



**For Sale**

**Wharncliffe Shopping Plaza**  
London, Ontario



# Property Specifications

**Address** 467 Wharncliffe Road South, London, ON

**Intersection** Wharncliffe Road S and Base Line Road W

**Key Tenants** Shoppers Drug Mart, Burger King (commencing in 2024), Harry's Restaurant, Old Bagel House, Fat Bastard Burrito, The Nail Boutique, Daniel A. Jewelry, Lux Smoke Vape

- 37,633 SF**  
GLA
- 3.15**  
ACRES
- 91%**  
OCCUPANCY
- 6.55**  
WALT (YRS)

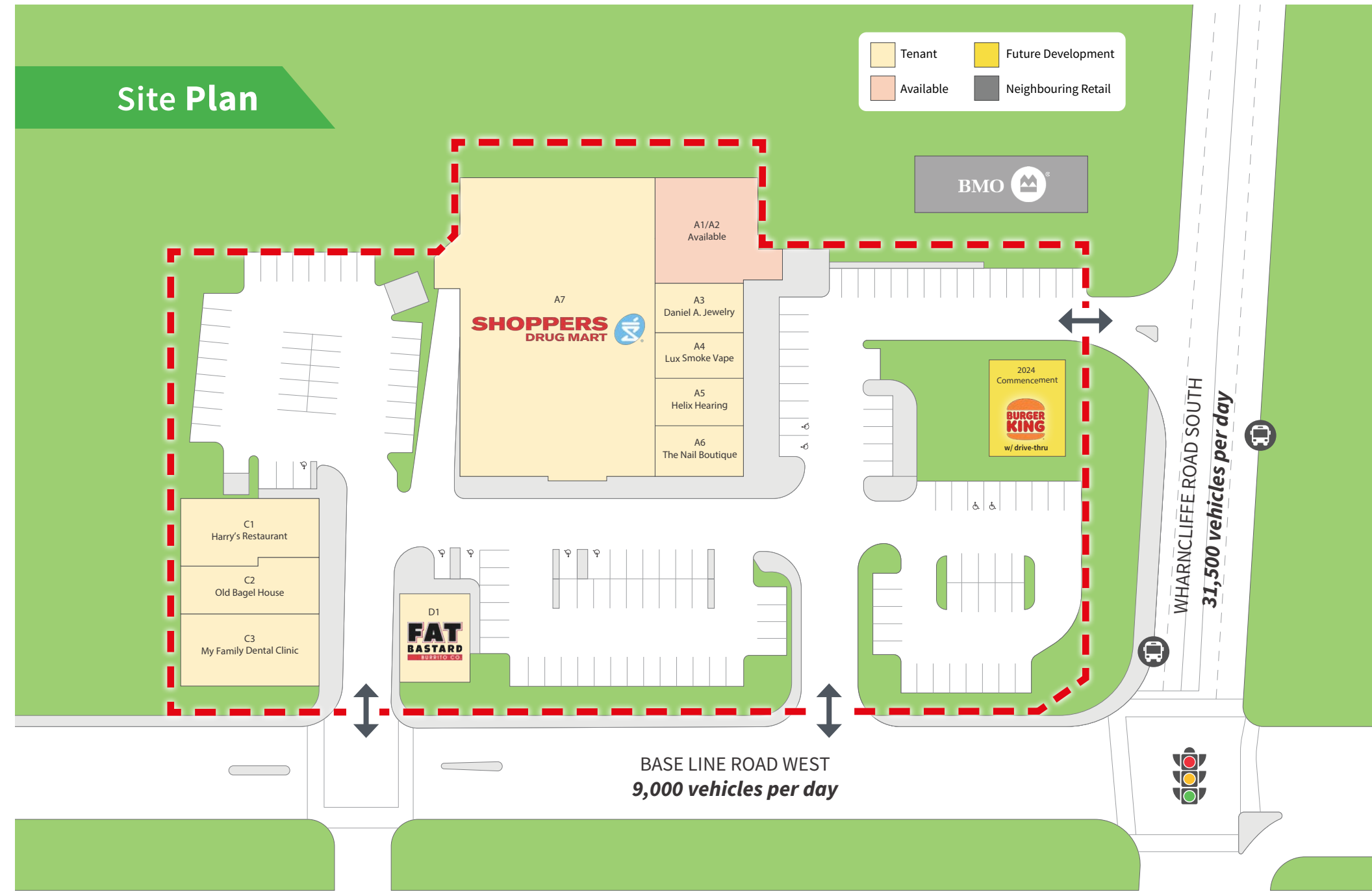
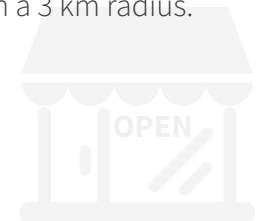
## Investment Highlights

- The Property is situated on a large 3.15 acre corner lot in South London with 3 ingress/egress points and bus service along Wharncliffe Road. The Property is easily accessible by both vehicular and public transportation.
- Comprised of 37,633 SF, the Property is 91% leased to a diverse roster of tenants.
- With less than 15% of the GLA expiring within the next 5 years, the projected cash flow has a high degree of certainty.
- Between 2016 and 2021, the population of London grew at the fastest rate in Ontario and the fourth fastest in Canada.
- Potential to assume mortgage with attractive terms: 2.56% interest rate maturing in July 2026.

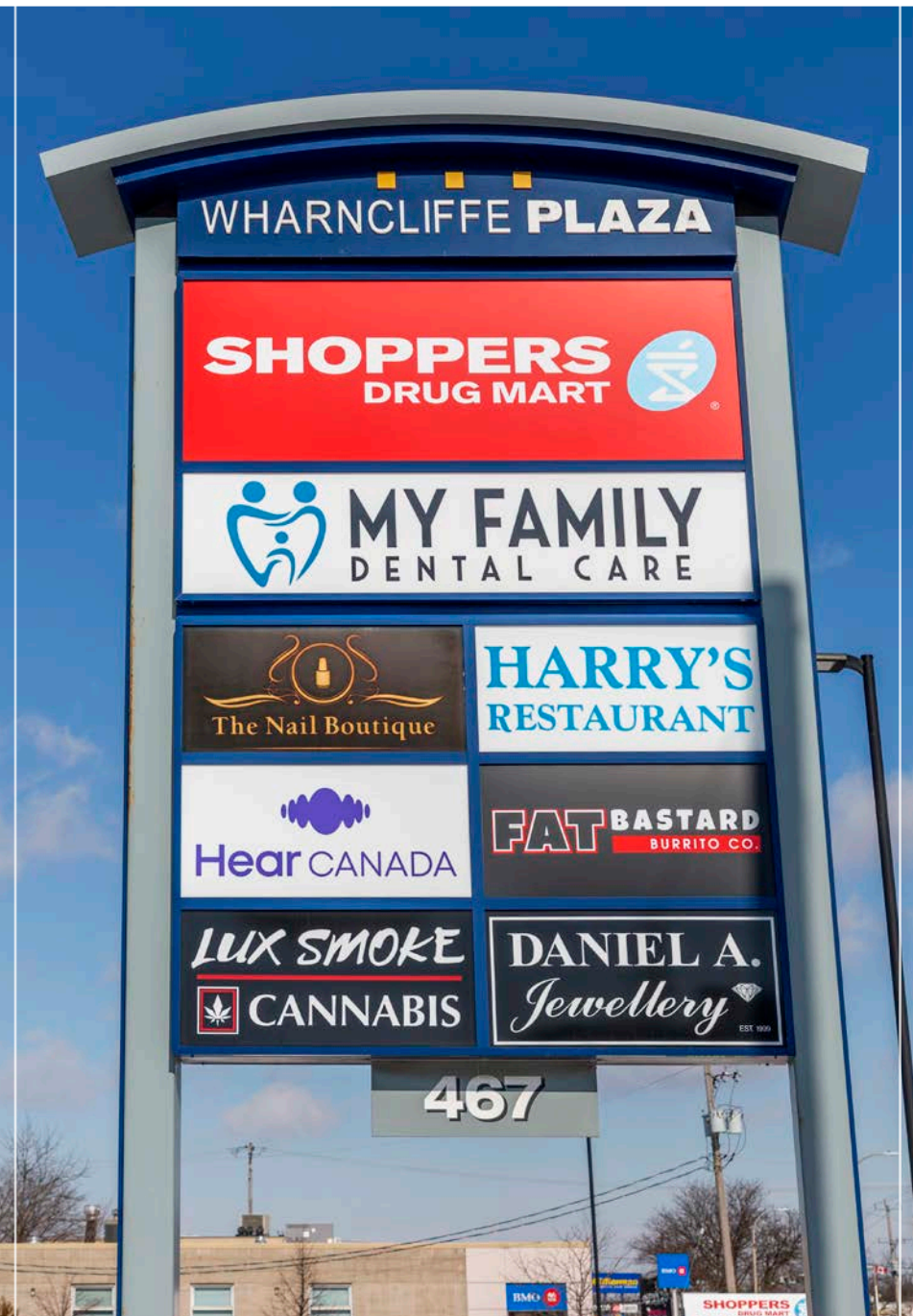
## The Offering

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in Wharncliffe Shopping Plaza (the "Property"), a pharmacy-anchored plaza in the heart of London, Ontario. Comprised of 37,633 SF, the Property is 91% occupied by a diverse tenant mix and anchored by a strong performing Shoppers Drug Mart which has been a longstanding tenant at the site since 1999 and expanded into their current premises in 2013. Other top tenants at the site include Burger King (commencing 2024 with a new 20-year lease), Harry's Restaurant, My Family Dental Clinic, Old Bagel House, and Fat Bastard Burrito. The Property offers the investor secure future cash flow with a weighted average lease term of 6.55 years.

The Property is situated on a prominent 3.15 acre lot on the northwest corner of Wharncliffe Road South and Baseline Road West, where it capitalizes from premium access and visibility along both busy thoroughfares, benefiting from an annual traffic volume exceeding 40,000. On the southeast corner of this intersection there is a No Frills anchored plaza which draws additional consumers to the area. The site is surrounded by densely populated residential neighbourhoods with over 82,000 residents living within a 3 km radius.







### Location Overview

Wharncliffe Plaza is located in South London on the northwest corner of Wharncliffe Road South and Baseline Road West, just southwest of downtown. Wharncliffe Road is one of London's primary north/south arterial thoroughfares providing easy access from across the city and region. Wharncliffe Road is home to an array of commercial uses including national/local retailers and automotive dealers/repair shops. Located diagonally across from the Property is a No Frills & Dollarama anchored plaza making this commercial node the go-to shopping destination for the residential communities that surround the Property. Other national retailers in close proximity include The Beer Store, McDonald's, CIBC, Bank of Montreal, Royal Bank of Canada, and A&W.

This commercial node is surrounded by established and densely populated residential neighbourhoods providing the Property with a strong consumer base. Over 82,000 residents live within a 3 km radius which have an average household income of \$82,719. The housing mix in the area is primarily comprised of detached/semi-detached homes and mid-to-high rise apartment buildings.







Wharncliffe Centre

**NOFRILLS**

**DOLLARAMA**

**CIBC**

**Audi**

New Dealership



# Wharncliffe Shopping Plaza, London, ON

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