



BEER STORE B

Michaels
Where Creativity Happens

value village
SHOP. REUSE. REIMAGINE.

KELSEYS
original
ROADHOUSE

food
Basics

DOLLARAMA \$1

CRUNCH
FITNESS

Wendy's

FOR SALE

STRATFORD CENTRE, STRATFORD



PROPERTY SPECIFICATIONS

Address	925 Ontario Street, Stratford, ON
Intersection	Ontario St. & C.H. Meier Blvd.
Year Built	Buildings A & B - early 1970's, Building C - 1997, Building D - 1999
GLA	133,676 SF
Occupancy	89.1%
Tenants	Food Basics, Dollarama, The Beer Store, Michaels, Value Village, Wendy's and Kelseys ¹
National Brands	99.3%
Site Area	12.9 acres
Parking	640 parking stalls (4.86/1,000 SF)
WALT	6.76 years remaining

Investment Highlights

- In the heart of Stratford's dominant retail node at the corner of C.H. Meier Blvd. and Ontario Street, the city's busiest thoroughfare with over 17,000 vehicles passing by daily.
- Located on 12.9 acres, the centre is well-designed with multiple access points and ample parking.
- Anchored by a dominant grocer ensuring secure and increasing future cash flows with a healthy weighted average lease term.

¹ Kelseys will convert to Montana's on Dec. 1, 2019 for a 10 Year Term

THE OFFERING

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in Stratford Centre, a 133,676 SF grocery-anchored centre located in the heart of one of Southwestern Ontario's most stable, well-known markets. The Centre is 89.1% occupied and boasts a superior roster of national brands that represent 99.3% of the leased GLA including Food Basics, Dollarama, The Beer Store, Michaels, Value Village, Wendy's and Kelseys¹.

With meaningful rental escalations throughout, Stratford Centre offers secure and increasing future cash flows, with a weighted average lease term of 6.76 years. In 2016 and 2017, significant capital expenditures were invested to fully transform the former Target location, capitalizing on Stratford Centre's dominant position in the market. Stratford Centre is a well-designed asset with multiple access points, ample parking and prominent signage.

The site is located on Stratford's busiest arterial thoroughfare surrounded by destination and convenience retailers, constantly drawing visitors and consumers to this part of the city.

SITE PLAN



STRATFORD CENTRE

food Basics DOLLARAMA BEER STORE
Michaels value village

Zehrs Joe
MARKETS FRESH

SCHAEFFLER

TD M&M
BulkBarn+

Walmart RBC Royal Bank

Dulux
Paints

Mark's WINNERS
LCBO SPORTCHEK

Scotiabank CRABBY JOE'S
BAR-GRILL

goodwill McDonald's

STAPLES

17,000
vehicles driving along
Ontario Street

For more information, please contact:

Matthew Smith*
Executive Vice President
National Retail Investment Group
+1 416 304 6004
MatthewT.Smith@am.jll.com

Nick Macoritto*
Associate Vice President
National Retail Investment Group
+1 416 238 5874
Nick.Macoritto@am.jll.com

Mark Leshchyshyn*
Sales Associate
National Retail Investment Group
+1 416 304 6022
Mark.Leshchyshyn@am.jll.com

JLL.ca/NRIG