Golfdale PLAZA SCARBOROUGH

JLL

FOR SALE: Daily-Needs Retail Investment Opportunity

THE OPPORTUNITY

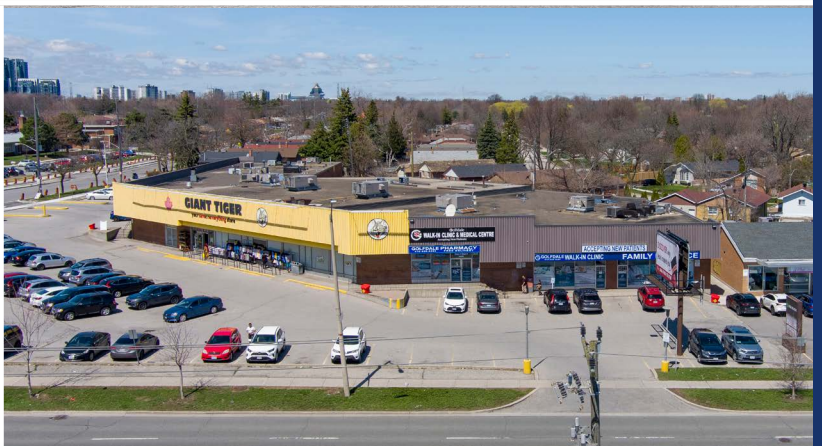
JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in Golfdale Plaza (the "Property"), a neighbourhood retail centre situated on a 2.34 acre corner lot in Scarborough, Ontario.

Comprised of 30,280 SF, the plaza is fully leased to a diverse mix of needs-based and service-oriented tenancies. Giant Tiger, a leading Canadian discount retailer with over 260 stores across the country, has anchored the Property since 2009. The Property offers the investor secure future cash flow with a healthy weighted average lease term of 4.5 years.

Golfdale Plaza occupies a strategic position at the northwest corner of Lawrence Avenue East and Scarborough Golf Club Road, a major east/west arterial thoroughfare in the GTA. The location offers exceptional connectivity through multiple daily bus routes, with convenient nearby vehicular access to Highway 401 to the north and Guildwood GO Station to the south. The Property is surrounded by densely populated residential neighbourhoods with over 18,500 residents living within a 1 km radius of the site, while being near an abundance of the country's top national retailers drawing visitors from across the city.

Address	3750 Lawrence Avenue E, Scarborough, ON
Intersection	Lawrence Avenue E and Scarborough Golf Club Road
Property Type	Daily-Needs Retail Plaza
Key Tenants	Giant Tiger, Golfdale Walk-In Clinic, TD Pizza

Outsized Growth Opportunities:
A number of the tenants, including Giant Tiger, are significantly under-market, providing much higher than usual growth opportunities in the cashflows in the near to mid term.



KEY FACTS

GLA
30,280 SF

SITE AREA
2.34 acres

LEASED
100.0%

PARKING
139 stalls

WALT
4.5 years

INVESTMENT HIGHLIGHTS

Premium Accessibility

The Property is located along Lawrence Avenue East, one of the GTA's primary east/west thoroughfares. Golfdale Plaza is less than 3.5 km south of Highway 401 making this location easily accessible from across the city and region.

Well-Serviced by Public Transportation

The Property has excellent transit access via multiple bus routes along Lawrence Avenue East and Scarborough Golf Club Road, and Guildwood GO Station less than 3 km away, providing direct service to downtown Toronto on the Lakeshore East line.

Significant Future Upside

The Property features multiple tenant leases with expirations at rates materially below current market levels (and in the case of Giant Tiger, only one fixed rate renewal remaining) presenting substantial reset-to-market opportunities and organic revenue growth potential upon lease renewal or re-tenanting.

Exceptional Demographics

The Property is surrounded by densely populated residential neighbourhoods with over 18,500 residents living within a 1 km radius, and over 121,000 within a 3 km radius.

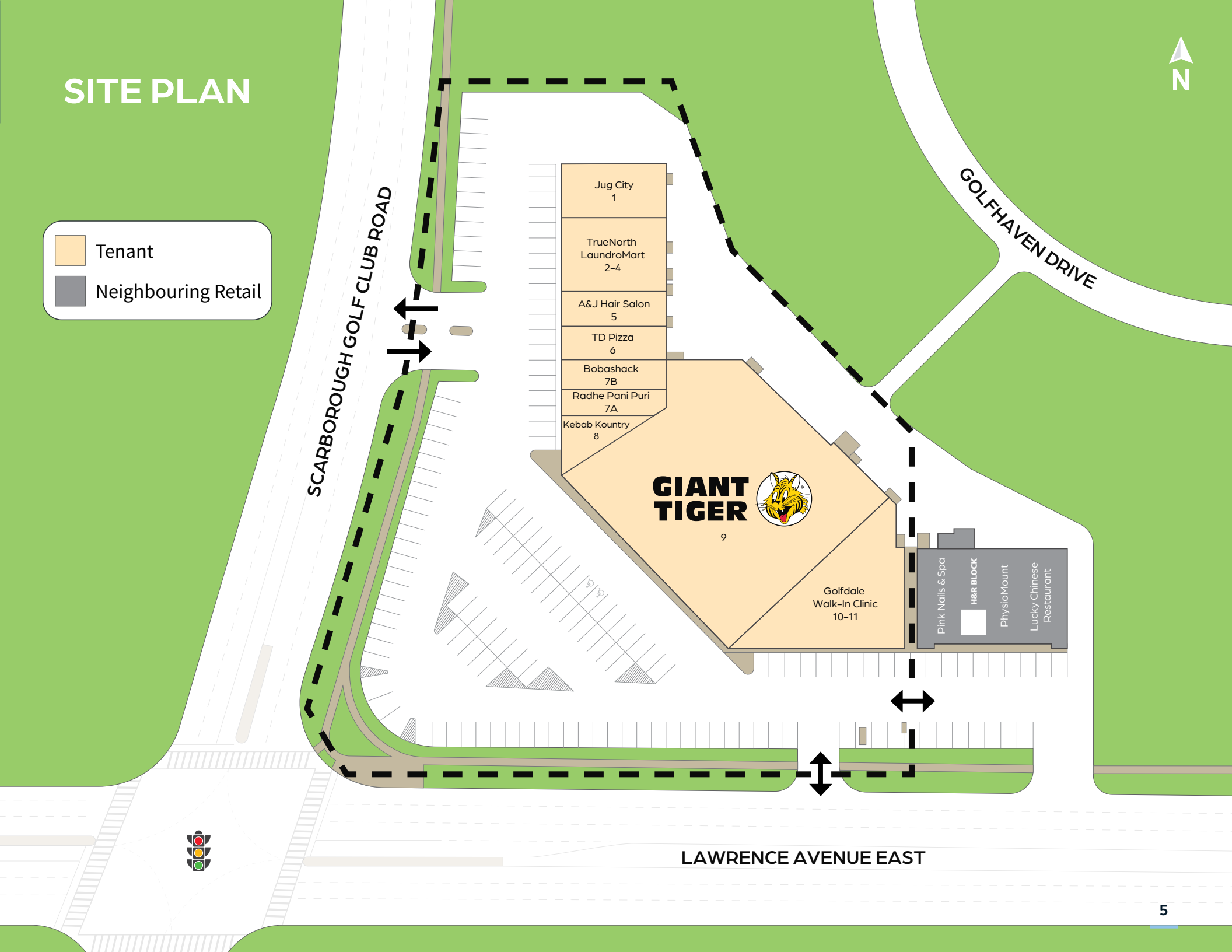
Strong Financials

Comprised of 30,280 SF, the Property is fully leased and boasts a healthy weighted average lease term of 4.5 years. The centre is anchored by Giant Tiger, which has been a longstanding tenant at the site since 2009.

Strategic Location for Eventual Redevelopment

Situated on an expansive 2.34 acre corner lot, the Property is primed for future high density, mixed-use redevelopment.

SITE PLAN


Tenant
Neighbouring Retail
SCARBOROUGH GOLF CLUB ROAD
GOLFHAVEN DRIVE
N
Jug City
1
TrueNorth
LaundroMart
2-4
A&J Hair Salon
5
TD Pizza
6
Bobashack
7B
Radhe Pani Puri
7A
Kebab Kountry
8
GIANT
TIGER
9
Golfdale
Walk-In Clinic
10-11
Pink Nails & Spa
H&R BLOCK
PhysioMount
Lucky Chinese
Restaurant
LAWRENCE AVENUE EAST

LOCATION OVERVIEW

Golfdale Plaza is located in Scarborough, an inner-suburban district in the City of Toronto with a population of approximately 630,000. The majority of Scarborough's population is comprised of immigrants and their descendants, making Scarborough one of the most multicultural areas in the Greater Toronto Area. Scarborough is well-serviced by all forms of transportation including the Toronto Transit Commission (subway and buses), GO Transit, Via Rail, and major highways.

The site is centrally located in Scarborough in the heart of a densely populated residential node, in close proximity to the Scarborough Health Network's General Hospital and Centenary Hospital. The node is generally comprised of single-family detached homes as well as multiple large multi-family buildings. Over 18,500 residents live within a 1 km radius of the site.

Situated on a 2.34 acre corner lot, the site offers premium frontage and visibility on Lawrence Avenue East, one of the GTA's primary east/west arterial thoroughfares. The Property is located in the Golfdale-Cedarbrae-Woburn neighbourhood, which is serviced by multiple Toronto Transit Commission (TTC) bus routes. The nearest GO Transit station is Guildwood, located south of the neighborhood near Kingston Road and Galloway Road. Golfdale Plaza is located less than 3.5 km from Highway 401, providing seamless connectivity to the surrounding city and region.

SURROUNDING RETAIL LANDSCAPE

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