

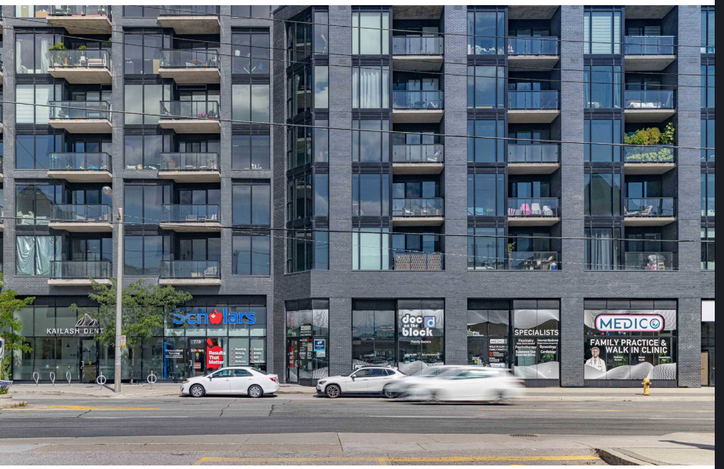
JLL

772-784

THE QUEENSWAY

100% Leased, New Build Retail Investment Opportunity





THE *Opportunity*

Jones Lang LaSalle Real Estate Services Inc. (“JLL”) is pleased to offer for sale a 100% interest in 772-784 The Queensway (the “Property”), a premier retail opportunity located within Queensway Park Condos in the heart of Toronto’s rapidly evolving Queensway Village neighbourhood.

Situated at the prominent intersection of The Queensway and Royal York Road, the Property comprises approximately 17,160 square feet of ground floor retail space held as a commercial condominium. Currently 100% leased, the Property benefits from exceptional street visibility and convenient access to surrounding residential communities.

The strategic corner location along the Queensway corridor positions the Property within a high-traffic retail environment served by a variety of established retailers. The Property features a diverse and service-oriented tenant roster including PetPal, Kailash Dentistry, Scholars, Medico, and Anytime Fitness. This dynamic tenant mix spans healthcare, education, wellness, and lifestyle uses, creating natural synergies that generate consistent daily traffic and establish the Property as a premier service-based retail asset.

This combination of prime location, strong physical characteristics, and a well-balanced tenant mix creates a compelling investment opportunity in one of Toronto’s most dynamic emerging neighbourhoods.



SALIENT *Details*

Gross Leasable Area
17,160 SF

Occupancy Rate
100%

Intersection
The Queensway & Royal York Rd

Frontage
235 FT

Number of Units
5

Official Plan
Mixed Use Area

Title
Commercial Condominium

WALT
8.27 YEARS

Year Built
2022

Zoning
CR

Number of Parking Stalls
15

Ceiling Height
18 FT

INVESTMENT *Highlights*

- 235 FT of frontage on The Queensway
- Fully leased newly constructed retail asset
- Great ceiling heights in excess of 18 FT with strong signage
- Strong WALT with diversified, resilient tenant mix
- Transit-oriented location with excellent exposure to The Queensway

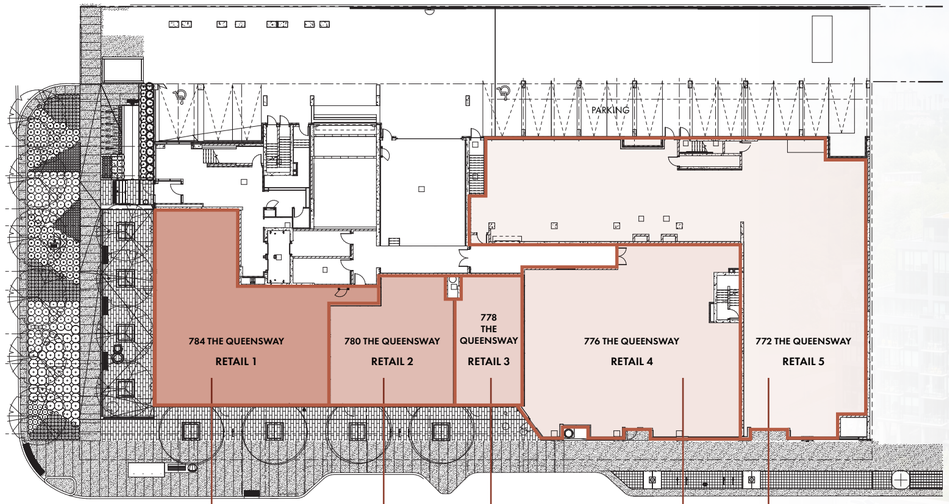
TENANT *Overview*

The Property features a diverse and service-oriented tenant roster including **PetPal, Kailash Dentistry, Scholars, Medico,** and **Anytime Fitness**, creating a dynamic mix of healthcare, education, wellness, and lifestyle uses that generate consistent daily traffic. The resilient tenant profile of the Property features a strong WALT of 8.27 years.





FLOOR *Plan*



PetPal Care
3,212 SF
PETPAL CARE

KAILASH DENTISTRY
1,643 SF
KAILASH DENTISTRY

Scholars
997 SF
SCHOLARS

MEDICO
FAMILY PRACTICE & WALK IN CLINIC
4,243 SF
MEDICO

ANYTIME FITNESS
7,065 SF
ANYTIME FITNESS

LOCATION
Overview

Located in the heart of Queensway Village, 772-784 The Queensway is situated within one of Etobicoke's active mixed-use growth corridors. The neighbourhood is rapidly evolving into a vibrant, pedestrian-oriented main street environment supported by significant residential intensification and a growing mix of retail, residential, and service-oriented uses.

With more than 1,250 residential units delivered in the past year and another 12,000 currently planned or under development throughout the surrounding Queensway area, the corridor continues to evolve, providing long-term support for neighbourhood retail. Conveniently located between Downtown Toronto and the western GTA, the Property benefits from close proximity to Sherway Gardens, established residential communities, and major commercial amenities.

The Property offers exceptional connectivity between local transit and regional transportation networks. Located directly along the TTC 80 Queensway bus route, the site provides convenient east-west access between Sherway Gate and Keele Station, with additional nearby service from the 44 Kipling South and 76 Royal York South line. The Property is also within close proximity to Mimico GO Station and Royal York TTC Station, offering direct access to GO Transit and TTC Line 2 Bloor–Danforth services.

DEMOGRAPHICS - 2KM

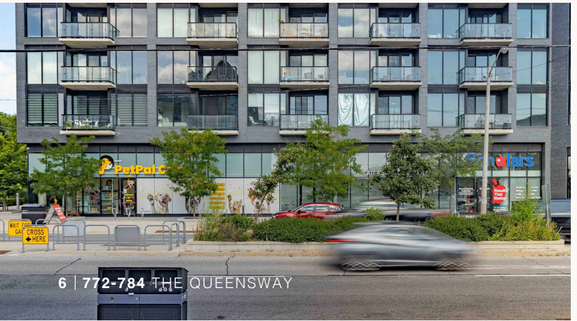
TOTAL POPULATION
57,017

AVG. HOUSEHOLD INCOME
$138,749

TOTAL CONSUMER SPENDING
$2,925,192,438

MEDIAN AGE
39.6

Source: Environics 2026



Neighbourhood

RETAILERS

1. Dollarama
2. Costco Wholesale
3. Cosimo's NOFRILLS Etobicoke
4. CF Sherway Gardens
5. IKEA Etobicoke
6. The Home Depot
7. LCBO
8. Canadian Tire

FOOD AND BEVERAGE

9. Sanremo Bakery
10. Harvey's
11. Starbucks Coffee Company
12. Dairy Queen (Treat)
13. Tim Hortons
14. Pizza Nova
15. Starbucks Coffee Company
16. Subway
17. Tim Hortons

GO Lakeshore West Line
GO Milton Line
TTC Line 2 Bloor

80 Queensway
76 Royal York South
44 Kipling South

PROPOSED DEVELOPMENTS

	DEVELOPMENT	UNITS	STATUS
1	722 The Queensway	26	Under Review
2	829 The Queensway	332	Approved
3	935 The Queensway	210	Under Construction
4	1025 The Queensway	212	Approved
5	1045-1049 The Queensway	321	Pre-Construction
6	40-60 St Lawrence Ave	423	Approved
7	35 Zorra St	435	Under Review
8	10-18 Zorra St	443	Approved
9	1230 The Queensway	175	Under Review
10	1233-1255 The Queensway	7,360	Approved
11	1306-1310 The Queensway	1,124	Approved
12	1325-1367 The Queensway	669	Approved
13	1549-1551 The Queensway	342	Under Review



772-784 THE QUEENSWAY

FINANCING & OFFERING PROCESS

FREE & CLEAR

The Property is offered for sale free and clear of existing financing.

OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. The Property is offered for sale on an as-is, where-is basis and interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information.

All inquiries regarding the Property should be directed to:

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