



620 KING STREET NORTH, WATERLOO



1025 ELGIN STREET WEST, COBOURG



1076 ONTARIO STREET, STRATFORD

# 15-YEAR SALE-LEASEBACK OPPORTUNITIES

Three Freestanding Staples:  
Waterloo, Stratford and Cobourg



# PROPERTY SPECIFICATIONS

Address	620 King Street, North, Waterloo, Ontario
Intersection	King Street North and Northland Road
Year Built	Built 1998, Renovated 2012
GLA	27,694 SF
Site Area	2.37 acres
Parking	148 Stalls (5.3/1,000 SF)
Lease Term	15 Years

## Investment Highlights

- 620 King Street West is a 27,694 SF freestanding Staples located in the heart of the city’s premier retail node with excellent frontage on Waterloo’s busiest north-south arterial thoroughfare.
- The Property features ample parking, multiple access points and capitalizes from shared access with its two adjacent neighbours - The Home Depot, and a newly-constructed Beer Store anchored plaza.
- Located less than 1 km north of Conestoga Mall, Canada’s 15th and Ontario’s 8th most productive mall with nearly 6 million annual visitors.

# 620 KING STREET NORTH, WATERLOO

The Property is situated on a 2.37 acre lot in the north end of Waterloo on King Street, a primary arterial thoroughfare bisecting the city and connecting it with Kitchener. Comprised of 27,694 SF, the property is fully leased to Staples and provides the investor with secure and increasing cash flows with a brand new 15 year lease term and 10% rental escalations in Year 6 and 11.

The site experiences great traffic flow with over 17,000 vehicles passing daily and is situated in the heart of the city’s bustling commercial area. The Property is shadow anchored by The Home Depot and a newly constructed Beer Store anchored plaza, sharing access with each centre to provide seamless traffic flow between them.

This Staples offers an excellent location in close proximity to the region’s top destinations including Conestoga Mall (Ontario’s 8th most productive mall with \$919 sales PSF) and Waterloo Corporate Campus (800,000 SF mixed-use development). The site is easily accessible by public transportation, offers ample parking and has multiple access points.



## PROPERTY SPECIFICATIONS

<b>Address</b>	1076 Ontario Street, Stratford, Ontario
<b>Intersection</b>	Ontario Street / Highway 8 and C. H. Meier Boulevard
<b>Year Built</b>	2005
<b>GLA</b>	19,999 SF
<b>Site Area</b>	2.55 acres
<b>Parking</b>	102 parking stalls (5.1 per 1,000 SF)
<b>Lease Term</b>	15 Years

### Investment Highlights

- Situated on 2.55 acres, the Staples has a gross leasable area of 19,999 square feet with premium visibility and ample on-site parking
- The Property is located on Ontario Street / Highway 8 in Perth County's most dominant retail node, easily accessible by vehicle and public transit.
- This Sale-Leaseback offering provides investors with the opportunity to acquire a national covenant tenant with a new 15 year term in a growing community in Stratford, Ontario.

## 1076 ONTARIO STREET, STRATFORD

This freestanding Staples is located in the heart of a busy retail node in Stratford, Ontario. The property is situated on a 2.55 acre lot and offers premium visibility and access from Ontario Street, the city's busiest arterial thoroughfare with over 17,000 vehicles traversing the site daily. Comprised of 19,999 SF, the property is fully leased to Staples, and offers secure and increasing cash flow with a brand new 15 year lease term and 10% rental escalations in Years 6 and 11.

The site is surrounded by several destination and convenience retailers, drawing visitors from across the city and surrounding communities to this dominant retail node in Perth County. National retailers in the area with a strong draw include Walmart Supercentre, Food Basics, Zehrs, The Beer Store, Value Village, and Michaels. The site is located directly across the street from Festival Marketplace, the city's largest retail centre, anchored by Canadian Tire, Sport Chek, LCBO, Winners, and Dollar Tree. Surrounding this commercial node is an established residential neighborhood with over 19,000 residents living within 3 km of the site.





# PROPERTY SPECIFICATIONS

Address	1025 Elgin Street West, Cobourg, Ontario
Intersection	Elgin Street West and William Street
Year Built	1981
GLA	20,071 SF
Site Area	3.16 acres
Parking	115 Stalls (5.73/1,000 SF)
Lease Term	15 Years

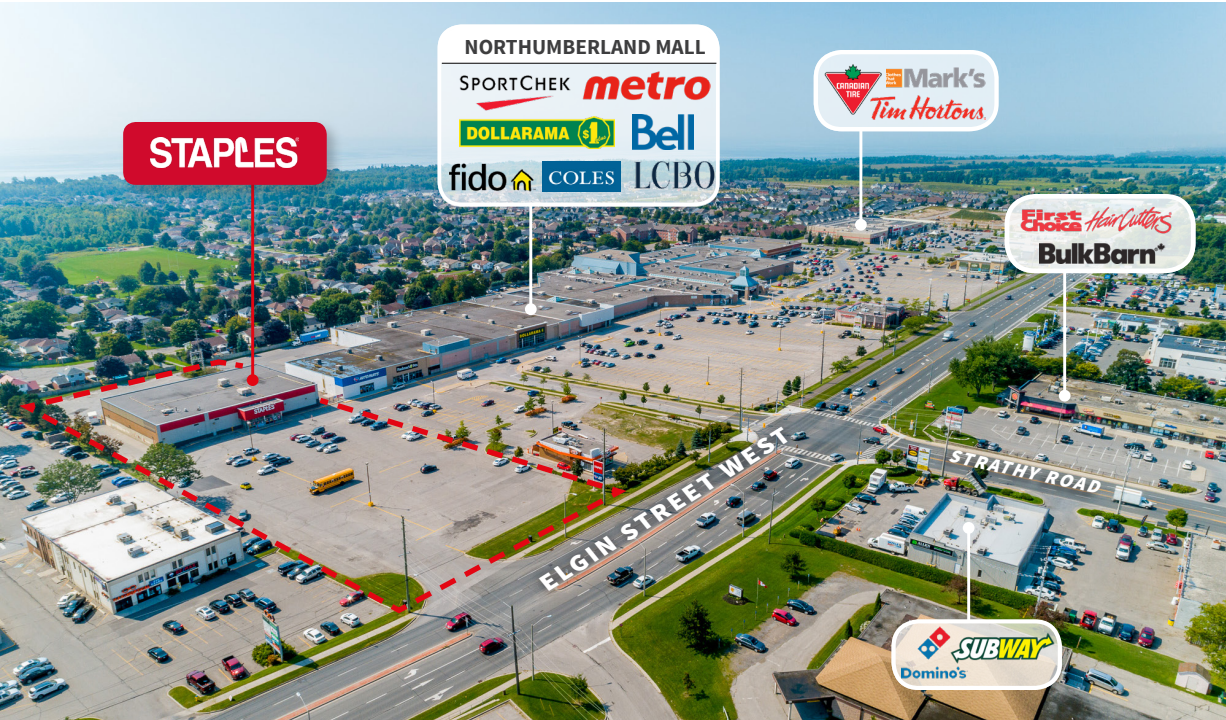
## Investment Highlights

- 1025 Elgin Street West is a 20,071 SF freestanding Staples located in the heart of the Cobourg's premier retail node with excellent frontage on Elgin Street West
- 1025 Elgin Street West enjoys excellent exposure at the signalized intersection of Elgin Street West and William Street, and is steps away from one of the city's busiest malls, Northumberland Mall.
- The property features one ingress and egress point located on Elgin Street West. It also shares access with its two adjacent centres.

# 1025 ELGIN STREET WEST, COBOURG

This free-standing Staples is located in Cobourg's most dominant retail node adjacent to Northumberland Mall, the town's largest enclosed regional shopping centre. The property is situated on a 3.16 acre lot with frontage and access on Elgin Street West, one of the town's busiest thoroughfares. Comprised of 20,071 SF, the property is fully leased to Staples, and offers secure and increasing cash flows with a brand new 15 year lease term and 10% rental escalations in years 6 and 11.

The site is conveniently located just off Highway 401, providing easy accessibility from across the region. National retailers in the immediate area drawing visitors from across the region include Metro, Walmart Supercenter, Canadian Tire, The Home Depot, Dollarama, Mark's, and many more. The site is also located just south of Northumberland Hills Hospital, which serves a population of approximately 60,000 residents.



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**For more information, please contact:**

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