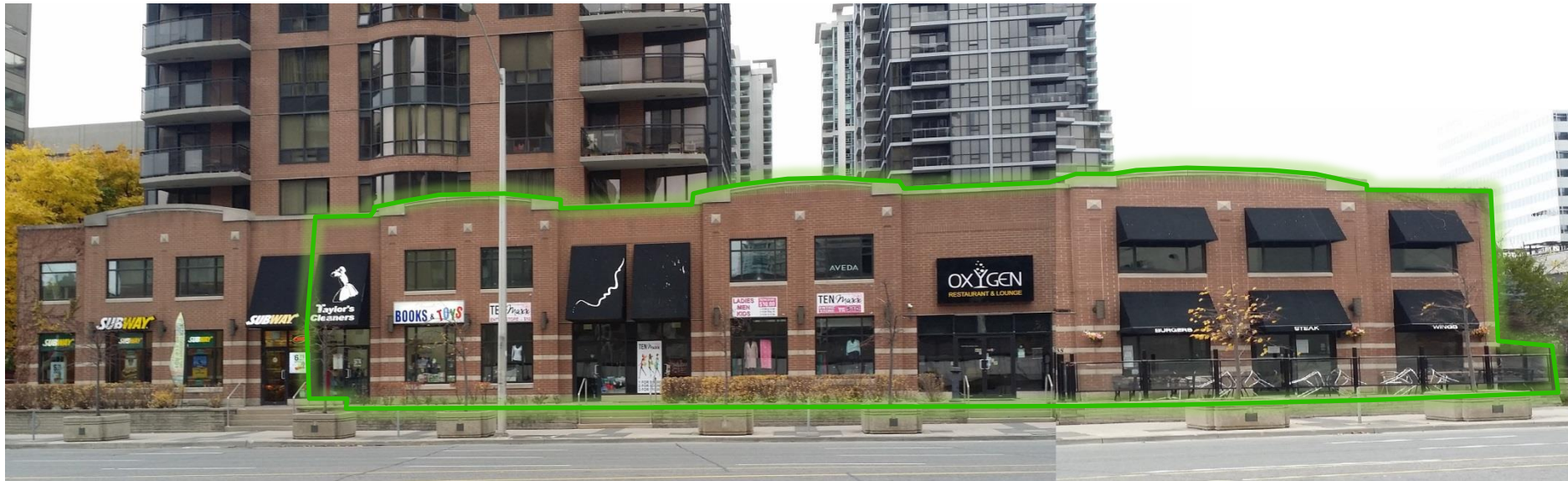


# RETAIL LEASING & SALES TEAM

CBRE IS EXCITED TO PRESENT...

## FOR LEASE – IN THE HEART OF NORTH YORK 33 SHEPPARD AVENUE EAST, NORTH YORK, ON



For further information, please contact:

**Greg Rabin\***

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greg.rabin@cbre.com

**Steven Weiss\***

Associate Vice President  
T 416 495 6317  
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**Matthew Pieszchala**

Sales Representative  
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**Michelle Weir**

Senior Client Services Assistant  
T 416 495 6225  
michelle.weir@cbre.com

## PROPERTY DETAILS

<b>Location:</b>	Just east of Yonge Street on the south side of Sheppard Avenue East. Direct access to subway through adjacent building.
<b>Landlord:</b>	CB Holdings Inc.
<b>Possession Date:</b>	Immediate
<b>Size Ranges:</b>	3,275 sq ft with a frontage of 50 ft. (restaurant space) 2,197 sq ft with a frontage of 50 ft. (former salon) 566 sq ft with a frontage of 20 ft.  Units can be combined for various size configurations.
<b>Asking Rent:</b>	\$ 65.00 per sq. ft.
<b>TMI:</b>	Estimated at \$17.00 per sq. ft.



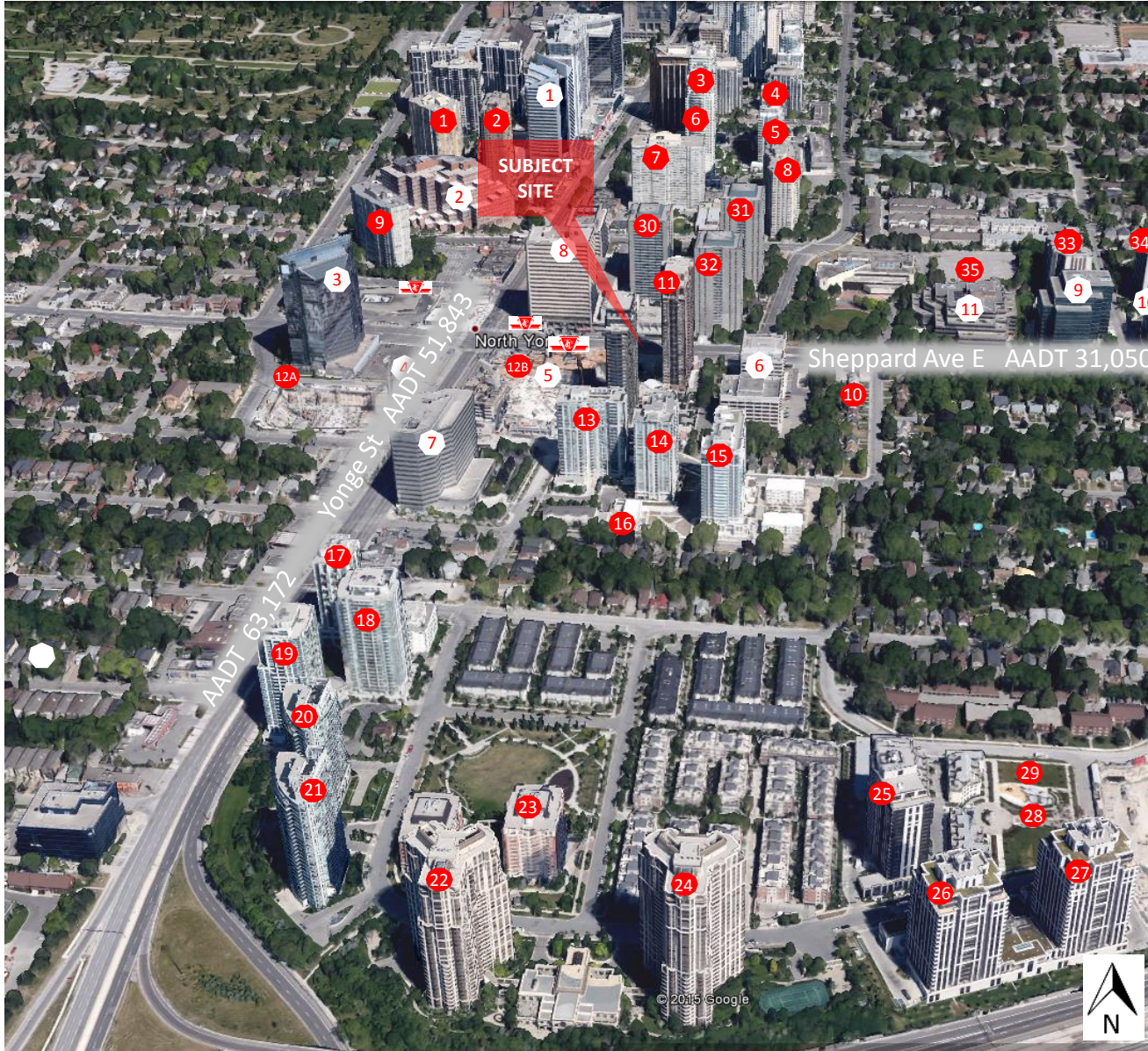
# FOR LEASE – 33 SHEPPARD AVENUE EAST, NORTH YORK, ON

## SURROUNDING AREA





# FOR LEASE – 33 SHEPPARD AVENUE EAST, NORTH YORK, ON

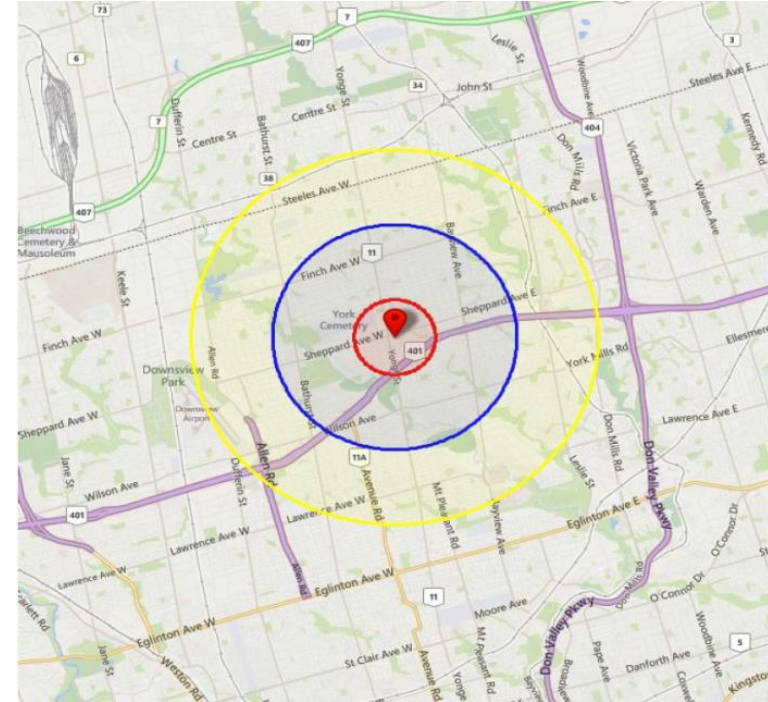
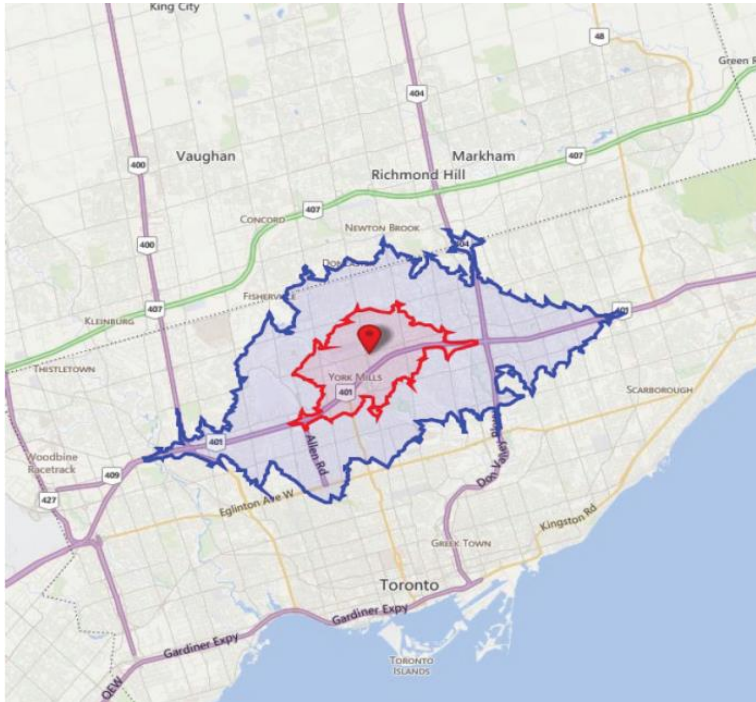


Residential Buildings Address	# of Floors	# of Units	Notes
1 131 Bloorcft Road	23	227	Manhattan Place
2 100 Upper Madison Avenue	28	260	Residences of Madison Centre
3 Yonge Street & Hollywood Ave	34	431	Pearl 2 Under, Proposed
4 23 Hollywood Avenue	36	342	Platinum Towers
5 35 Hollywood Avenue	24	352	Pearl 1
6 18 Spring Garden Avenue	31	336	Platinum XO
7 30 Greenfield Avenue	23	325	Rodeo Walk
8 65 Spring Garden Avenue	45	453	The Atrium East
9 33 Elmhurst Avenue	23	223	The Atrium West
10 49/55 Sheppard Avenue	14		Proposed
11 33 Sheppard Avenue East	33	377	Radiance
12A 4726-4728 Yonge Street	30	N/A	Emerald Park East, Under Construction
12B 5 Sheppard Avenue East	45(north) 37(South)	700	Hullmark Centre, Under Construction
13 35 Bales Avenue	23	278	Cosmo West
14 31 Bales Avenue	23	283	Cosmo East
15 17 Anndale Avenue	23	286	Savvy Condominiums
16 28 Avondale Avenue	11	65	Flo Condominiums
17 1 Avondale Avenue	37	375	One Avondale Lofts
18 16 Harrison Garden Boulevard	28	305	Residence of Avondale North
19 18 Harrison Garden Boulevard	27	305	Residence of Avondale South
20 28 Harrison Garden Boulevard	234	231	Spectrum North
21 30 Harrison Garden Boulevard	27	3	Spectrum South
22 55 Harrison Garden Boulevard	14	146	Mansions of Avondale East
23 78 Harrison Garden Boulevard	29	334	SkyMark at Avondale West
24 80 Harrison Garden Boulevard	22	321	SkyMark at Avondale East
25 105 Harrison Garden Boulevard	22	332	Harrison
26 100 Harrison Garden Boulevard	21	227	Avonshire West
27 100 Harrison Garden Boulevard	21	230	Avonshire East
28 120 Harrison Garden Boulevard	12	193	Aristo @ Avonshire North
29 120 Harrison Garden Boulevard	21	284	Aristo @ Avonshire South
30 4 Forest Laneway	29	277	Sheppard Centre II
31 2 Forest Laneway	29	265	Sheppard Centre I
32 6 Forest Laneway	29	365	Sheppard Centre III
33 10 Kenneth Avenue	18		The Pavilion
34 5 Kenneth Avenue	18		Pavilion del Sol
35 88 Sheppard Avenue East	34	358	
Office Buildings Address	# of Floors	Floor Plate (SF)	Notes
1 4950 Yonge Street	23	15,615	Madison Centre
2 4900 Yonge Street	15	43,275	Joseph Sheppard Federal Building
3 25 Sheppard Avenue West	21	16,487	Nestle Building
4 4800 Yonge Street	N/A	N/A	Proposed
5 Hullmark Centre	N/A	N/A	Hullmark Centre (total sq. ft.: 240,000)
6 45/47 Sheppard Avenue East	7/9	14,428 14,444	
7 4711 Yonge Street	15	23,300	Proctor & Gamble Building
8 2 Sheppard Avenue East	19	16,000	Sheppard Centre IV
9 100 Sheppard Avenue East	12	25,175	100 Sheppard Avenue East
10 110 Sheppard Avenue East	10	16,000	110 Sheppard Avenue East
11 90 Sheppard Avenue East	7	38,428	



# FOR LEASE – 33 SHEPPARD AVENUE EAST, NORTH YORK, ON

## DEMOGRAPHIC OVERVIEW



2013 ESTIMATES & PROJECTIONS	Yonge & Sheppard Demographics Drive Times	
	5 minute	10 minute
TOTAL POPULATION	135,662	598,198
HOUSEHOLDS	58,895	234,319
AVERAGE HOUSEHOLD INCOME	\$97,742	\$98,204
DAYTIME POPULATION	135,351	593,927
TOTAL BUSINESSES	4,544	21,063

2013 ESTIMATES & PROJECTIONS	Yonge & Sheppard Demographics Distance		
	1 km	3 km	5 km
TOTAL POPULATION	31,010	142,948	330,070
HOUSEHOLDS	15,029	61,212	130,431
AVE HOUSEHOLD INCOME	\$82,324	\$120,529	\$128,751
DAYTIME POPULATION	34,572	141,955	317,404
TOTAL BUSINESSES	1,611	4,724	11,014

# FOR LEASE – 33 SHEPPARD AVENUE EAST, NORTH YORK, ON

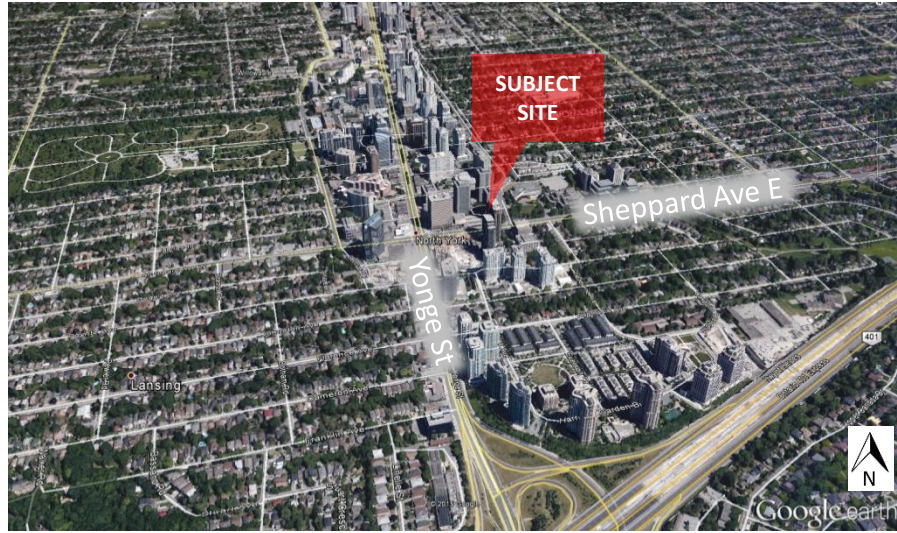
## RENDERINGS





# FOR LEASE – 33 SHEPPARD AVENUE EAST, NORTH YORK, ON

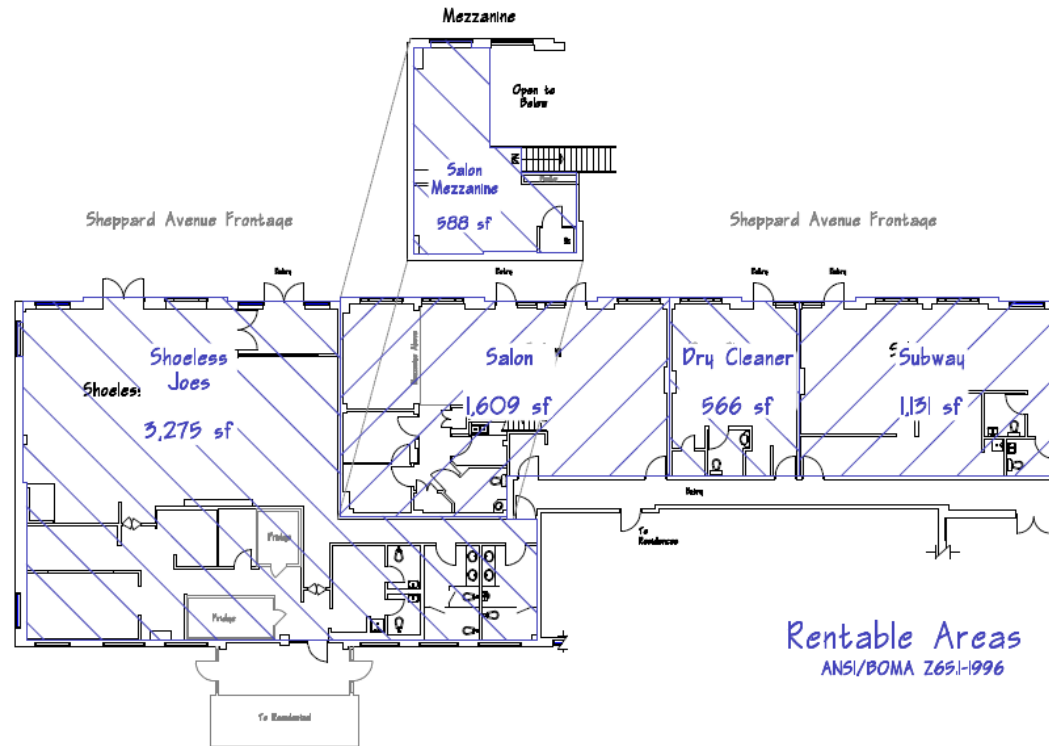
## AERIALS





## FLOOR PLAN

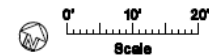
### Sheppard Avenue East



33 Sheppard Ave East

Toronto, Ontario

as measured March 22, 2010

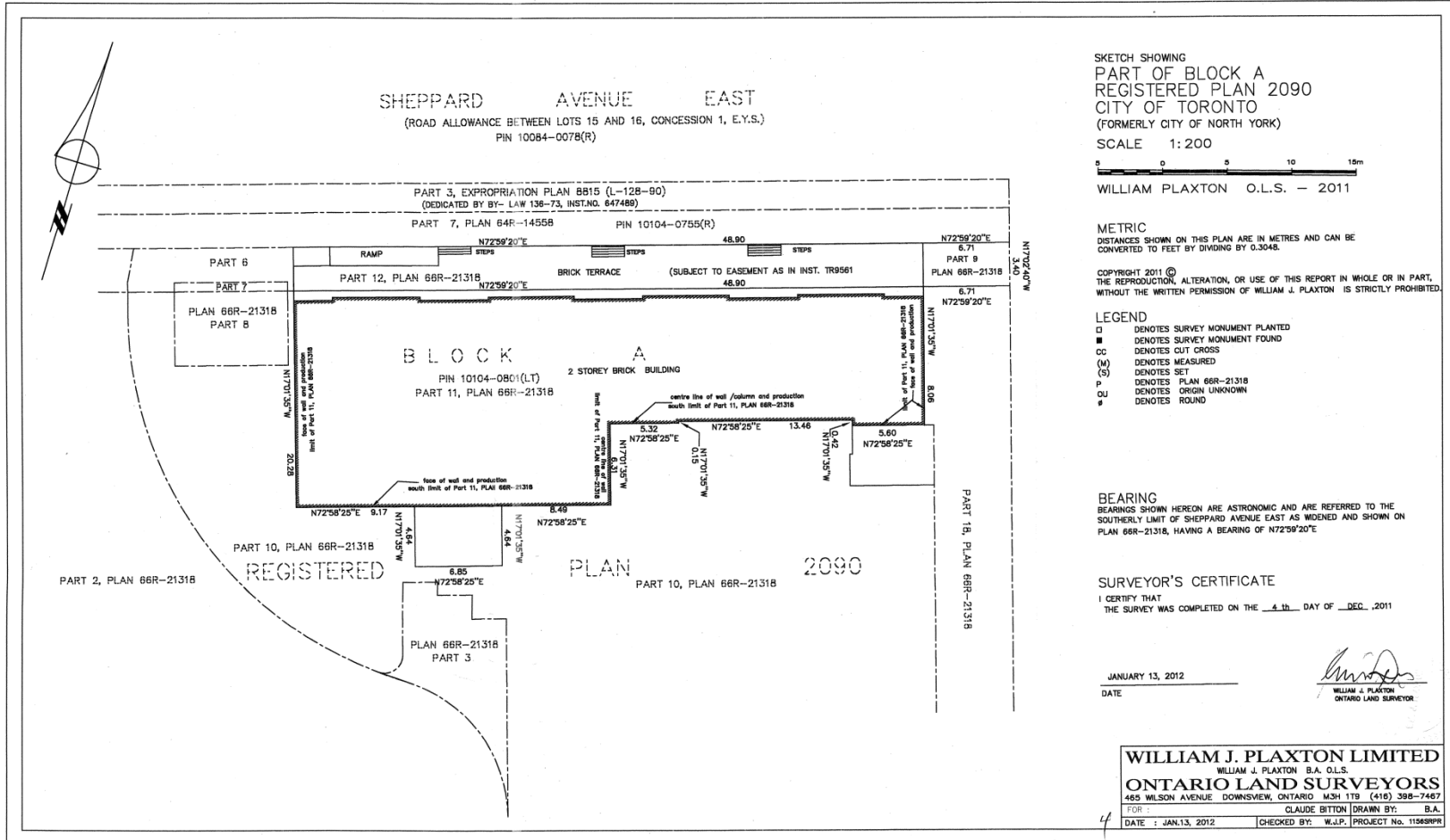


Measured As Built  
Measure Masters  
(416) 486-4564



# FOR LEASE – 33 SHEPPARD AVENUE EAST, NORTH YORK, ON

## SURVEY



# RETAIL LEASING & SALES TEAM

CBRE IS EXCITED TO PRESENT...

## OUR TEAM

### Significant Team Assignments

- Sale of ground floor commercial condominium units for Monarch Group in the highly sought after Nautilus Condominiums on Lakeshore near Parklawn
- Disposition of former bank branches for CIBC and TD Canada Trust
- Leasing 41,000 square feet retail development at Queensway & 427, Toronto (Queensway 427 Centre) anchored by Bed, Bath and Beyond
- Leasing 150,000 square foot retail centre in King City (King Ridge Market Place)
- Leasing & sales assignments for over 35 retail properties in the GTA
- Managing Shell Canada's Acquisition Program in Ontario & across the country
- Handling the disposition of over 100 Shell Canada properties throughout Ontario
- Opened 6 Panera Bread Cafes in 2012-2013 with a minimum of 30 additional locations anticipated in the future
- Leasing of the 50,000 square feet Dixie Crossing in Mississauga ON
- Disposition/Sublease of surplus retail stores for Rona, Office Depot & Sears Canada
- Represents Canadian Tire Corporation on four owned plazas in Kitchener, Cambridge, Newmarket and Brampton
- Represents Ren's Pet Depot for new locations in Ontario
- Leasing of 15,000 square feet for Dominus/City of Brampton in the southwest quadrant renewal program in downtown Brampton
- Listing of Minto's 150,000 square feet Arcadia Development in Kanata (Ottawa), ON

Retail 24/7.

**CBRE**

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## RETAIL SALES & LEASING

Our Team



Steven Weiss\* LL.B, M.B.A.  
Associate Vice President

Greg Rabin\*  
Associate Vice President

Matthew Pieszchala  
Sales Representative

Michelle Weir  
Senior Client Services Assistant

**LANDLORD REPRESENTATION SALES & LEASING**  
RETAIL INVESTMENT TENANT REPRESENTATION  
**DEDICATED PROFESSIONALS RETAIL**  
PROJECT LEASING EXPERIENCE EXPERT ADVICE

**Steven** brings over 20 years experience in real estate law, sales and leasing. He joined CBRE in 2008 and has worked with national & local accounts on the sale of real estate as well as leasing assignments throughout Ontario.

**Greg** joined CBRE Limited from Dallas, Texas in 2010, bringing 27 years of retail experience including tenant representation, site acquisition, and retail development.

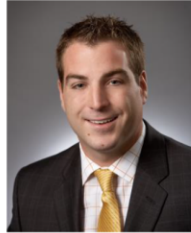
**Matthew** is the newest addition to the Retail Listings Team. He is a recent Honors Graduate from the Real Estate & Housing Program at the University of Guelph.

**Michelle** joined CBRE in 2007 bringing with her more than 20 years of client services experience and an unparalleled passion and energy for customer service.





## PROFESSIONAL PROFILE



Brad started at CBRE's Toronto West Office in 2008 before moving to the Toronto North Office in 2013 to lead the Retail Investment Group. The Retail Investment Group specializes in the acquisition and disposition of retail plazas and single tenant investment properties across Ontario. The team provides solutions to investors and developers looking to buy or sell stabilized retail assets or value creation opportunities.

The Retail Investment Group is led by Brad Walford and Sean Comiskey. Brad and Sean have created, and continue to maintain a property database of Retail Plazas and Single Tenant Assets across the province. From this property database, the team is able to seek out opportunities that cater to the preferences of each of their clients and have instant access to a qualified pool of investors.

**Brad Walford**  
Retail Investment Group  
Sales Associate  
Toronto, ON

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F 416 494 6435

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### Clients Represented:

- Queenscorp
- Strathallen
- Girl Guides Canada
- Nova Ridge Developments
- Giant Tiger
- Bruno's Fine Foods
- First Capital Realty
- Vandyk Group of Companies

SIGNIFICANT ASSIGNMENTS	SIZE	TRANSACTION TYPE
1601 River Rd E, Kitchener	68,500 SF	Investment Sale – Retail Plaza
755-777 Dundas St W, Mississauga	36,000 SF	Investment Sale – Retail Plaza
799-805 Dundas St E, Mississauga	27,000 SF	Investment Sale – Retail Plaza
1601 Clarkson Rd, Mississauga	10,118 SF	Investment Sale – Retail Plaza
89 Ontario St, Milton	8,000 SF	Investment Sale – Retail Plaza
6675 Falconer Dr, Mississauga	5,175 SF	Investment Sale – Retail Plaza
1156-1158 Kennedy Rd, Scarborough	4,102 SF	Investment Sale – Retail Plaza
130 Mill St E, Acton	3,500 SF	Investment Sale – Retail Plaza
291 King St, Midland	6,549 SF	Investment Sale – Single Tenant
6010 Dixie Rd, Mississauga	3,700 SF	Investment Sale – Single Tenant
533 Broadway St, Tillsonburg	1,710 SF	Investment Sale – Single Tenant
2255 Dundas St W, Mississauga	45,000 SF	Vacant Sale
212 & 218 Earl Stewart Dr, Aurora	2.56 Acres	Land Sale
150 Park Lawn Rd, Toronto	0.62 Acres	Land Sale
2874 Eglinton Ave E, Scarborough	0.48 Acres	Land Sale

### PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- Member, Toronto Real Estate Board (TREB)
- Member, Ontario Real Estate Association (OREA)
- Member, Canadian Real Estate Association (CREA)

## PROFESSIONAL PROFILE



Sean started at CBRE's Toronto North office in 2006 and started the Retail Investment Group in 2012. The Retail Investment Group specializes in the acquisition and disposition of retail plazas and single tenant investment properties across Ontario. The team provides solutions to investors and developers looking to buy or sell stabilized retail assets or value creation opportunities.

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