

# Cedarbrae Centre

3495 Lawrence Avenue East Toronto, Ontario

## Restaurant Opportunity



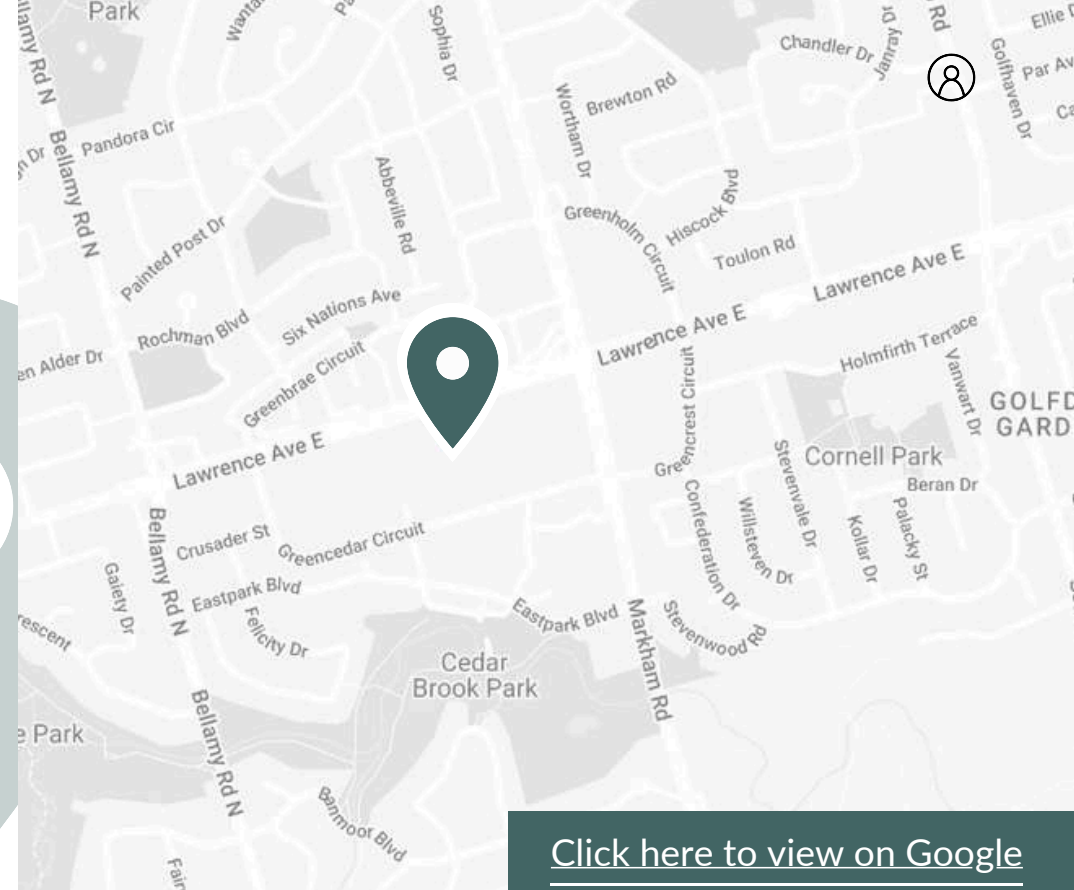
# Demographics & Neighbourhood

Cedarbrae Centre is located in a family-oriented neighbourhood, with over 103,000 households and a population exceeding 291,400 within a 5km radius. Recently, the mall has undergone renovations to add more parking and approximately 60,000 SF of new retail space. These changes have allowed the mall to better serve the growing community by welcoming exciting new retailers. The mall is conveniently located close to schools, community centres, and public transit, which makes it the perfect shopping destination for the surrounding neighbourhood.



# About the Location

Located in the eastern region of the Greater Toronto Area, is Cedarbrae Centre. With more than 60 stores to shop from, this 476,000 sf enclosed shopping centre is anchored by Canadian Tire, GoodLife, No Frills, Dollarama, and LCBO. Cedarbrae Centre is where consumers shop for groceries, prescription drugs, personal care items and household supplies. They can also do their banking and other personal services or have a coffee and a bite to eat, making it a true shopping destination for everyday needs.



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# Neighborhood Features



4-MINUTE DRIVE TO CEDARBRAE COLLEGIATE INSTITUTE (1.2KM)



9-MINUTE DRIVE TO EGLINTON GO STATION (3.5KM)



12-MINUTE DRIVE SCARBOROUGH TOWN CENTRE (4.6KM)



Nearest Bus line

Lawrence Ave East at Cedarbrae Centre



Nearest Rail line

Eglinton GO (3.5km)



Population (5km)  
291,487



Walk Score  
90



Household Income (5km)  
\$79,793



Transit Score  
60



Households (5km)  
103,541

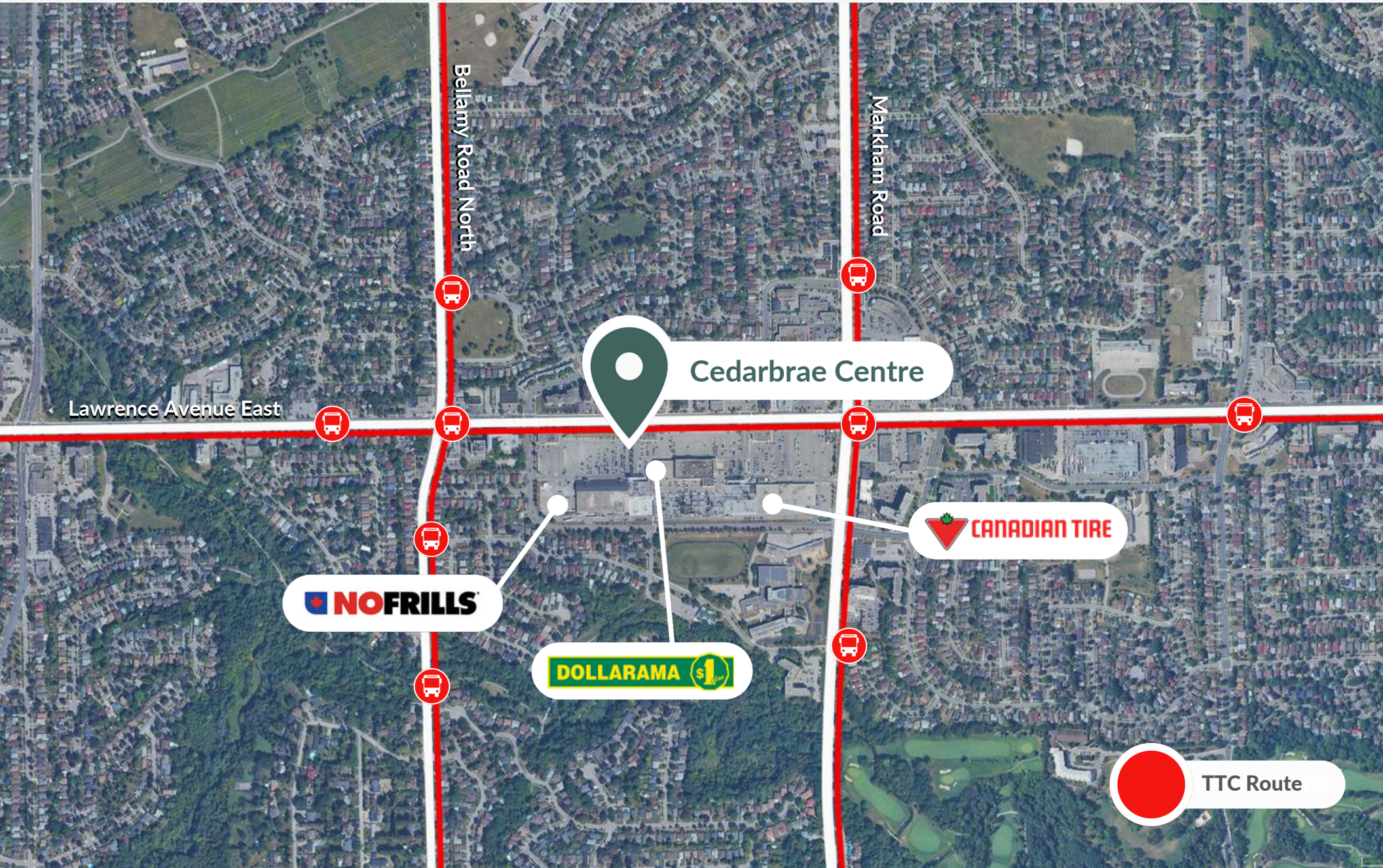


Traffic count  
49,850

## Major Tenants



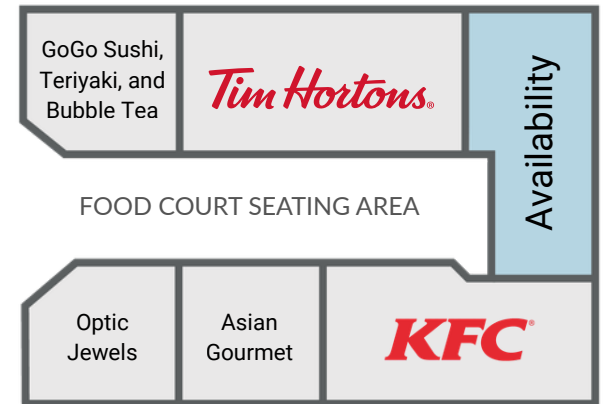
# Conveniently Located



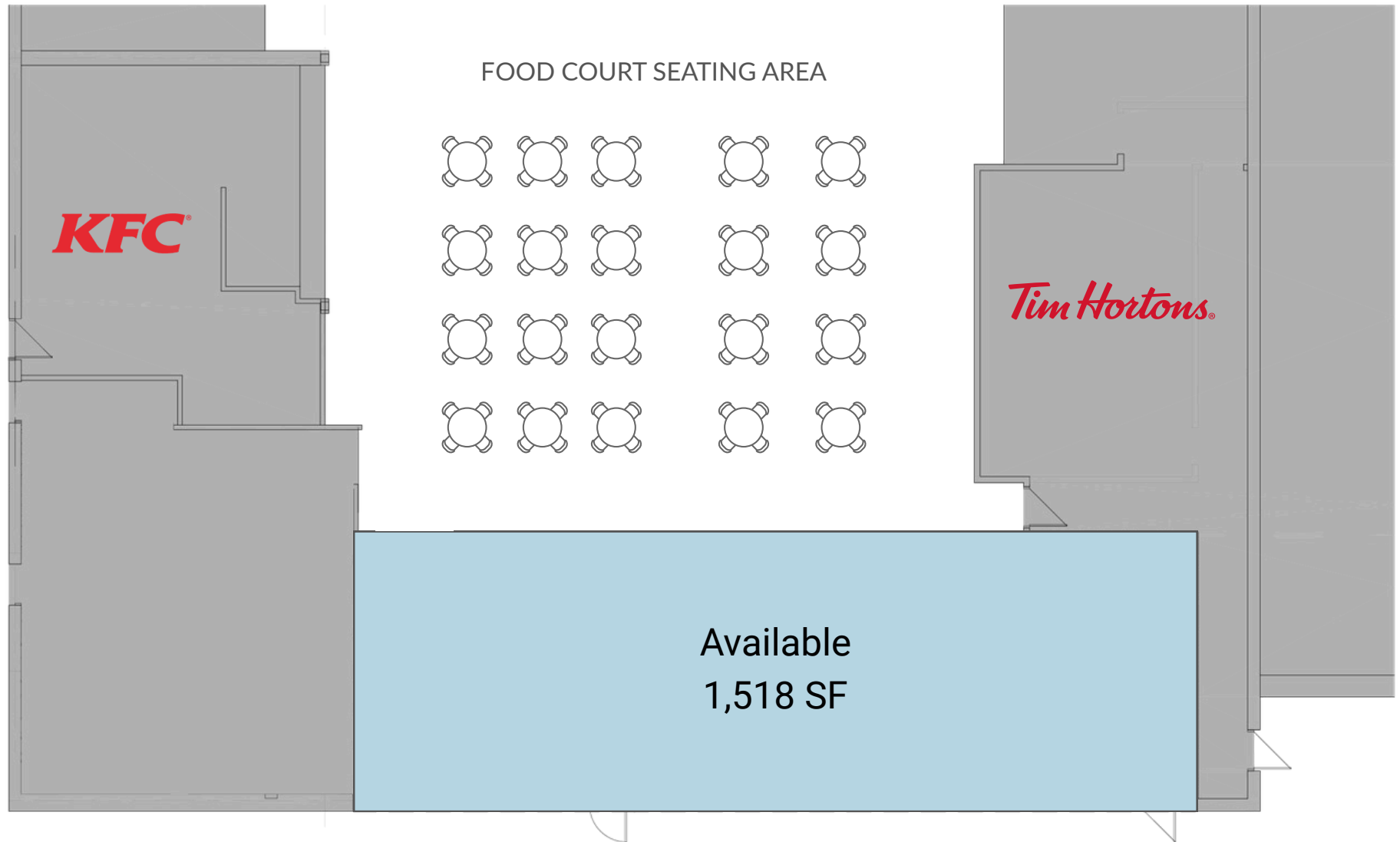
# Site Plan



## Food Court Area:



# Restaurant Opportunity



\*not to scale, illustration purposes only

# Restaurant Opportunity

<b>Size</b>	1,518 SF
<b>Availability</b>	Immediately
<b>Ideal Use</b>	QSR
<b>Additional Rent*</b>	\$37.61 psf*

\*this is an approximate and rates are subject to change.

## Notes

- Located in a prime area of the food court
- Dedicated seating area in addition to food court seating
- Ideal for QSR
- HVAC: 8.5 ton
- Power: 400amp 600v
- Gas: separately metered – tenant is billed directly by utility company
- Hydro: sub-metered
- Venting existing
- Restrictions: Shawarma/falafel



# Restaurant Opportunity - Demisable

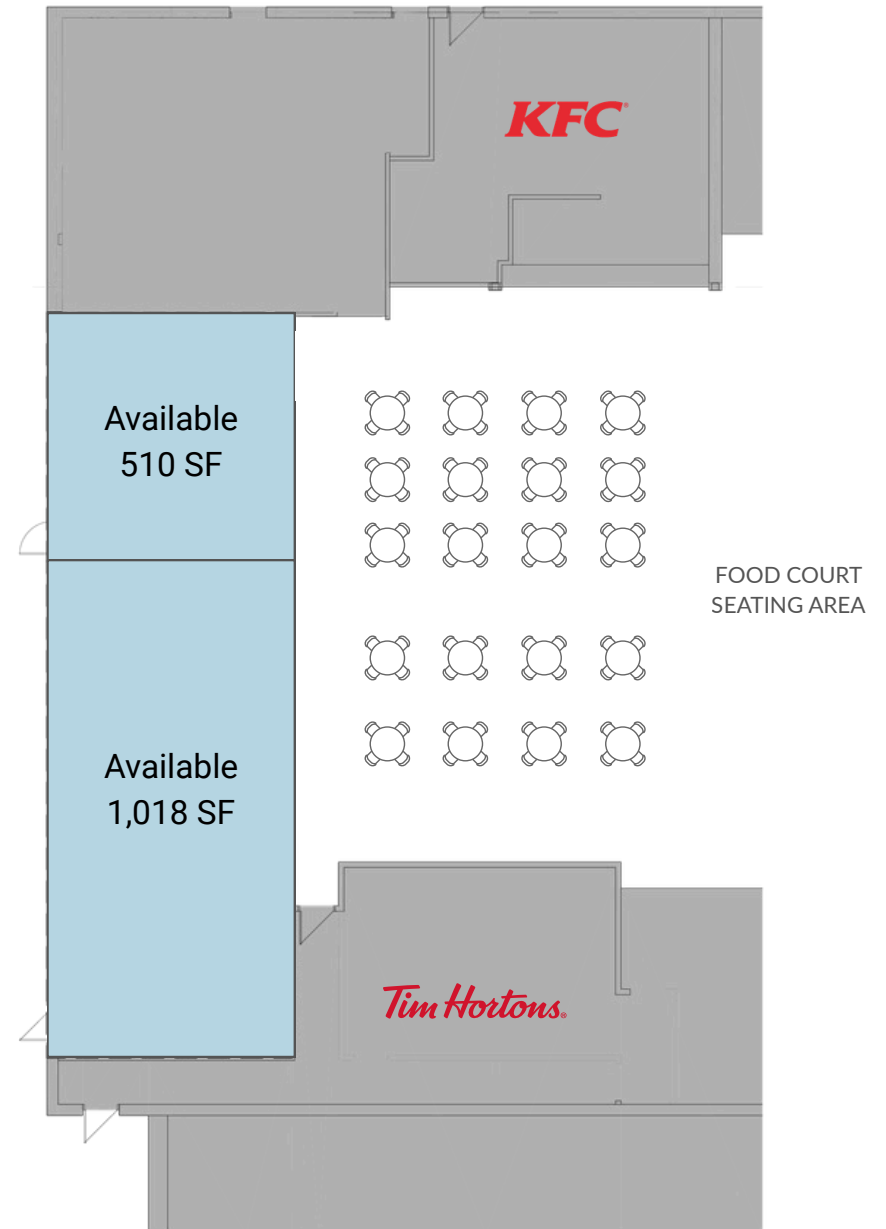
Size	1,018 SF
Availability	Immediately
Ideal Use	QSR
Additional Rent*	\$37.61 psf*

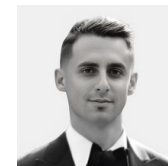
Size	510 SF
Availability	Immediately
Ideal Use	QSR
Additional Rent*	\$37.61 psf*

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- Hydro: sub-metered
- Venting existing and possible on a redemise of the space, for both units
- Restrictions: Shawarma/falafel

\*this is an approximate and rates are subject to change.





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