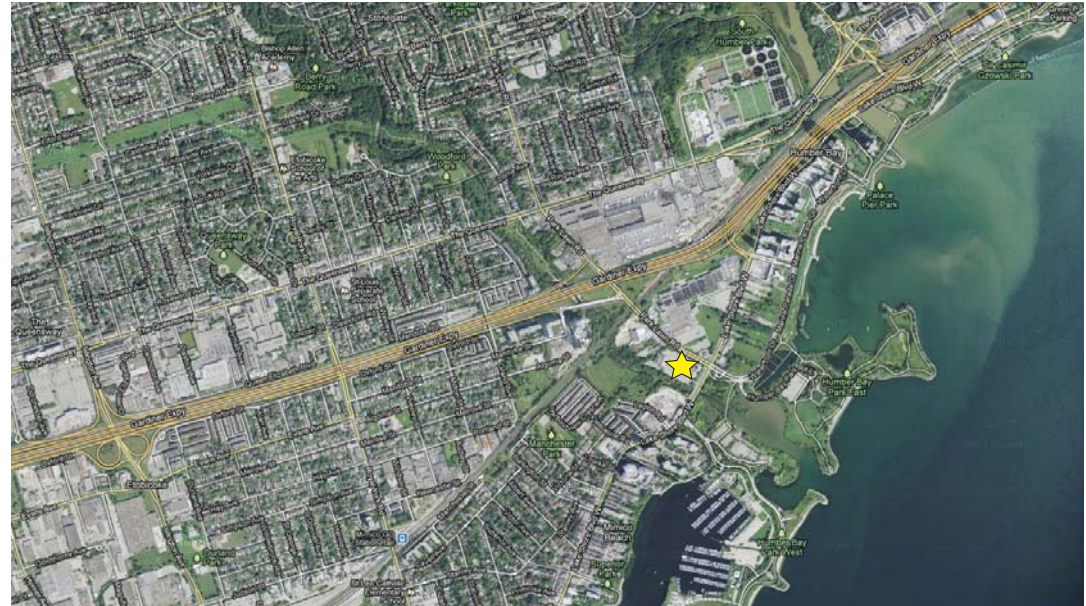


FOR  
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# 2200 LAKESHORE BOULEVARD

LAKESHORE & PARKLAWN, TORONTO, ON

Retail 24/7.



FOR MORE  
INFORMATION  
PLEASE  
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# 2200 LAKESHORE BOULEVARD

LAKESHORE & PARKLAWN, TORONTO, ON

Retail 24/7.



## The Opportunity:

- ◆ Westlake will be the main retail hub for one of the GTA's most densely populated and affluent residential districts.
- ◆ Westlake will include 1,800 units and over 45,000 SF of retail space, to be constructed in 4 phases over the next 2-3 years.
- ◆ The development will be anchored by a Metro grocery store and Shoppers Drug Mart and will be complimented by approximately 303 underground and 28 surface parking spaces.
- ◆ The area surrounding Westlake is predominantly high rise condominiums with limited retail. More demographic information is enclosed in this report.

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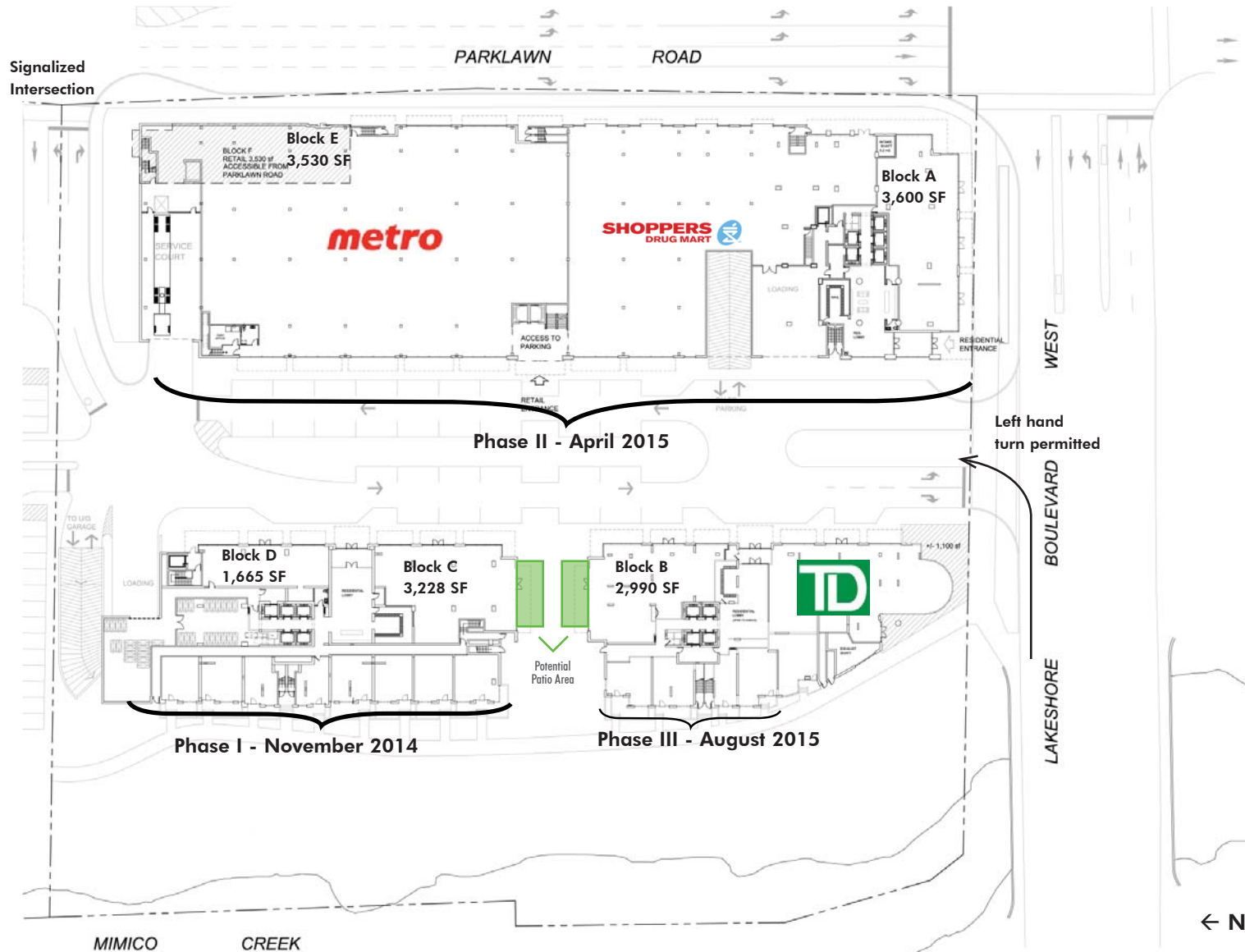
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# 2200 LAKESHORE BOULEVARD

LAKESHORE & PARKLAWN, TORONTO, ON

## SITE PLAN





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# 2200 LAKESHORE BOULEVARD

LAKESHORE & PARKLAWN, TORONTO, ON

Retail 24/7.



## Block A

Size: 2,100 SF  
Net Rent: \$50.00 psf  
TMI: \$15.00 psf (estimate)  
Available: April 2015

- ♦ Unit has corner exposure at Lakeshore and Parklawn and potential for an outdoor terrace
- ♦ Space is divisible
- ♦ Unit is adjacent to the residential entrance

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# 2200 LAKESHORE BOULEVARD

LAKESHORE & PARKLAWN, TORONTO, ON

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## Block B

Size: 2,990 SF  
Net Rent: \$40.00 psf  
TMI: \$15.00 psf (estimate)  
Available: August 2015

## Block C

Size: 3,228 SF  
Net Rent: \$40.00 psf  
TMI: \$15.00 psf (estimate)  
Available: November 2014

- ♦ Unit has a patio opportunity and the Landlord would prefer a restaurant for the space
- ♦ Space is divisible

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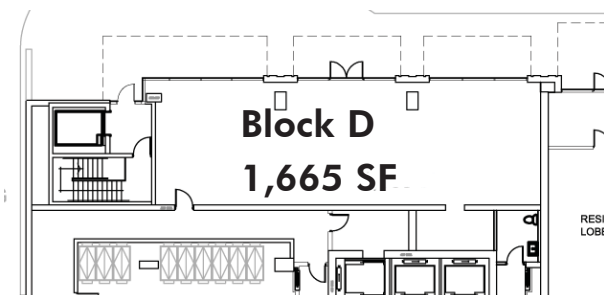


**2200**

**LAKESHORE  
BOULEVARD**

LAKESHORE & PARKLAWN, TORONTO, ON

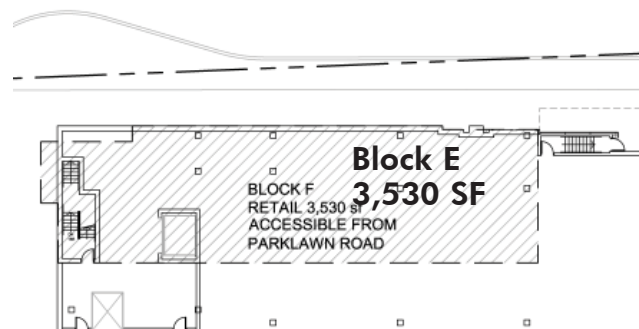
**Retail 24/7.**



**Block D**

Size: 1,665 SF  
Net Rent: \$50.00 psf  
TMI: \$15.00 psf (estimate)  
Available: November 2014

- ♦ Unit has excellent frontage and a good width to depth ratio
- ♦ Space is divisible



**Block E**

Size: 3,530 SF + possible mezzanine  
Net Rent: Ground: \$40.00 psf  
Mezzanine: TBN  
TMI: \$15.00 psf (estimate)  
Available: April 2015

- ♦ Unit has high levels of exposure on Parklawn Avenue
- ♦ 36 foot ceiling heights and opportunity to install a mezzanine level
- ♦ Intersection is signalized



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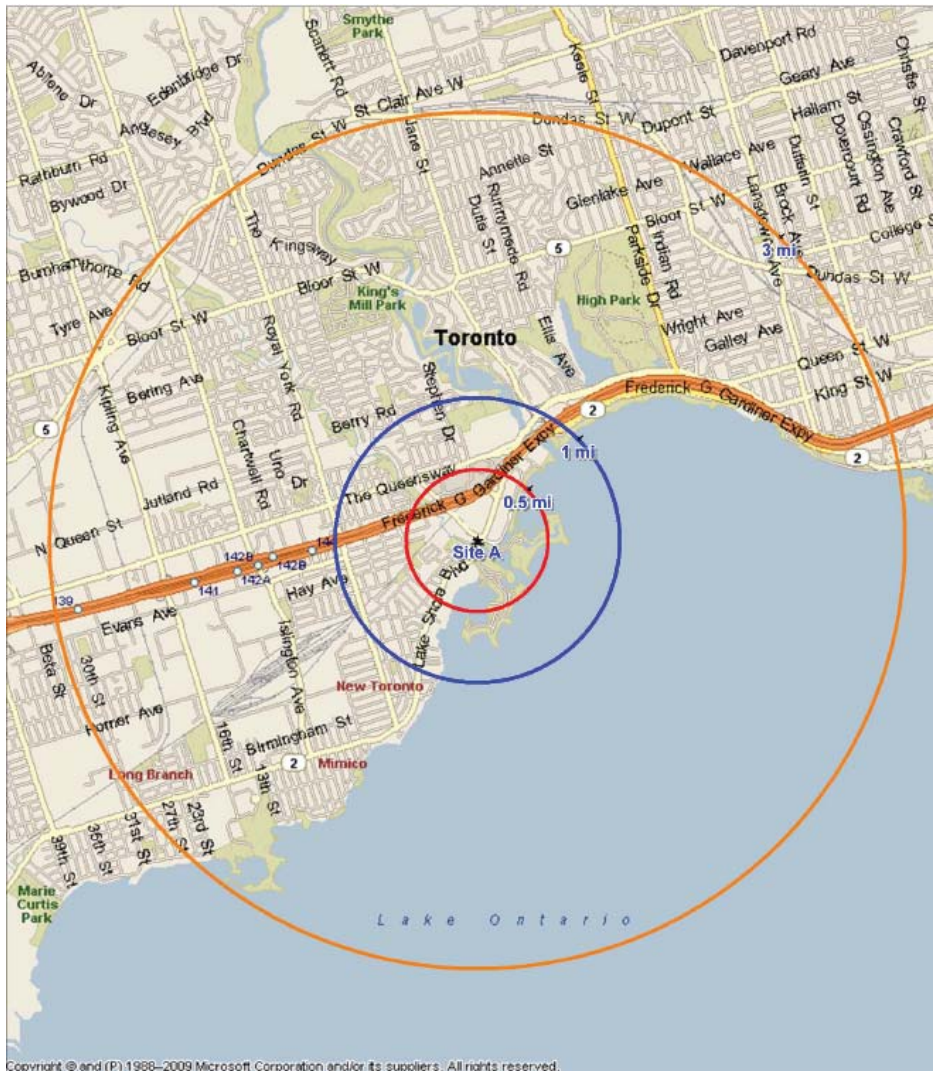
**2200**

**LAKESHORE  
BOULEVARD**

LAKESHORE & PARKLAWN, TORONTO, ON

**Retail 24/7.**

**DEMOGRAPHICS**



	0.5 MILE	1 MILE	3 MILE
<b>2011 EST. POP.</b>	<b>8,378</b>	<b>25,503</b>	<b>201,779</b>

**2011 TOTAL POP. BY AGE**

<b>0-4 YEARS</b>	402	1,193	10,661
<b>5-19 YEARS</b>	677	2,806	27,443
<b>20-24 YEARS</b>	320	1,235	11,802
<b>25-34 YEARS</b>	1,545	4,096	33,478
<b>35-44 YEARS</b>	1,776	4,559	34,041
<b>45-54 YEARS</b>	1,469	4,510	33,228
<b>55-64 YEARS</b>	1,105	3,415	24,117
<b>65-74 YEARS</b>	663	2,033	13,283
<b>75 YEARS &amp; OVER</b>	422	1,657	13,724

<b>AVG. HOUSEHOLD INCOME</b>	\$113,592	\$84,883	\$89,538
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**2011 DAYTIME POP.**

<b>TOTAL DAYTIME POP.</b>	6,543	21,832	191,871
<b>DAYTIME POP. AT HOME</b>	3,429	11,741	98,520
<b>DAYTIME POP. AT WORK</b>	3,114	10,090	93,351

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2200

LAKESHORE  
BOULEVARD

LAKESHORE & PARKLAWN, TORONTO, ON

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## HIGH RISE CONDOMINIUMS IN THE IMMEDIATE AREA

#	Name	Units	Development Status
★	Westlake	1,800 units	Construction
1	Grand Harbour	395 suites, 39 townhouses	Completed 1991
2	Marina del Ray	820 units	Completed 1990
3	Beyond the Sea	832 units	Pre-Construction
4	The Tides at Mystic Pointe	312 units	Completed 2006
5	South Beach	626 units	Completed 2011
6	42 Park Lawn	345 units	Future Development
7	Key West	343 units	Estimated Completion 2015
8	Eau de Soleil	750 units	Future Development
9	Chestnut Hill	-	Future Development
10	Lago	-	Estimated Completion 2016
11	Jade	370 units	Estimated Completion 2015
12	Ocean Club	460 units	Estimated Completion 2014
13	Waterways	751 units	Estimated Completion 2013
14	Nautilus	377 units	Completion 2012
15	Voyager	194+ units	Completed 2005
16	Explorer	207 units	Completed 2007
17	Newport Beach (North & South)	220 units	Completed 2000
18	Waterford (2 towers)	-	Completed 1990
19	Grenadier Landing	262 units	Completed 2000
20	Hearthstone by the Bay	145 units	Completed 2009
21	Players Club	Approx 100 units	Completed 2002
22	Nevis	130 units	Completed 2003
23	Palace Pier	433 units	Completed 1978
24	Palace Place	504 units	Completed 1993
<b>Total Units</b>		<b>10,070 units</b>	

