Henry Zavriyev

Founder & Chief Executive Officer, Leyad

Henry Zavriyev is the Founder and Chief Executive Officer of Leyad, one of Canada's largest privately held real estate investment and management firms. Under his leadership, Leyad operates a nationally diversified real estate portfolio that spans 10 provinces and territories.

Retail real estate represents Leyad's core investment focus, with a portfolio primarily consisting of dominant shopping centres in mid-sized Canadian markets. Necessity-based tenants, including national grocers, discount retailers, and essential service providers, account for approximately 46% of the portfolio's revenue.

Select Transactions

2023 — Atlantic Canada Expansion

Entered the Atlantic Canadian market with Wheeler Park Power Centre, a 360,000-square-foot grocery-anchored property in Moncton, New Brunswick, purchased from Choice Properties REIT.

2024 — Western Canadian Expansion

Established a significant retail presence in Saskatchewan and Manitoba through transactions involving Cornerstone Prince Albert (approximately 550,000 square feet) and Garden City Square (160,000 square feet).

2025 — Niagara Pen Centre

Marked Leyad's entry into Ontario with Niagara's largest enclosed mall, a 1.1-million-square-foot property attracting over 7 million annual visitors.

2026 — St. Vital Centre

Expanded Leyad's Manitoba portfolio with the addition of St. Vital Centre, a 900,000-square-foot regional shopping centre serving approximately 8 million annual visitors, purchased from the Ontario Pension Board.

2026 — Loblaw Portfolio Transaction

Completed a national portfolio transaction involving properties leased to Loblaw Companies Limited, positioning Leyad among its major landlords with approximately 14 years of weighted-average remaining lease term.

Community Partnerships

Under Henry's leadership, Leyad supports charitable and community initiatives across Canada, spanning healthcare, education, youth development, and social services. These include contributions to Jim Pattison Children's Hospital, Just for Kids, Boreal Healthcare Foundation, Niagara Health, Chai Lifeline, Friendship Circle, and Magen David Adom, as well as educational and entrepreneurial initiatives through Inspirations Magazine and its Entrepreneurship Award.

Leyad also participates in local community programs, including partnerships with the Edmonton Police Service and Niagara Regional Police through Shop with a Cop, sponsorships of the Prince Albert Raiders and Niagara IceDogs, youth baseball programs, and charitable events such as Walk a Mile at Niagara Pen Centre.