

**FOR SALE**

# Edinburgh Market Place

GUELPH, ON



GROCERY-ANCHORED RETAIL CENTRE IN A BUSY RETAIL CORRIDOR

# The Opportunity

JLL National Retail Investment Group is pleased to offer for sale a 100% leasehold interest in Edinburgh Market Place (the "Property," and/or "Site"), a grocery-anchored retail centre located in Guelph, Ontario. Comprised of 112,875 SF, the Property is 100% leased to a dominant roster of national tenants highlighted by Metro (a longstanding tenant at the site since 1997), Staples, Swiss Chalet, TD Canada Trust, Scaddabush, and Chipotle. National tenants represent 82% of leased GLA. The Property is shadow-anchored by a strong performing Walmart Supercentre and Canadian Tire, sharing access with both and providing seamless traffic flow between the sites.

The Property is located at the intersection of Edinburgh Road South and Stone Road West, two of Guelph's primary arterial thoroughfares, where it capitalizes on premium access, frontage, and visibility along both roads. Edinburgh Market Place benefits from a prime location in Guelph's most dominant retail node, directly across the street from Stone Road Mall, a 550,000 SF enclosed mall consisting of some of the country's top national retailers. This node is mere steps from the University of Guelph's campus and is surrounded by densely populated residential neighbourhoods with over 45,000 residents living within a 3 km radius.

**Address** 492-502 Edinburgh Road South, Guelph, ON

**Intersection** Edinburgh Road and Stone Road West

**Key Tenants** Metro, Staples, Swiss Chalet, TD Canada Trust, Scaddabush, and Chipotle



**EDINBURGH MARKET PLACE**  
GUELPH

**metro** **SWISS CHALET**  
**STAPLES** **ROGERS**

**TD** **CHIPOTLE** **SCADDABUSH**  
ITALIAN KITCHEN & BAR

**Walmart** Supercentre  
**BEST BUY** **MONTANA'S**  
milestones GRILL + BAR

**UNIVERSITY of GUELPH**

**CANADIAN TIRE**

**UNIVERSITY of GUELPH**  
Student Residences

**GLA** 112,875 SF

**Site Area** 9.8 acres

**WALT** 4.7 years

**Parking** 375 stalls

**Leased** 100%

**National Tenants** 82%



**EDINBURGH ROAD SOUTH**

**STONE ROAD WEST**

# Investment Highlights



## CAREFULLY CURATED TENANT MIX

Comprised of 112,875 SF, the Property is 100% leased to a dominant roster of national tenants highlighted by Metro (a longstanding tenant at the site since 1997), Staples, Swiss Chalet, TD Canada Trust, Scaddabush, and Chipotle.



## STRONG FINANCIALS

Edinburgh Market Place offers secure future cash flow with a healthy weighted average lease term of 4.7 years.



## STRATEGIC LOCATION

The Property capitalizes on its proximity to the University of Guelph campus, serving as one of the main shopping destinations for the nearly 30,000 students enrolled at the institution.



## AMPLE PARKING

The Property is well-designed and features 375 parking stalls which achieves an ample parking ratio of 3.31 stalls per 1,000 SF of GLA.



## EASILY ACCESSIBLE

The Property features three access points – one along Edinburgh Road South, and two on Stone Road West.



## DOMINANT RETAIL NODE

Edinburgh Market Place is an integral component of Guelph's most dominant retail node; shadow-anchored by a strong performing Walmart Supercentre and directly across the street from Stone Road Mall, which attracts over 7 million visitors annually.



# Site Plan





## Location Overview

Edinburgh Market Place is situated in south-central Guelph with frontage on two busy arterial thoroughfares: Edinburgh Road South and Stone Road West. The Property capitalizes on unparalleled accessibility as it sits along multiple regional public transit routes travelling four directions, as well as Stone Road West which provides direct access to Highway 6 (Hanlon Parkway) to the west. Highway 6, just 1 km away, offers consumers a seamless route to Highway 401.

The Property is strategically located in the heart of Guelph's most dominant retail corridor, highlighted by Stone Road Mall, a 550,000 SF enclosed mall which attracts over 7 million visits annually. This node serves as the main shopping destination for the nearly 30,000 students enrolled at the University of Guelph as the campus is within a short walking distance.

Edinburgh Market Place is situated on a large 9.8 acre lot within the retail node and is surrounded by established residential neighborhoods with over 45,000 residents living within a 3 km. This affluent population has an average household income of \$127,142.

## DEMOGRAPHICS

DISTANCE FROM SITE	3 km	5 km
Total Population	45,082	117,829
Total Households	18,513	46,403
Average Household Size	2.4	2.5
Average Household Income	\$127,142	\$123,640
Projected Population Change (% 2023-2028)	12.74%	10.35%

Source: ESRI 2023





**For more information please contact:**

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