CBRE LAND SPECIALISTS

3830 Lake Ridge Road

Pickering, Ontario

Hospital-Adjacent Business Areas Land – Northeast Pickering

Directly Across from Approved Regional Hospital / Rare Business Areas Designation / Dual Frontage: Highway 7 & Lake Ridge Road



± 39.16 ACRES | LAND FOR SALE

THE OFFERING

3830 Lake Ridge Road, Pickering ON

CBRE Land Specialists is pleased to offer for sale 3830 Lake Ridge Road, a ±39.16-acre landholding with dual frontage on Highway 7 and Lake Ridge Road, directly opposite the approved Lakeridge Health Whitby Hospital site.

The property is designated Business Areas under the newly adopted Northeast Pickering Secondary Plan. The designation applies to approximately 5% of the Plan's ±4,000+ acres and is the only land use permitting the full range of hospital-supporting uses: professional and medical office, hotels, convention centres, restaurants, commercial and technical schools, warehousing, and large-format retail.

The hospital will anchor sustained public and institutional investment at this intersection, generating long-term demand for the medical office, diagnostic, ambulatory care, hospitality and service commercial uses that cluster around regional health campuses. Combined with the Highway 7 widening, the nearby Seaton community's 70,000 residents and 35,000 jobs, and direct access to Highways 401, 407 and 412, the property offers scale, frontage and policy certainty at Northeast Pickering's institutional gateway.

Once these lands are developed, an opportunity to acquire this scale beside the hospital will not recur.

3830 Lake Ridge Road represents an unmatched opportunity to acquire the only large-scale parcel of development land that is designated Business Areas and located directly across from the approved 50-acre regional hospital site.

PROPERTY DETAILS

Address	3830 Lake Ridge Road, Pickering ON
Total Area	± 39.16 ac.
Official Plan	NE Pickering Secondary Plan (Newly Adopted)
Zoning	Agricultural & Environmental Protection
Frontage	Highway 7 & Lake Ridge Road

OFFERING HIGHLIGHTS

- ±39.16 acres – dual frontage on Highway 7 and Lake Ridge Road
- Directly opposite the approved Lakeridge Health Whitby Hospital site
- Business Areas designation – ≈5% of the Secondary Plan
- Permits medical and professional office, hotel, convention centre, warehousing, and large-format retail
- Newly adopted Secondary Plan provides policy certainty
- Immediate access to Highways 407 and 412

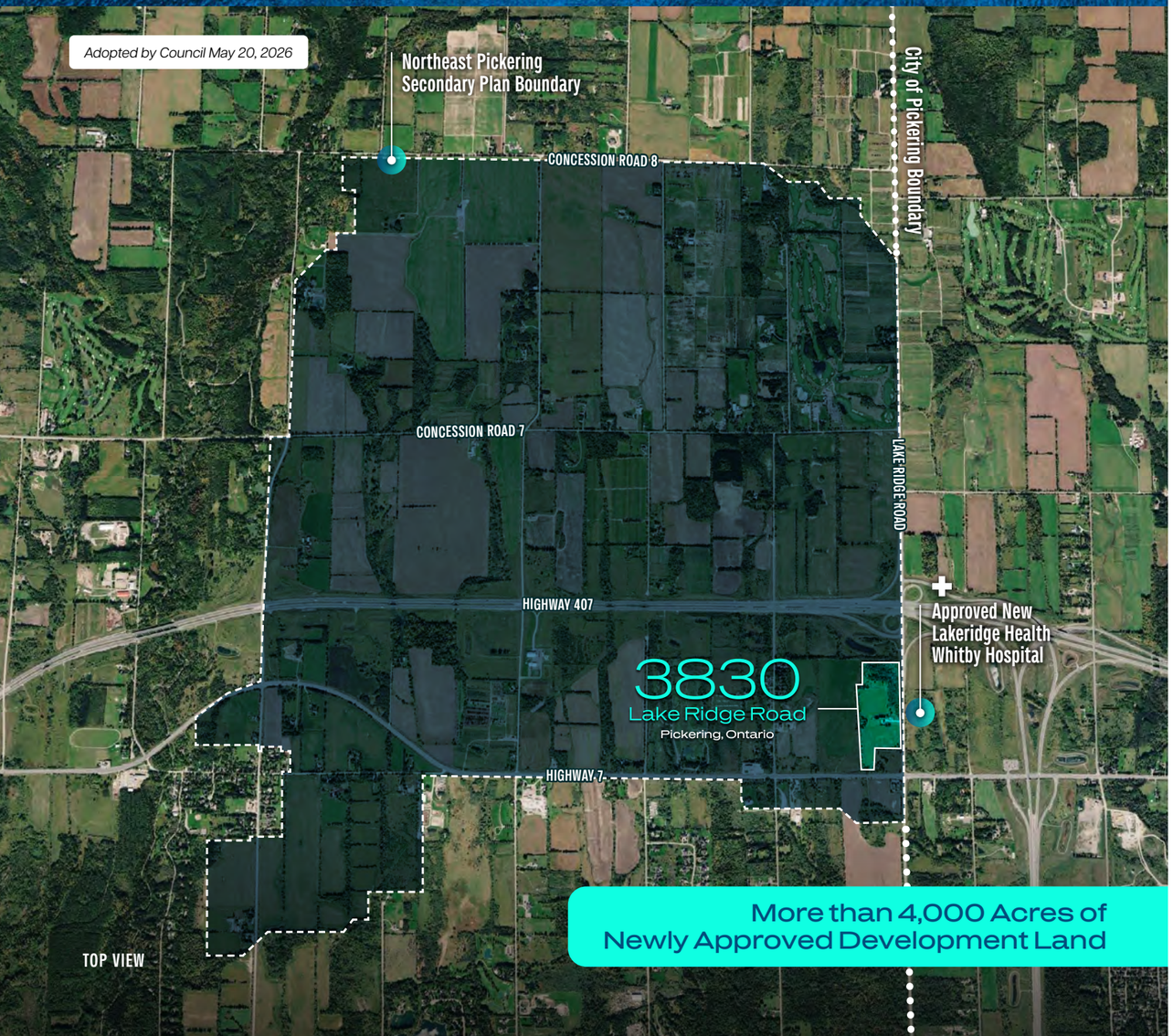


3830
Lake Ridge Road

NORTHEAST PICKERING SECONDARY PLAN

Northeast Pickering Secondary Plan: A Vision for Future Growth

The property is situated within a rapidly evolving corridor in Northeast Pickering, where infrastructure investment, institutional development, and employment growth are reshaping the long-term landscape. Its strategic location near major transportation routes and emerging regional destinations positions the site to benefit from continued growth in the surrounding area. For purchasers seeking land with both immediate profile and future relevance, 3830 Lakeridge Road offers a highly strategic foothold in one of Durham Region's expanding nodes.











3830
Lake Ridge Road

NORTHEAST PICKERING SECONDARY PLAN
LAND USE

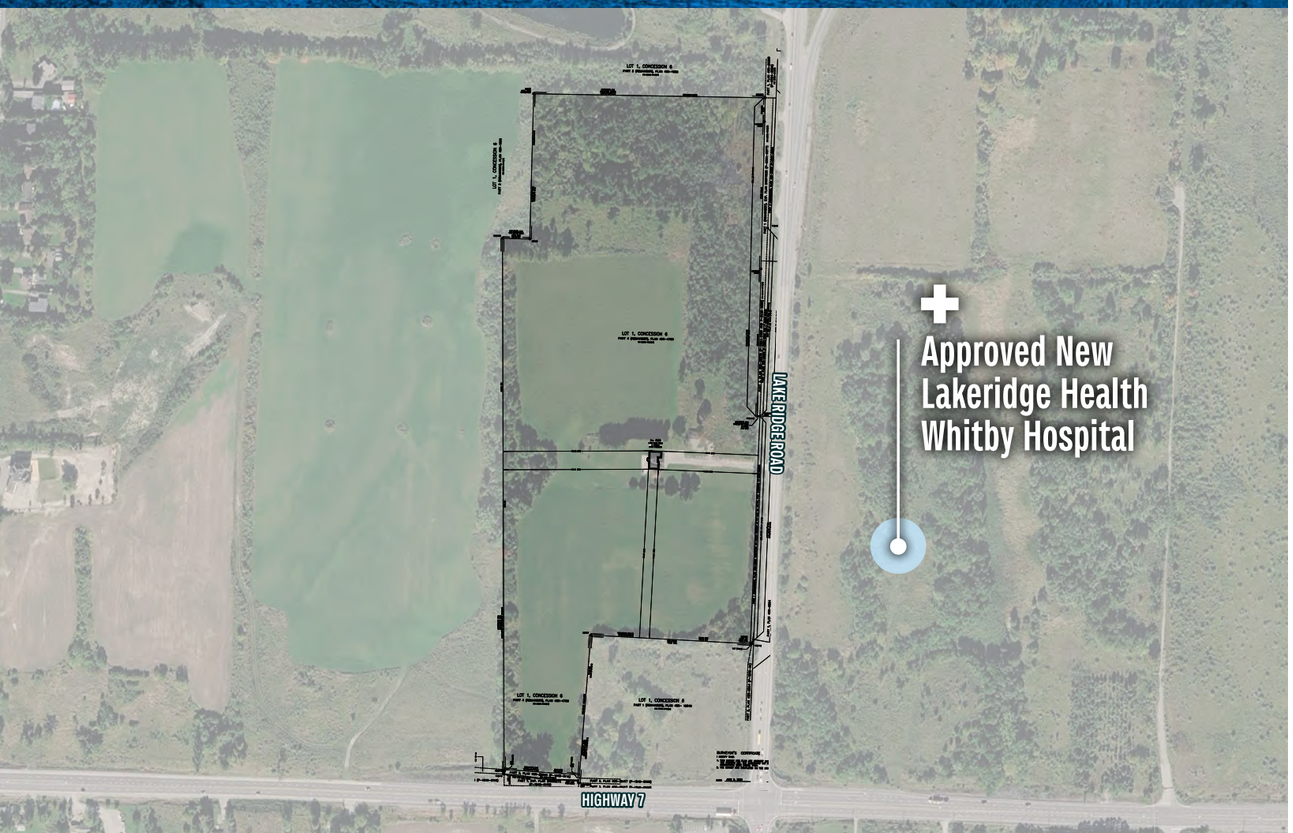
Business Areas; Natural Heritage System

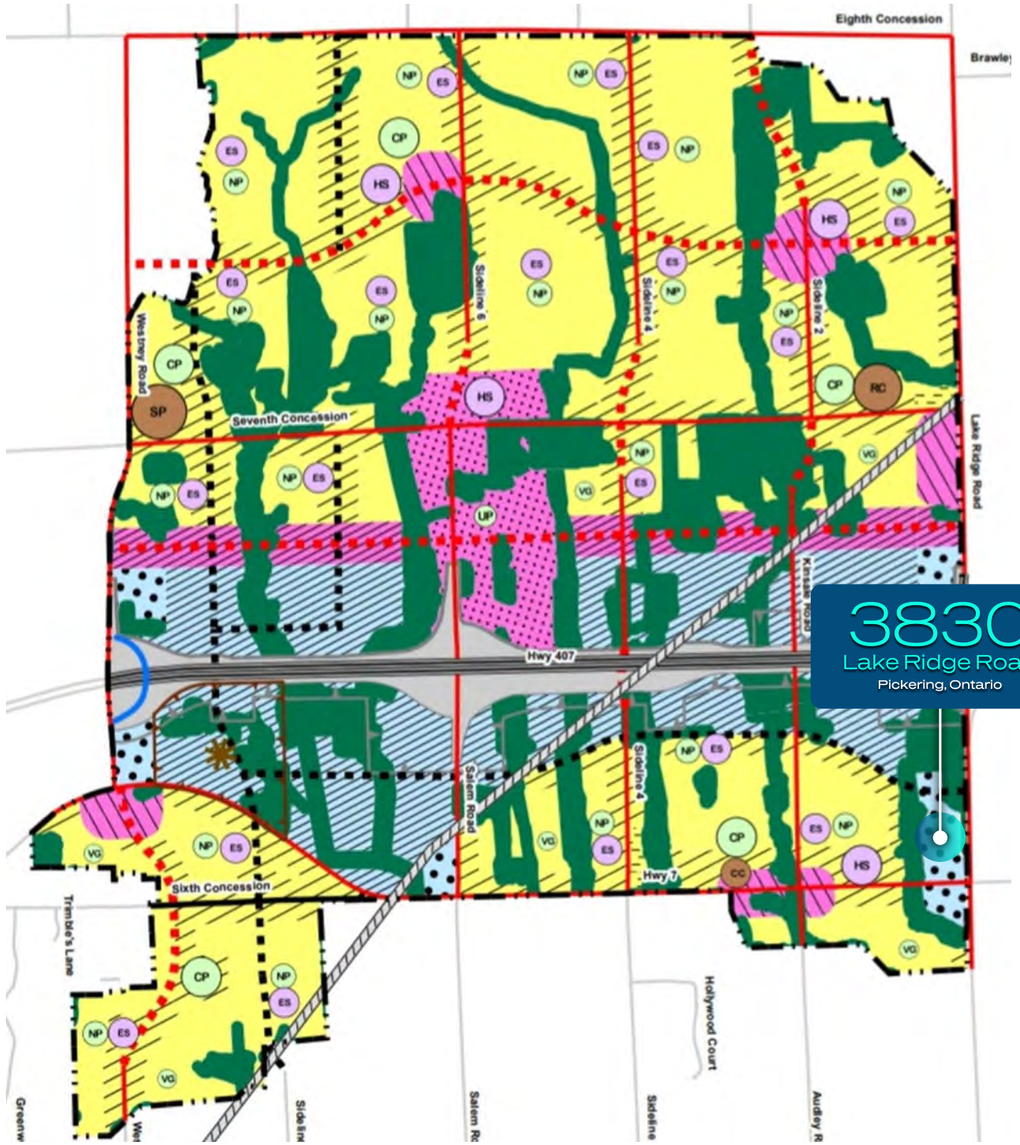
Business Areas

Business Areas is the Plan's designation for large-format commercial and service employment: uses that require scale, arterial frontage and visibility. It is the only designation in Northeast Pickering permitting hotels, convention centres and large-format retail alongside professional and medical office, restaurants and commercial and technical schools – precisely the use mix that assembles around a regional hospital campus.

Land Permitted Uses:

- Offices
- Hotels
- Convention Centres
- Restaurants
- Large-format retail
- Urban Agriculture
- Equipment Sales, Rental & Repair
- Self-Storage Facilities
- Automotive Repair Establishment
- Vehicle Sales & Service
- Gas Bar
- Community, culture, entertainment & recreational uses, including places of worship & funeral homes
- Commercial & technical schools
- Warehousing





Land Use Structure

- Low Density Areas
- Medium Density Areas
- High Density Areas
- Community Node Areas
- Mixed Corridor Areas
- Regional Centre
- Prestige Employment Areas
- Business Areas
- Community Park
- Neighbourhood Park
- Urban Park
- Village Green
- Elementary School
- High School
- Recreation Complex
- Community Centre
- Sportsplex
- Natural Heritage System
- Hazards
- Subject to Policy 3.20 b) of the Pickering Official Plan (Ed. 9)
- Potential Interchange

A RARE DESIGNATION IN A 4,000+ ACRE PLAN

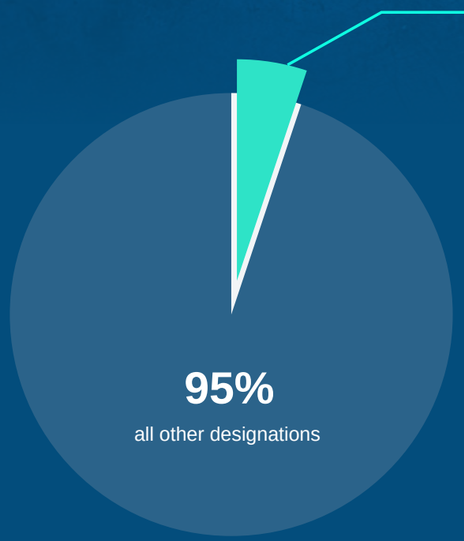
Business Areas - Northeast Pickering Secondary Plan

The Northeast Pickering Secondary Plan brings more than 4,000 acres into Pickering's urban boundary.

Fewer than 5% carry the Business Area designation

Business Areas is the only designation in the Plan that permits the full spectrum of hospital-supporting uses: professional and medical office, hotels, convention centres, restaurants, and large-format retail. It is a finite allocation distinct from other land uses. Of that limited supply, only a fraction fronts Highway 7 and Lake Ridge Road hospital site. 3830 Lake Ridge Road is the only large-scale, Business Areas parcel directly across from the approved Lakeridge Health hospital site.

> Development land will continue to be delivered across Durham Region for decades. Business Areas land across from a new regional hospital will not.



± 4,000 + ac
NORTHEAST PICKERING SECONDARY PLAN

± 225 ac
DESIGNATED BUSINESS AREAS

± 39.16 ac
3830 LAKE RIDGE ROAD

1 The only large-scale Business Areas holding directly across from the approved Lakeridge Health Whitby Hospital site - with dual frontage on Highway 7 and Lake Ridge Road.



LOCATION OVERVIEW

3830 Lake Ridge Road, Pickering ON

The site's most compelling locational advantage is its position across from the approved hospital lands at Lakeridge Road and Highway 7. This institutional anchor is expected to elevate the profile of the surrounding area and generate long-term demand for complementary commercial, service, storage, and business-support uses. For investors and developers, this adjacency offers both visibility and future relevance within a location tied to major public-sector investment.

TRANSIT CONNECTIVITY

- Highway 7 Frontage
- Proximity to Highways 401 / 407 / 412
- Access to GO Transit & Regional Transit Routes
- Central Location Within Pickering
- 44 min Drive to Downtown Toronto

WHY PICKERING?

Pickering offers a strong live-work environment supported by transit access, diverse amenities, and an expanding population base, making it attractive for employers, investors, and future development.









UNLOCKING OPPORTUNITY THROUGH LOCATION & ACCESS

3830 Lakeridge Road benefits from strong regional connectivity via Highway 7, Lakeridge Road, and nearby access to Highway 407. This strategic transportation linkage supports convenient movement across Pickering, Whitby, and the broader Durham Region. The property's location also places it near a growing mix of employment, institutional, and commercial destinations, strengthening its appeal for a range of future business and logistics-oriented uses.

New Lakeridge Health Whitby Hospital

Just East of the Secondary Plan, a 50-acre site in Whitby has been selected for a new Lakeridge Health hospital at Highway 7 and Lake Ridge Road. This major healthcare facility will serve the growing Durham Region, providing enhanced access to critical care and acting as a central hub for medical services, with excellent accessibility via major highways and planned public transit.

Highway 7 Expansion

The Ontario government is investing $12 million to widen Highway 7 from Reesor Road in Markham to Brock Road in Pickering (a 10.4 km stretch) from two to four lanes, enhancing connectivity and alleviating traffic congestion. This significant upgrade will include intersection improvements supporting regional growth and smoother commutes.

Pickering Innovation Corridor

Located nearby, the Pickering Innovation Corridor is a major employment hub with prestige industrial and office uses, providing significant job opportunities.

Seaton Community Developments

The adjacent Seaton community is planned for 70,000 residents and 35,000 jobs, with ongoing construction of schools, commercial plazas (including grocery, daycare, pharmacy, and restaurants), and recreation facilities like the Pickering Heritage & Community Centre and the Seaton Recreation Complex & Library. These developments ensure a robust local amenity base will grow concurrently with Northeast Pickering.

Existing Infrastructure

Excellent access to Highways 401, 407, and 412, along with proximity to GO Transit routes, ensures strong regional connectivity for residents and businesses





DUE DILIGENCE

Supporting due diligence material has been made available through CBRE's confidential online data room, subject to execution of a Confidentiality Agreement. All interested Purchasers are required to submit a CA using the link below to gain access to this due diligence folder.

CLICK HERE TO SUBMIT CA

OFFERING PROCESS

Offers are to be submitted electronically to Daniel Satoor [daniel.satoor@cbre.com]
Offers will be reviewed upon receipt

ASKING PRICE: $10,900,000

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All Outlines Are Approximate

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