



FOR SALE

CAMBRIAN MALL®, SAULT STE. MARIE

PROPERTY SPECIFICATIONS

Address	44 Great Northern Road, Sault Ste. Marie, ON
Intersection	Great Northern Road / Highway 17 and McNabb Street
Year Built	Vendor to Confirm
GLA	134,807 SF
Occupancy	81.6% Leased
Tenants	Shoppers Drug Mart, Winners, CIBC, Bank of Montreal
Site Area	12.98 acres
Parking	Vendor to Confirm
WALT	4.38 Years

Investment Highlights

- Dominant centre in its node and is surrounded by established residential neighborhoods with over 36,200 residents living within a 3 km radius.
- The mall (excluding shadow anchors) is comprised of 134,807 SF and is 81.6% leased, with 93.6% of leased GLA represented by national retailers.
- Capitalizes on two dominant shadow anchors: Canadian Tire and Your Independent Grocer which create a healthy draw to the site and generate foot traffic for other tenancies.

THE OFFERING

JLL's National Retail Group is pleased to offer for sale a 100% freehold interest in Cambrian Mall, a 134,807 SF enclosed mall located in Sault Ste. Marie.

Anchored by Shoppers Drug Mart, the mall has two dominant shadow anchors, Your Independent Grocer and Canadian Tire. Cambrian Mall is located on Great Northern Road/Highway 17, a major north-south arterial road bisecting the city with premium exposure offering the centre's tenants excellent visibility to a large consumer base.

Cambrian Mall is currently 81.6% leased with 93.6% of leased GLA represented by national retailers serving a variety of daily needs retail services. The centre's top tenants by revenue include Shoppers Drug Mart, Winners, TD Canada Trust, CIBC and Bank of Montreal, which have been operating at Cambrian Mall for a weighted average of 21 years. With secure and increasing cash flows, this centre has a healthy weighted average lease term of 4.38 years.

SITE PLAN



independent

TD Canada Trust

BMO

THE CHILDREN'S
PLACE

WINNERS

DOLLAR TREE

**SHOPPERS
DRUG MART**

**URBAN
PLANET**

CIBC

**pet
valu**

**CANADIAN
TIRE**

**NORTHERN
REFLECTIONS**

Great Northern Road / Highway 17



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