

NIAGARA FALLS



GLENDALE PLACE
ST. CATHARINES

SWISS CHALET
THE KEG STEAKHOUSE + BAR
HARVEY'S
Great Clips
CoCo Fresh Tea & Juice
honeys
RBC Royal Bank
PAPA JOHN'S
GLOBAL PET FOODS



FOR SALE

Glendale Place, St. Catharines, ON



Property Specifications

Address 344 Glendale Avenue, St. Catharines, ON

Intersection Glendale Avenue and Highway 406

Key Tenants The Keg, RBC (with drive-thru), Swiss Chalet, Harvey's (with drive-thru), Global Pet Foods, Great Clips, Coco Fresh Tea & Juice, Papa John's Pizza

40,337 SF
GLA

4.41
ACRES

96%
OCCUPANCY

6.1
WALT (YRS)

Investment Highlights

- St. Catharines is the commercial hub and largest city in the Niagara region, located in south-central Ontario with a citywide population of over 141,000 residents. St. Catharines-Niagara is the 13th largest CMA in Canada with a population of over 430,000 residents.
- The Property is situated on a large 4.41 acre lot and offers premium exposure and visibility off Glendale Avenue, one of St. Catharines' primary arterial thoroughfares, with over 27,000 vehicles traversing the site daily.
- Glendale Place is situated in one of St. Catharines' most dominant retail nodes and is across the street from Mountain Locks Centre, a busy Sobeys and LCBO anchored property. This node is highlighted by The Pen Centre, Niagara Region's largest enclosed shopping centre, located less than 700 metres away.
- Glendale Place has been carefully leased to a diverse mix of needs-based and service-oriented tenancies drawing consumers to the plaza for a variety of reasons.
- The Property is currently 96% occupied with national tenants representing 84% of leased GLA.
- Glendale Place offers the investor secure and increasing future cash flow with a weighted average lease term (WALT) of 6.1 years.

The Offering

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in Glendale Place (the "Property"), a retail plaza situated in the heart of St. Catharines' most dominant retail node, across the street from a busy Sobeys and LCBO anchored plaza. It is also 700 metres from The Pen Centre, Niagara's largest enclosed shopping centre. Comprised of 40,337 SF, the Property is 96% leased and anchored by a strong roster of national tenants including The Keg, RBC (with drive-thru), Swiss Chalet, Harvey's (with drive-thru), Global Pet Foods, and Papa John's Pizza. The Property offers the investor stable future cash flow with a weighted average lease term of 6.1 years.

Glendale Place is situated on a large 4.41 acre lot along Glendale Avenue, one of St. Catharines' primary arterial thoroughfares, experiencing high traffic counts, where the site capitalizes on premium frontage and visibility. With its central location at Glendale Avenue and Highway 406, the site is easily accessible by vehicle and public transportation from the surrounding region. The City of St. Catharines and Niagara Regional transit services both flow through the bus terminal located at The Pen Centre. This commercial node is surrounded by mature and densely populated residential neighbourhoods with over 41,000 residents living within a 3 km radius.



Essential Services Retail Tenants

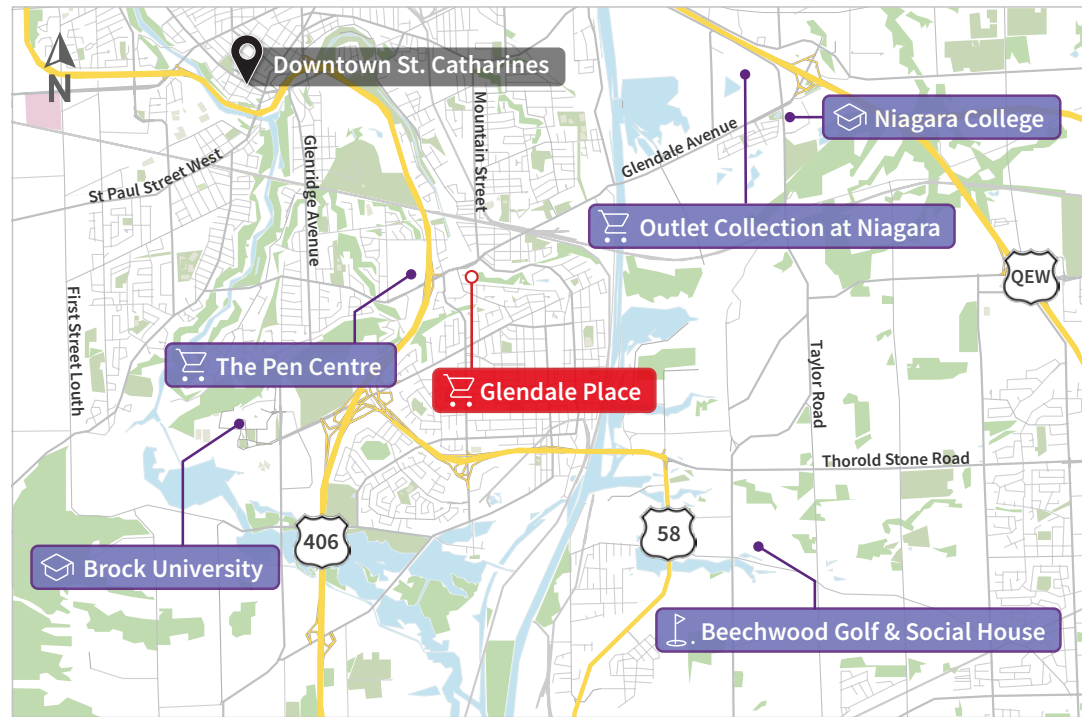


Location Overview

Glendale Place is situated in the south end of the city in one of St. Catharines' most dominant retail nodes, and is across the street from Mountain Locks Centre, a busy Sobeys and LCBO anchored property. This node is highlighted by The Pen Centre, Niagara's largest enclosed shopping destination featuring 180 stores and services and over 1 million square feet of shopping area, located less than 700 metres away. The property is situated on a large 4.41 acre lot and offers premium exposure and visibility off Glendale Avenue, one of St. Catharines' primary arterial thoroughfares with over 27,000 vehicles passing by the site daily.

With its central location at Highway 406 and Glendale Avenue, the site is easily accessible by vehicle and public transportation from the surrounding region. The City of St. Catharines and Niagara Regional transit services both flow through the bus terminal located at The Pen Centre, making the area a popular destination for the large student population who attend nearby Niagara College and Brock University.

The site is surrounded by established residential neighbourhoods with over 41,000 residents living within a 3 km radius. This population is expected to grow into the foreseeable future with many residential developments either planned or under construction in the area.



Trade Area Demographics (2022)

Radius Demographics (Distance from Site)	1 km	3 km	5 km
Total Population	4,853	41,459	87,519
Total Households	2,130	17,279	37,253
Average Household Size	2.2	2.4	2.3
Average Household Income	\$80,574	\$89,517	\$83,014
Projected Pop. Change (% 2022-2027)	2.45%	3.53%	3.50%



ST. CATHARINES' DOMINANT RETAIL NODE



Glendale Place, St. Catharines, ON



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