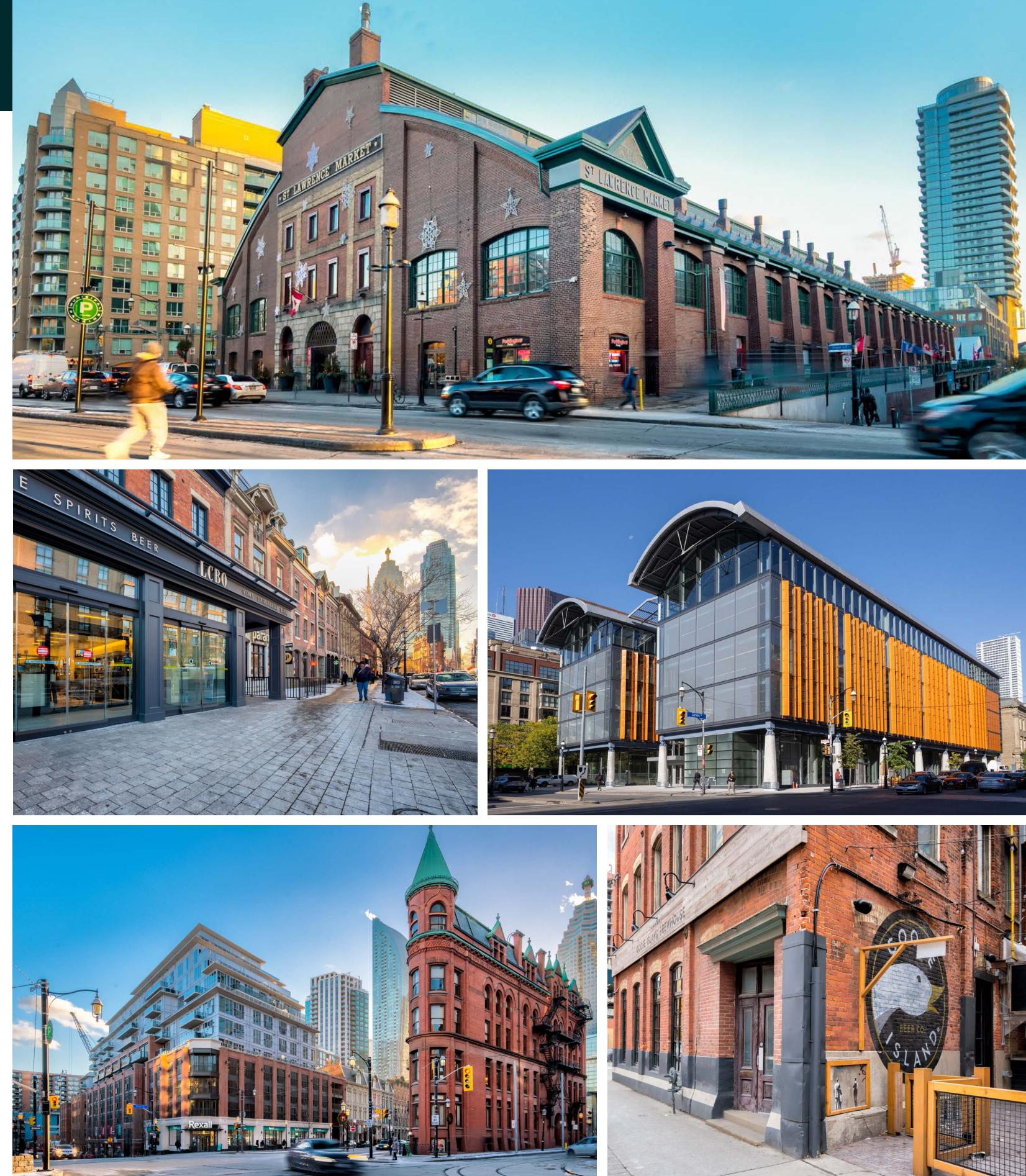
- 1 Grandma Loves You
- 2 Bar St. Lo
- 3 Amano Trattoria
- 4 Mofer Coffee
- 5 C'est What
- 6 The Berczy Tavern
- 7 Bier Markt
- 8 Scotland Yard Pub
- 9 Bar Cathedral
- 10 The Old Spaghetti Factory
- 11 Urban Maharajas
- 12 The Keg
- 13 Cirillo's
- 14 Cafe Nicole
- 15 Fresh
- 16 Sukho Thai
- 17 Piano Piano
- 18 Playa Cabana
- 19 Cantina Mercatto
- 20 Cafe Landwer
- 21 Biff's Bistro
- 22 The Joneses
- 23 Hothouse
- 24 The Score on King
- 25 Woods Restaurant
- 26 PJ O'Brien
- 27 Sammarco

Points of Interest/Entertainment

- 1 St. Lawrence Market
- 2 Flatiron Building
- 3 Berczy Park
- 4 St. Lawrence Centre
- 5 Meridian Hall
- 6 Hockey Hall of Fame

Shopping

- 1 Shoppers Drug Mart
- 2 Winners
- 3 Rexall
- 4 Metro Grocery
- 5 LCBO
- 6 Roots
- 7 No Frills

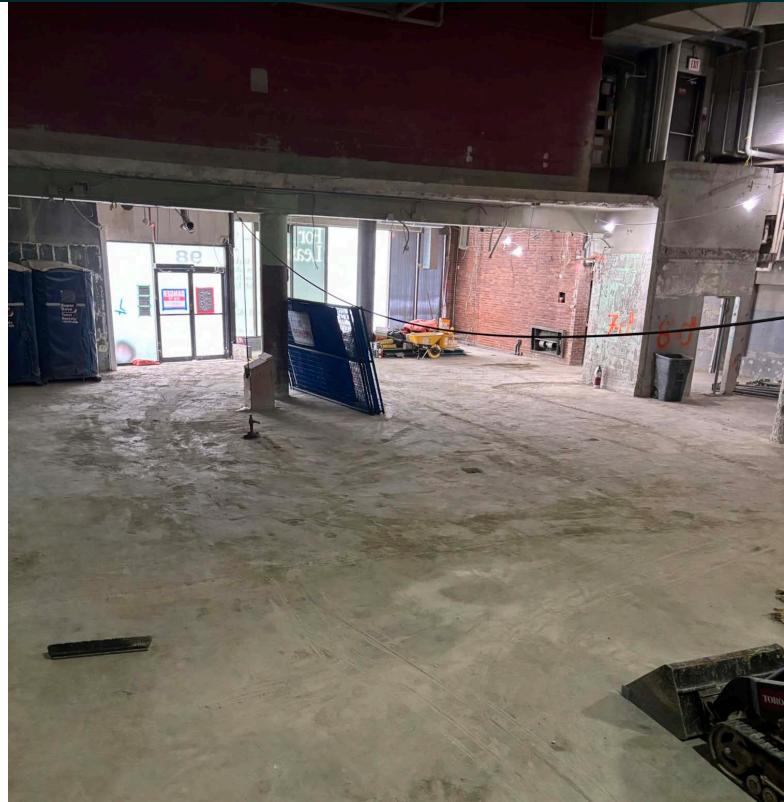


Tenant Overview

Dollarama - Coming Soon!



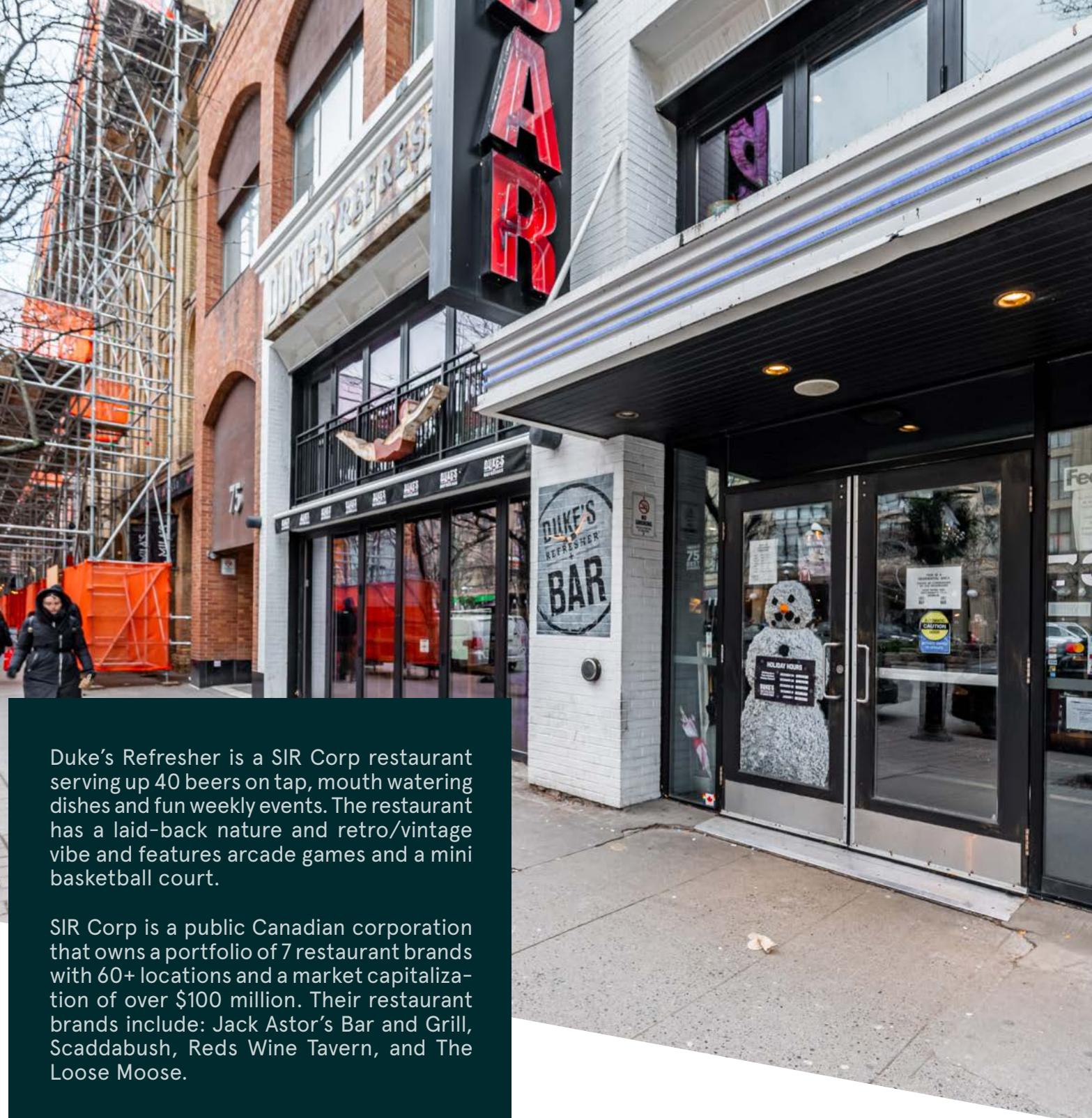
Dollarama is a Canadian dollar store chain with a \$41 Billion market cap and over 1,300 stores across the country. Founded in 1992, the company offers a wide range of products at a discounted price including household essentials, food, health and beauty products, toys, and seasonal items. Dollarama is headquartered in Boucherville, Quebec, and is one of the largest dollar store chains.



Tenant Overview

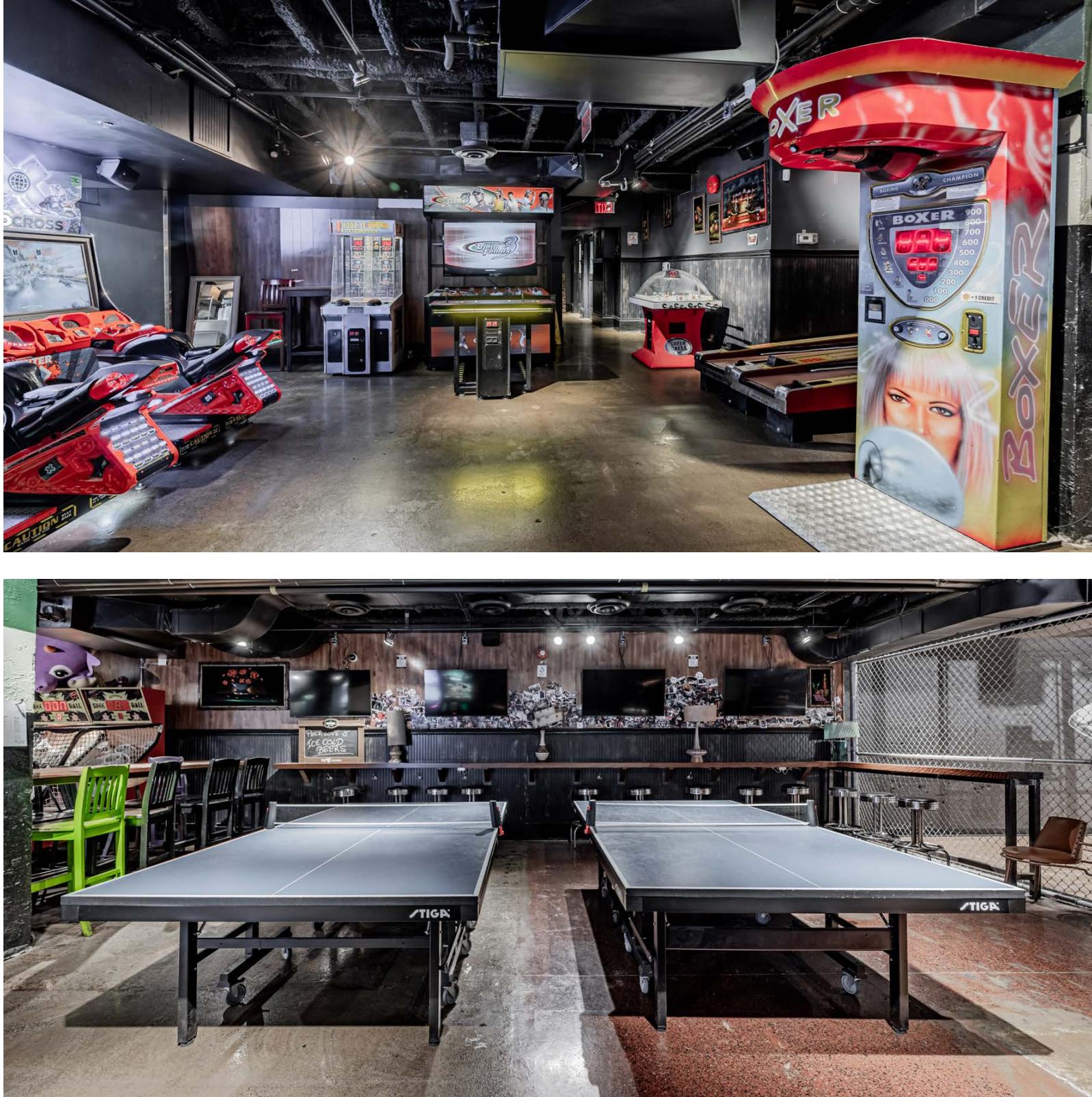
Duke's Refresher

DUKE'S
REFRESHER®
ST. LAWRENCE MARKET

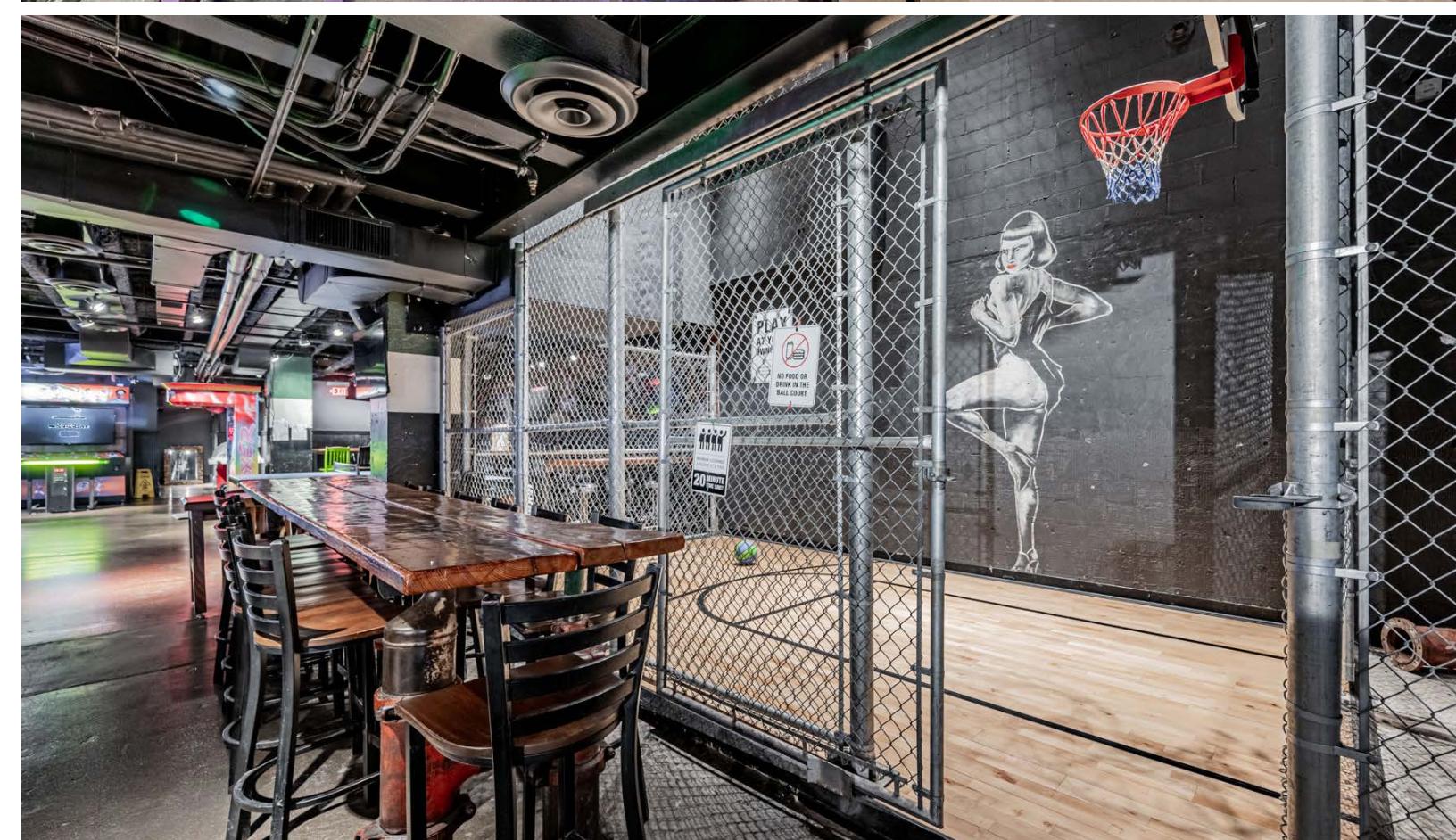
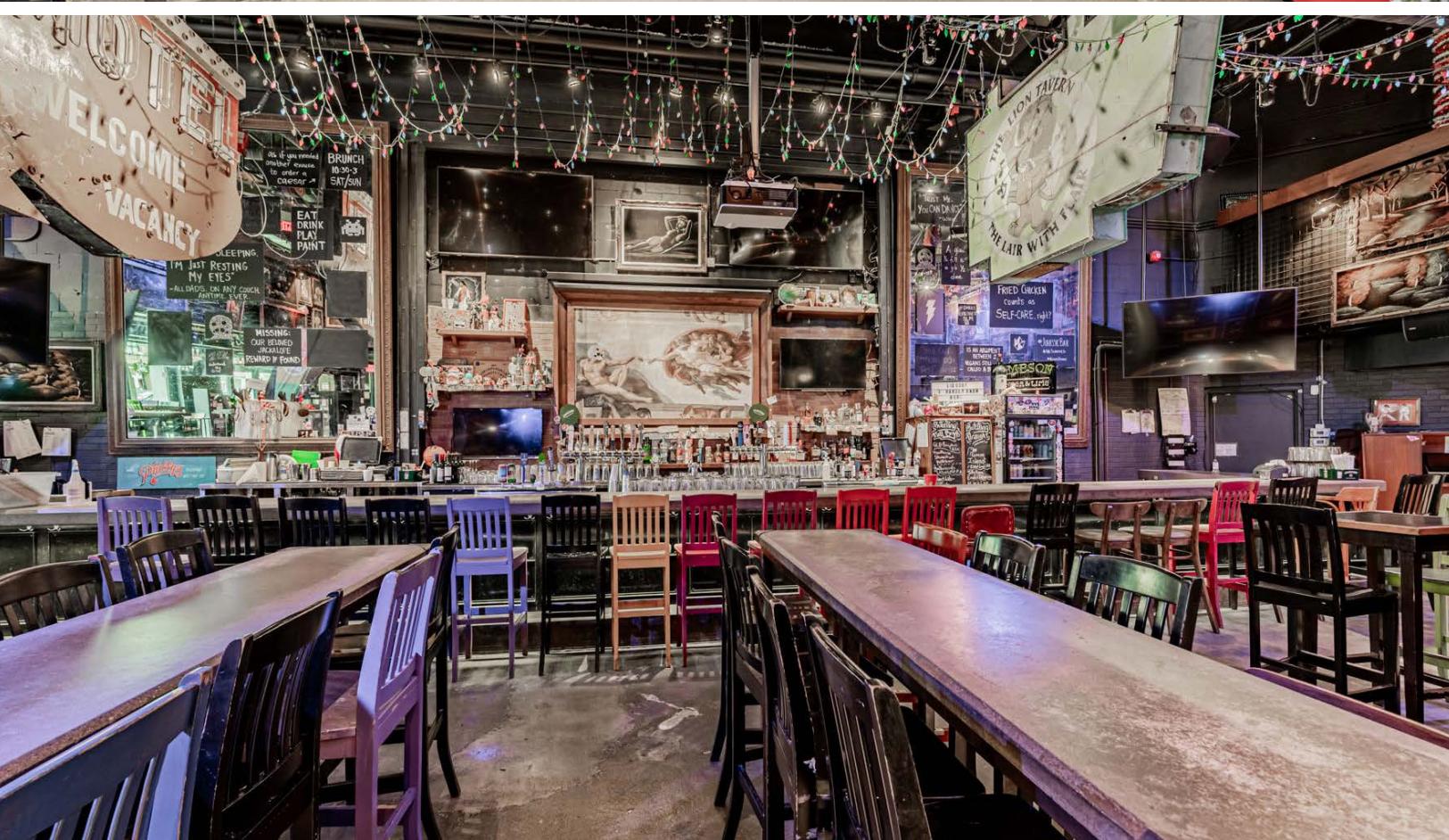


Duke's Refresher is a SIR Corp restaurant serving up 40 beers on tap, mouth watering dishes and fun weekly events. The restaurant has a laid-back nature and retro/vintage vibe and features arcade games and a mini basketball court.

SIR Corp is a public Canadian corporation that owns a portfolio of 7 restaurant brands with 60+ locations and a market capitalization of over \$100 million. Their restaurant brands include: Jack Astor's Bar and Grill, Scaddabush, Reds Wine Tavern, and The Loose Moose.

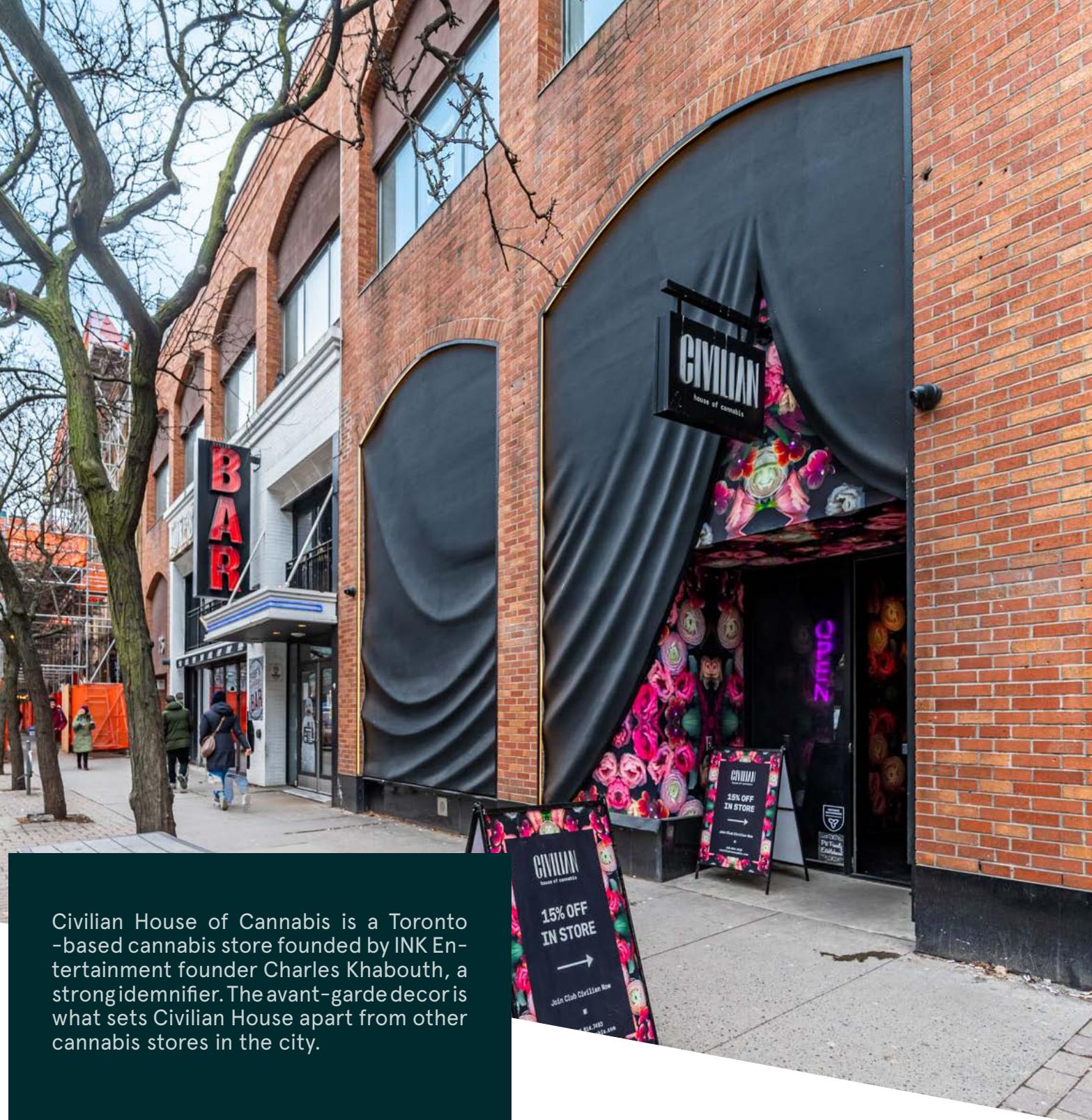


Duke's Refresher



Tenant Overview

Civilian House of Cannabis



Civilian House of Cannabis is a Toronto-based cannabis store founded by INK Entertainment founder Charles Khabouth, a strongidemnifier. The avant-garde decor is what sets Civilian House apart from other cannabis stores in the city.



Advisory Team

Arlin Markowitz*

Executive Vice President
416 815 2374
arlin.markowitz@cbre.com

Alex Edmison*

Senior Vice President
416 874 7266
alex.edmison@cbre.com

Jackson Turner**

Vice President
416 815 2394
jackson.turner@cbre.com

Emily Everett*

Sales Associate
647 943 4185
emily.everett@cbre.com

*Sales Representative

**Broker

The CBRE logo is displayed in a bold, white, sans-serif font. The letters 'CBRE' are stacked vertically, with 'CB' on top and 'RE' on the bottom. The 'C' and 'B' are slightly larger than the 'R' and 'E'.

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