

Rexall Drugstore

FOR SALE

1795 ERNEST AVENUE, LONDON

PROPERTY SPECIFICATIONS

Address	1795 Ernest Avenue, London, ON
Intersection	Ernest Avenue and Southdale Road East
Year Built	1998
GLA	8,680 SF
Site Area	0.83 Acres
Parking	40 parking stalls (4.6/1,000 SF)
Remaining Lease Term	4.75 years (renewed August 1, 2018)

Investment Highlights

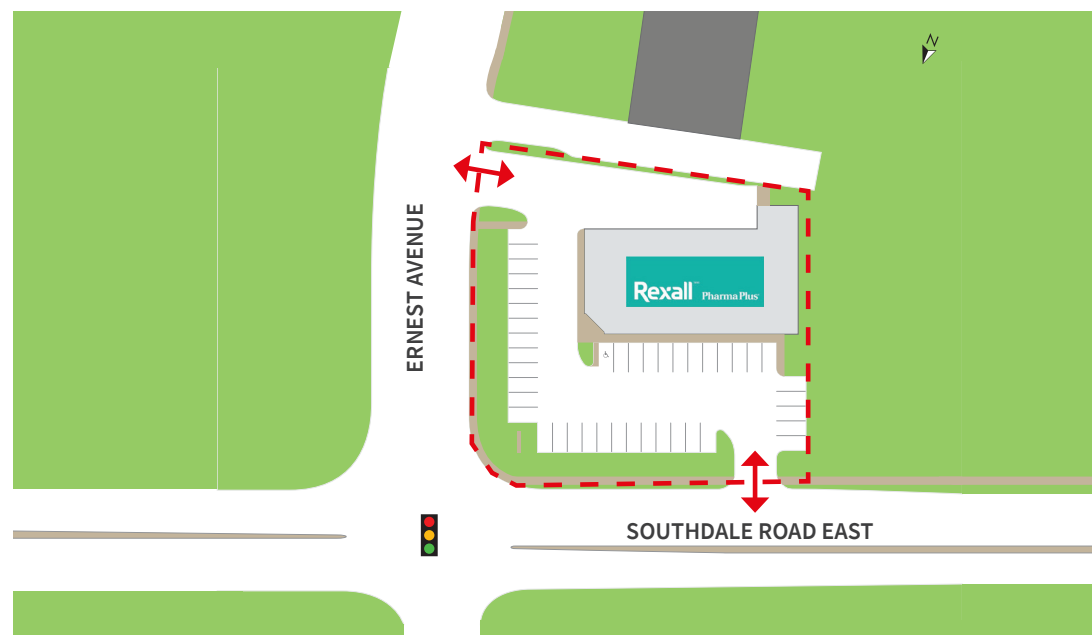
- Rexall, one of Canada's most respected and trusted pharmacy brands, has been operating at the site since 1998 and exercised its second option to renew in August 2018, proving this location successful and convenient to its loyal customer base.
- The Property offers premium access and visibility from Southdale Road, a main arterial in London with traffic counts of 24,500 vehicles per day.
- The Wellington Road retail node is a dominant retail destination, home to White Oaks regional mall and many other national retailers such as No Frills, Farm Boy, The Beer Store, and LCBO, drawing in consumers from across the city.

THE OFFERING

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in 1795 Ernest Avenue (the "Property"), a freestanding Rexall located in the busy Wellington Road retail node and surrounded by an established residential neighbourhood in South London. The Property is situated on a 0.83 acre lot with frontage on Southdale Road where it benefits from premium exposure to over 24,500 vehicles a day. The site is well designed with two points of ingress/egress along with 40 parking stalls (achieving a ratio of 4.6 stalls per 1,000 SF of GLA).

Rexall is one of Canada's top national brands and is covenanted by McKesson Canada, Canada's largest pharmaceutical distributor, and a proven 'AAA' covenant. The asset is comprised of 8,680 SF and Rexall has been operating at this location since 1998, having just exercised its second option to renew, effective August 1, 2018, proving this location to be a successful and profitable one. The Property is easily accessible by public transportation and is situated in the heart of a densely populated area with nearly 14,000 residents living within a 1 km radius.

SITE PLAN



Scotiabank GIANT TIGER
KELSEYS original ROADHOUSE Money Mart Libro

2001 AUDIO VIDEO Landmark Cinema
HARVEY'S DOLLARAMA

FARM BOY BEER STORE Chapters

MEC

LCBO

WHITE OAKS MALL
Walmart Bath & Body Works
SPORTCHEK the Bay Reitmans

SWISS CHALET ROTISSERIE & GRIFF
M&M MOORES

Little Caesars Dulux Paints

Rexall Pharma Plus

Fiona MacCool's FIREHOUSE SUBS

GoodLife FITNESS
no frills Lower food prices

11,000 VEHICLES TRAVELLING ALONG ERNEST AVENUE

24,500 VEHICLES TRAVELLING ALONG SOUTDALE ROAD EAST

SHOPPERS DRUG MART
Tim Hortons SUBWAY Domino's

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