

Prime Development Opportunities



We Are Choice

Canada's Leading REIT

Choice Properties is Canada's largest Real Estate Investment Trust, guided by a clear purpose: to create Places where People Thrive. This is how we build enduring value. As a national owner, operator, and developer of high-quality commercial and residential real estate, we go beyond managing assets. We create spaces that strengthen how tenants and communities live, work, and connect. Our strategy is grounded in industry leadership across sustainability, community engagement, and social impact, embedded throughout our business. Our core values of Care, Ownership, Respect and Excellence guide our actions and decisions, shaping how we operate, build, and grow.

Visit choicereit.ca to learn more about our purpose-driven platform and the value we create for tenants, communities, and investors.



A Purpose-Driven Real Estate Platform

Our Three Strategic Asset Classes

Our competitive advantage is rooted in the strength of our three strategic asset classes. We combine a predominantly necessity-based, grocery-anchored retail portfolio supported by leading tenants, a flexible and well-located industrial portfolio in key distribution markets, and transit-oriented mixed-use and residential rental properties in Canada's most attractive urban centres.



Retail

Necessity-based, well-located properties supported by strong anchor tenants.

44.6M **563**

Square Feet Properties

\$11.8B **97.4%**

Fair Value Occupancy



Industrial

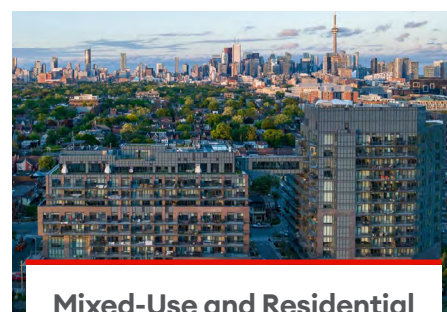
High-quality and high demand "generic" assets in key distribution markets.

22.2M **124**

Square Feet Properties

\$4.6B **98.6%**

Fair Value Occupancy



Mixed-Use and Residential

Transit-oriented rental assets concentrated in the most attractive Canadian markets.

1.8M **12**

Square Feet Properties

\$0.9B **94.3%**

Fair Value Occupancy

Properties Under Development

A Pipeline Positioned for Growth

18.6M

Square Feet

1.3M

Active Developments

10M SF

Zoned & Ready

Designed to deliver near-, medium-, and long-term growth, these future properties benefit from our low land costs, allowing us to deliver high-quality projects while preserving a healthy margin.

7.3M SF

In Planning

19

Sites Under Development

\$381M

Total Active Investment



Scan to view our full portfolio of properties under development

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Barrhaven, ON
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Calgary, AB
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Airdrie, AB
- 12 Westwinds Shopping Centre,
Calgary, AB

Development Summary

Active Developments

British Columbia

- 19 Cariboo Commons,
435 North Rd., Coquitlam
- 20 6435 Metral Dr., Nanaimo

Ontario

- 22 361 South Service Rd., Grimsby
- 23 215 Talbot St. E, Leamington
- 24 1205 Oxford St. W, London
- 25 820 Main St. E, Milton
- 26 3850 Cambrian Rd., Ottawa

Development Opportunities

British Columbia

- 29 7550 King George Hwy., Surrey

Alberta

- 31 5031 - 44th St., Lloydminster

Manitoba

- 33 130 Path Hwy. 12 N, Steinbach

Ontario

- 35 15900 Bayview Ave., Aurora
- 36 1025 & 1059 Plains Rd.,
Burlington
- 37 1045 Paisley Rd., Guelph
- 38 200 Bullock Dr., Markham
- 39 7075 Markham Rd., Markham
- 40 2065 Robertson Rd., Nepean

- 41 1226 Place d'Orleans Dr.,
Orleans
- 42 865 Ontario St., Stratford
- 43 1251 Main St., Stittsville
- 44 21 Upper Centennial Pkwy. E,
Stoney Creek
- 45 50 Musgrave St., Toronto
- 46 11 Redway Rd., Toronto
- 47 3940 Hwy. #7, Vaughan
- 48 969 Dundas St., Woodstock

Quebec

- 50 444 Curé-Labelle, Laval
- 51 1150 Rue King-George,
Longueuil
- 52 2665 Chemin Chambly,
Longueuil
- 53 6600 Rue St-Jacques, Montreal
- 54 7605 Boul Maurice-Duplessis,
Montreal
- 55 92 Boul Cardinal-Leger,
Pincourt
- 56 4849 Boul Saint-Jean,
Pierrefonds
- 57 350 Rue Bouvier, Quebec City
- 58 1840 Boul Monseigneur-
Langlois, Salaberry-de-
Valleyfield
- 59 200 Boul Omer-Marcil
Saint-Jean-Richelieu
- 60 1757 Boul Marcel-Laurin
Saint-Laurent

Nova Scotia

- 62 291 - 295 Hwy. #214, Elmsdale
- 63 3601 & 3711 Joseph Howe Dr.,
St. Mary's

Green Field & PAD Opportunities

British Columbia

- 66 2855 Gladwin Rd.,
Abbotsford
- 67 3185 Grandview Hwy.,
Vancouver

Alberta

- 69 8802 - 100th St.,
Fort Saskatchewan
- 70 10702 - 83rd Ave., Grand Prairie
- 71 100 Campsite Rd., Spruce Grove
- 72 900 Pine Rd., Strathmore
- 73 70 Hewlett Park Landing,
Sylvan Lake
- 74 10851 100th St., Westlock
- 75 4420 - 52nd Ave., Whitecourt

Saskatchewan

- 77 137 King St., Estevan
- 78 2815 Wanuskewin Rd.,
Saskatoon
- 79 1501 North Service Rd.,
Swift Current

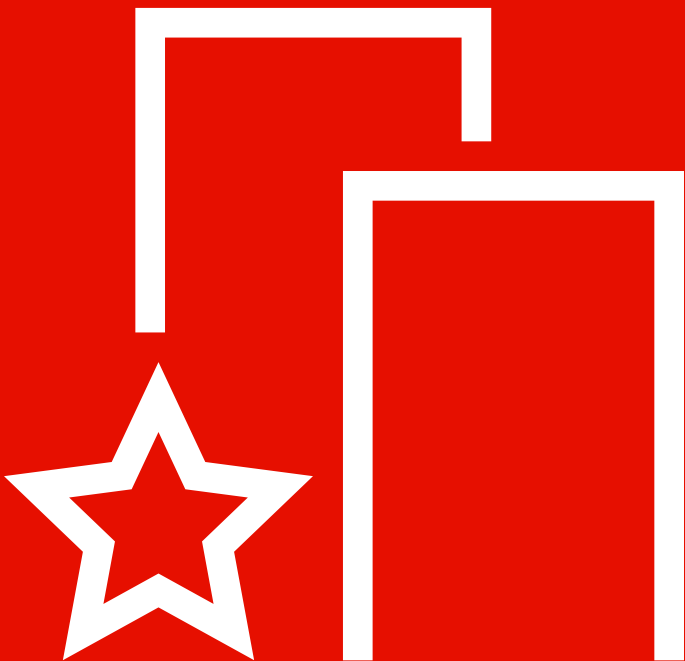
Manitoba

- 81 215 St. Anne's Rd., Winnipeg

Ontario

- 83 547 Cundles Rd. E, Barrie
- 84 270 Wellington St., Bracebridge
- 85 165 Bunker Ave., Corunna
- 86 171 Guelph St., Georgetown
- 87 98 Ontario St. S, Grand Bend
- 88 160 Main St. S, Hagersville
- 89 435 - 447 Main St., Hamilton
- 90 2211 - 20th Sideroad Rd., Innisfil
- 91 1162 Division St., Kingston
- 92 1375 Weber St., Kitchener
- 93 825 Oxford St. E, London
- 94 90 C-Line, Orangeville
- 95 Mapleridge Plaza, Peterborough
- 96 150 Prescott Centre Dr., Prescott
- 97 971 Carrick St., Thunder Bay
- 98 24 - 45th St. S, Wasaga Beach

Featured Developments





Strandherd Square

4175 Strandherd Dr.
Barrhaven, ON

A new retail development serving a rapidly growing suburban community in southwest Ottawa
Slated for 2028 Possession

Creating a new retail destination in Barrhaven

Strandherd Square represents an opportunity to create a new retail hub within the heart of Barrhaven's continued growth. Strategically located along Strandherd Drive with convenient access to Highway 416, the development will serve a rapidly expanding residential population and complement an established retail ecosystem featuring leading national brands at nearby sites such as Costco. This site will be anchored by No Frills and Shoppers Drug Mart, and will provide essential services, everyday conveniences, as well as a new gathering place for the surrounding community.

Distance: 35 minute drive to Ottawa

Total GLA: 123,000 SF

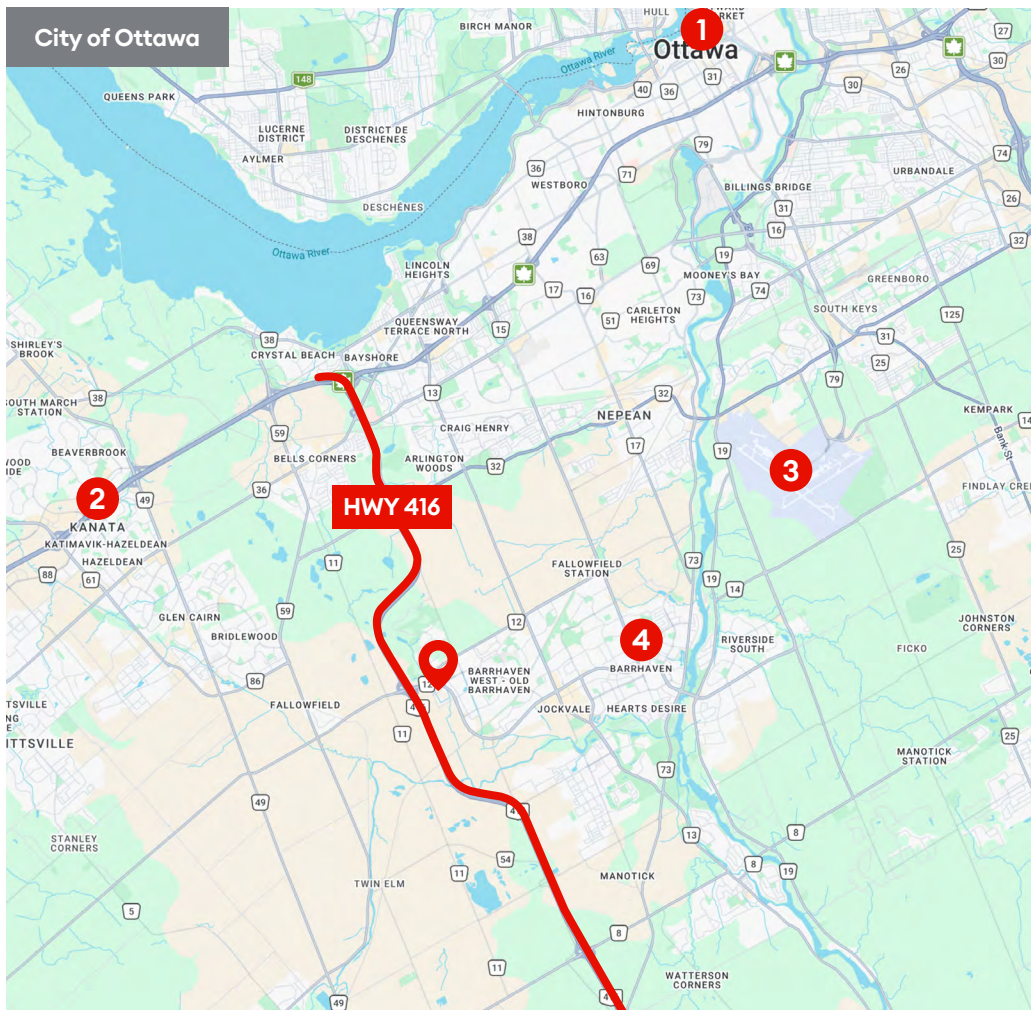
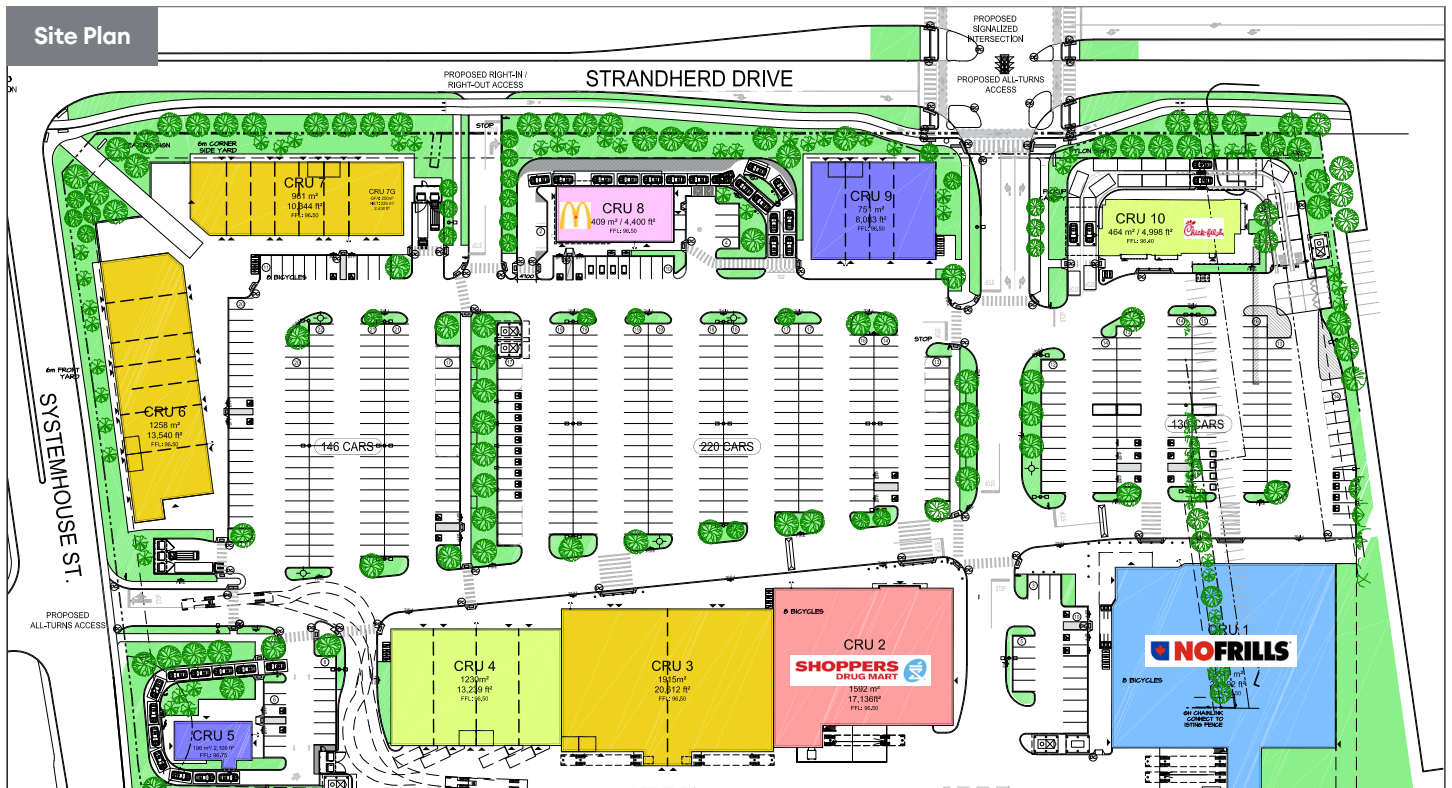
Current Tenants



Demographic	1 KM	3 KM	5 KM
Population	7,402	33,790	97,390
Avg Age	36	38	36
Households	2,300	11,300	31,800
Avg Household Income	\$172,659	\$162,083	\$163,265

Leasing Information

Available Unit Info	Square Footage	Possession Date
Bldg C	20,214	2028
Bldg D	13,239	2028
Bldg F	6,040	2028



View of the Neighbourhood

- Our Site
- 1** Ottawa CBD
- 2** Kanata
- 3** Ottawa International Airport
- 4** Barrhaven



Scan to learn more about
leasing opportunities and
to download our brochure



Belvedere Shopping Centre

9115 17 Ave. SE
Calgary, AB

Prime retail leasing opportunity in new grocery anchored development

Slated for Summer 2027/2028

A new grocery-anchored destination in Calgary's thriving east end

Belvedere Shopping Centre is a prime opportunity to establish a retail presence within one of Calgary's most dynamic and rapidly developing areas. Strategically positioned along 17 Avenue SE with immediate access to Stoney Trail, the new grocery-anchored centre will serve a broad and growing retail market across Southeast Calgary and emerging neighbourhoods in Belvedere and Chestermere. With prominent visibility, abundant parking, access to major transit routes, and a growing residential base surrounding the site, Belvedere Shopping Centre is positioned to become an important everyday retail destination—connecting leading retailers with a growing customer base across Calgary's Eastern Region.

Distance: Direct Stoney Trail Access
– Connected to Calgary's major ring road

Total GLA: 175,000 SF Development

Available Units: 12

Current Tenants

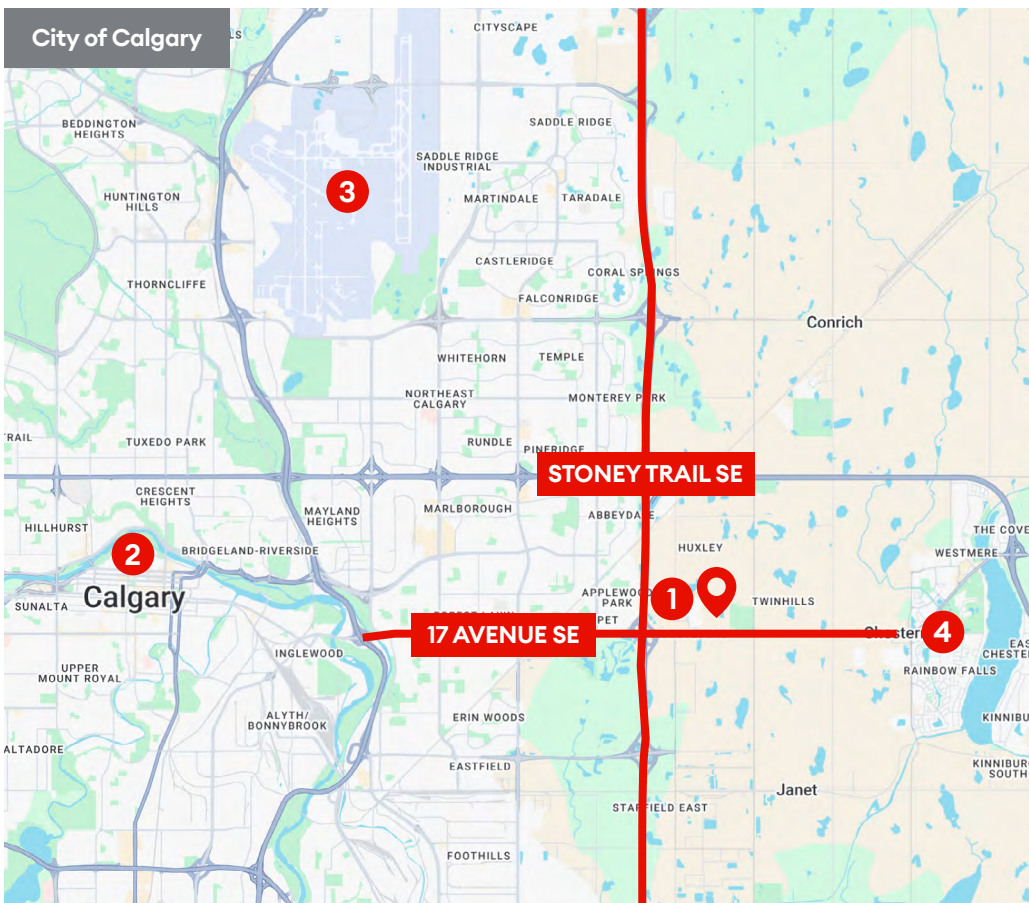
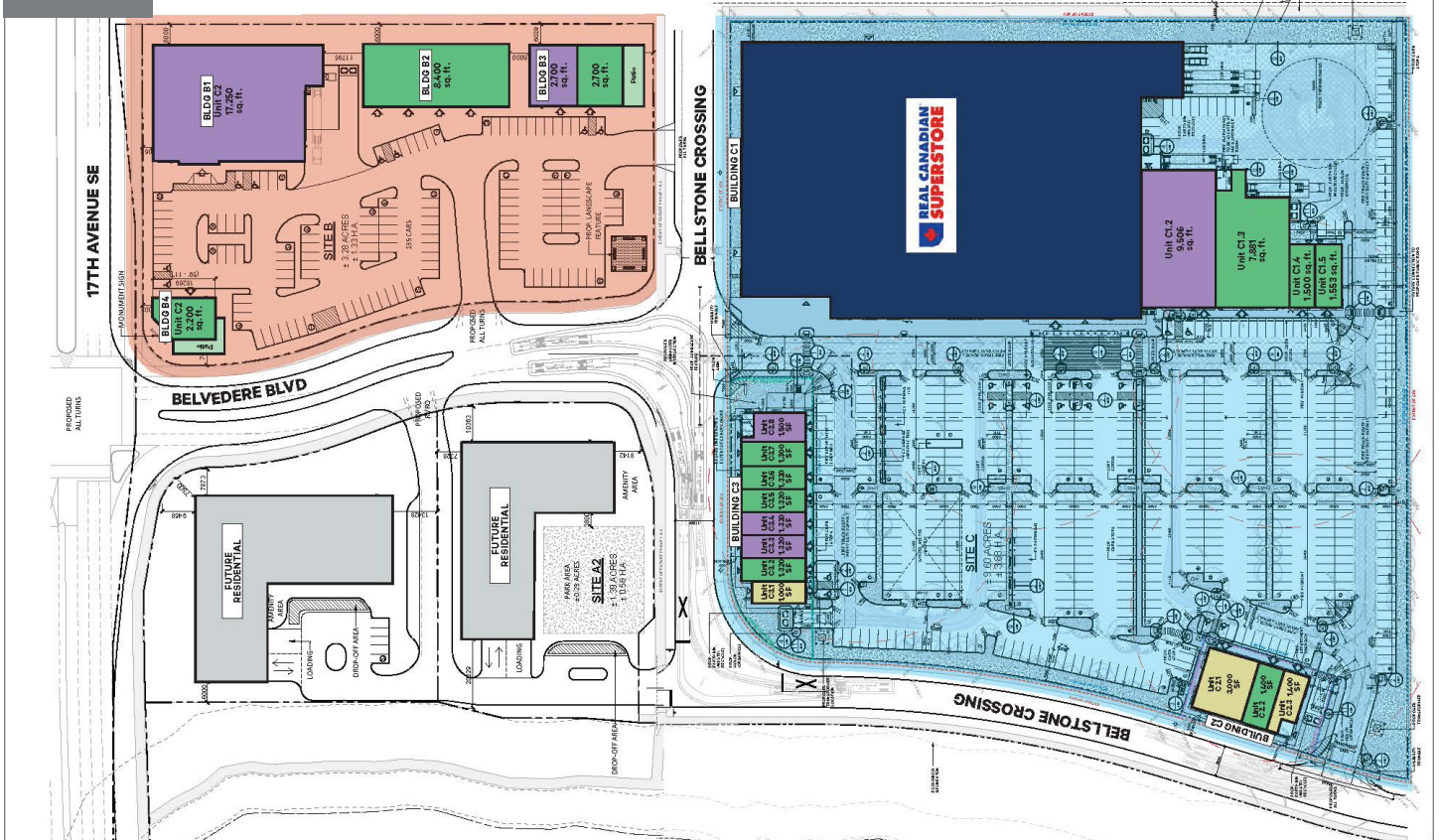


Demographic	3 KM	5 KM
Population	17,840	71,512
Avg Age	40	39
Households	5,313	23,587
Avg Household Income	\$96,010	\$101,461

Leasing Information

Available Unit Info	Square Footage	Possession Date
Bldg B2	8,400	2028
Bldg B3	2,700 - 5,400	2028
Bldg B4	2,200	2028
Bldg C1.3	7,881	2027
Bldg C1.4	1,500	2027
Bldg C1.5	1,553	2027
Bldg C2.2	1,400	2027
Bldg C3.1	1,000	2027
Bldg C3.3	1,320	2027
Bldg C3.6	1,320	2027
Bldg C3.7	1,400	2027
Bldg C3.8	1,500	2027

Site Plan



View of the Neighbourhood

-  Our Site
-  1 East Hills Shopping Centre
-  2 Calgary Downtown
-  3 Calgary International Airport
-  4 Chestermere



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Airdrie Crossing Phase II

300 Veterans Blvd. NE

Airdrie, AB

Phase II intensification with 7 Units available

Slated for Summer 2028

An established retail destination at the gateway to Airdrie

Airdrie Crossing is a well-established grocery-anchored shopping centre strategically positioned along Veterans Boulevard with direct access to Highway 2 and the QEII corridor. Serving a growing residential population across Airdrie and the surrounding Calgary region, the centre benefits from strong visibility, convenient access, and a diverse mix of national retailers. The Phase II opportunity provides retailers with the chance to join an already established commercial destination serving one of Alberta's fastest-growing communities.

Distance: Direct Stoney Trail Access
– Connected to Calgary's major ring road

Total GLA: 225,000 SF Intensification

Available Units: 7

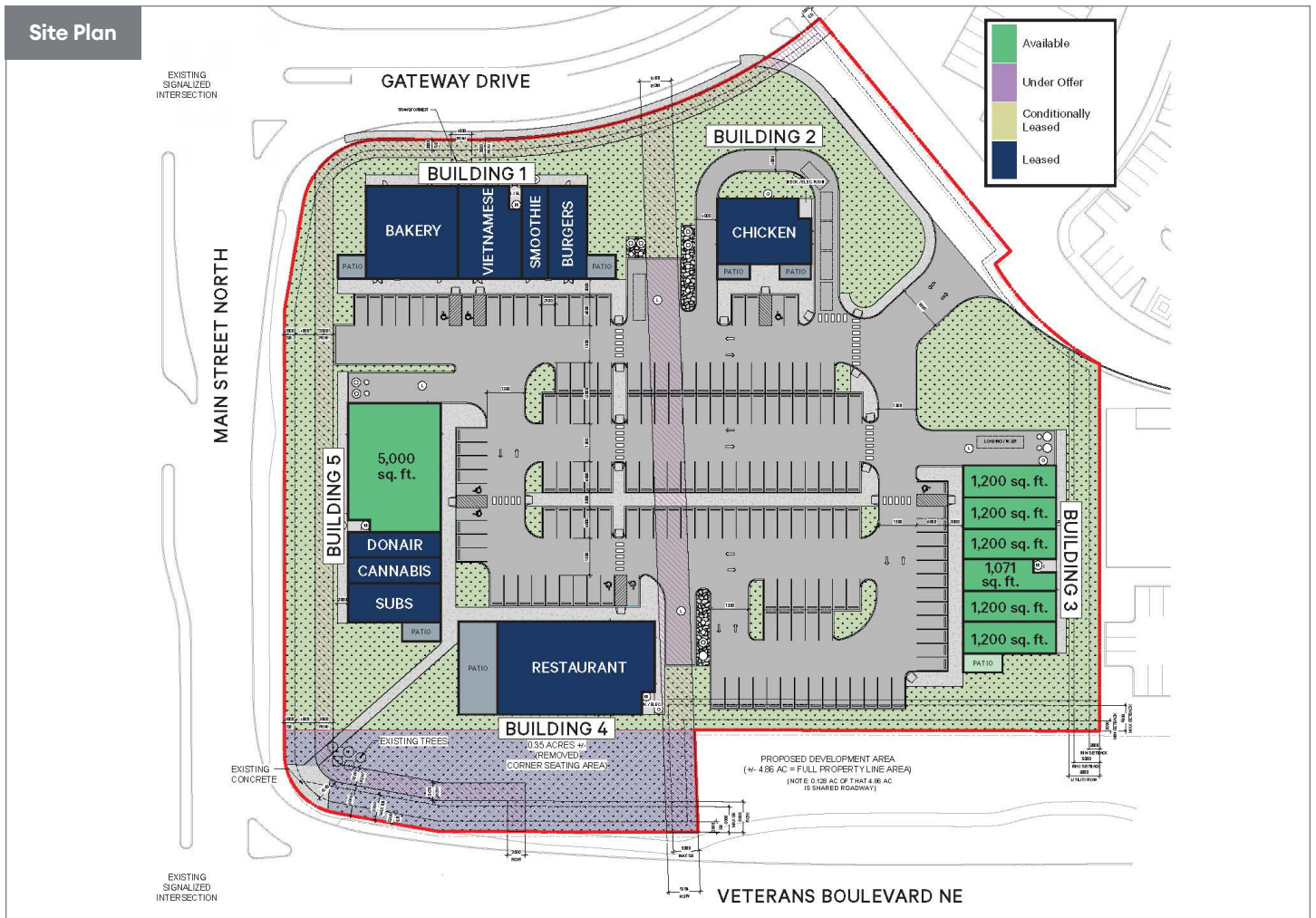
Current Tenants



Demographic	1 KM	3 KM	5 KM
Population	5,998	37,123	78,503
Avg Age	39	37	36
Households	2,315	13,601	27,280
Avg Household Income	\$121,760	\$129,821	\$144,424

Leasing Information

Available Unit Info	Square Footage	Possession Date
Bldg 3.1	1,200	2028
Bldg 3.2	1,200	2028
Bldg 3.3	1,200	2028
Bldg 3.4	1,071	2028
Bldg 3.5	1,200	2028
Bldg 3.6	1,200 with patio	2028
Bldg 5	5,000	2028



View of the Neighbourhood

- Our Site
- 1 Calgary
- 2 Calgary International Airport
- 3 Sierra Springs
- 4 Kingsview Market
- 5 Airdrie City Centre
- 6 CrossIron Mills



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Westwinds Shopping Centre

3633 Westwinds Dr. NE
Calgary, AB

Prime retail leasing opportunity in Calgary's northeast commercial corridor
Slated for Q4 2027

New retail opportunities at the heart of Calgary's thriving northeast

Westwinds offers a prime opportunity to establish a retail presence within one of Calgary's most active and rapidly evolving commercial corridors. Strategically located at Westwinds Drive NE with direct access to Metis Trail and McKnight Boulevard, this new retail development benefits from exceptional visibility, strong vehicular traffic and immediate proximity to the McKnight-Westwinds C-Train Station. Surrounded by a dense residential and employment base and anchored by established national retailers, Westwinds Shopping Centre is positioned to become a convenient and highly accessible retail destination serving Calgary's growing northeast communities.

New Retail: 50,000+ SF of new retail PADs

Available Units: 2,000 - 4,000 SF

Traffic: 38,000 VPD on Metis Trail NE / 39,000 VPD on McKnight Boulevard NE

Parking: Ample on-site parking

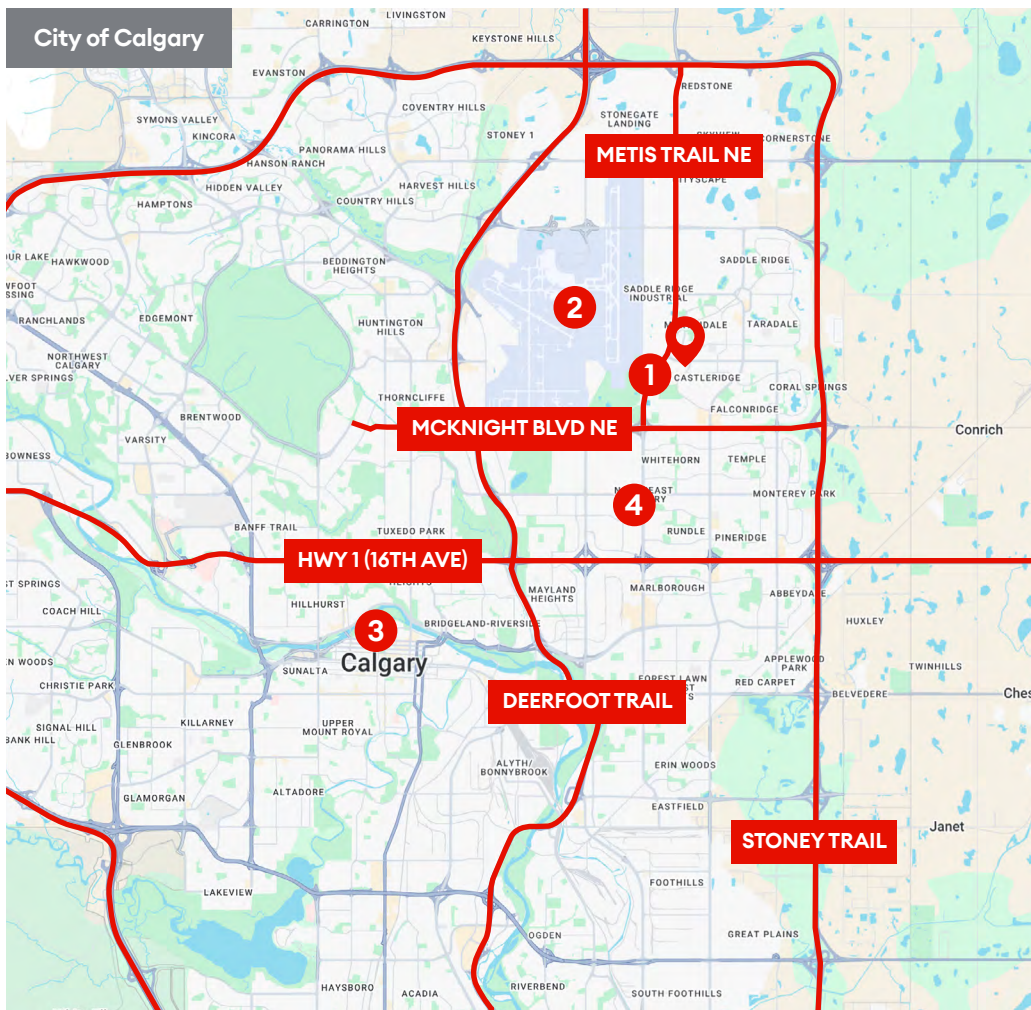
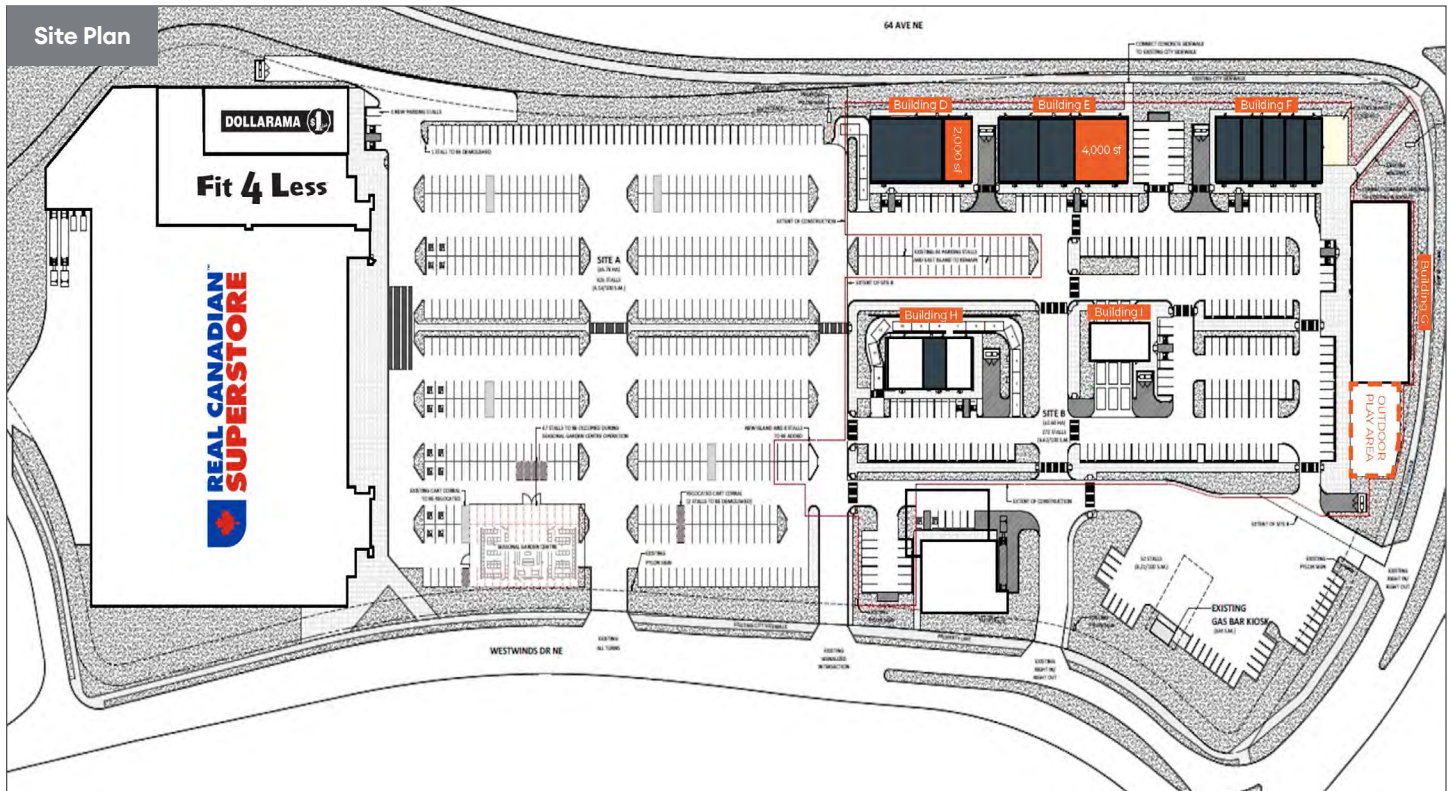
Current Tenants



Demographic	1 KM	3 KM	5 KM
Population	7,707	80,288	158,260
Avg Age	35	35	35
Households	2,212	22,037	43,636
Avg Household Income	\$94,9561	\$100,597	\$101,012

Leasing Information

Available Unit Info	Square Footage	Possession Date
Bldg F	1,500	Q4 2027
Bldg E	Up to 4,000	Q4 2027
Bldg G	2,000	Q4 2027



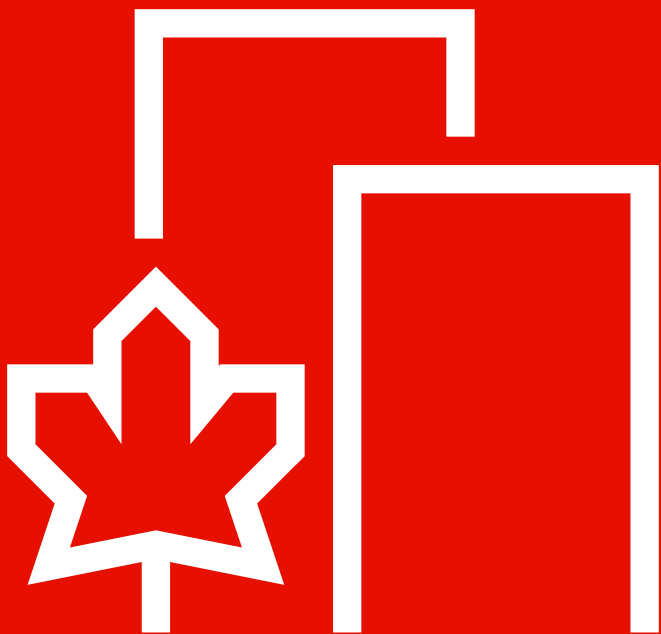
View of the Neighbourhood

-  Our Site
-  McKnight-Westwinds CTrain Station
-  Calgary International Airport
-  Calgary Downtown
-  Peter Lougheed Centre Hospital



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Development Summary



Site Name	City	Province	Type	Existing GLA (Square Feet)	Approx Buildable (Square Feet)
Cariboo Commons, 435 North Rd.	Coquitlam	BC	Active Developments	90,774	TBD
6435 Metral Dr.	Nanaimo	BC	Active Developments	141,616	4,169
7550 King George Hwy.	Surrey	BC	Development Opportunities	139,322	8,900
5031 - 44th St.	Lloydminster	AB	Development Opportunities	162,363	47,000
130 Path Hwy. 12 N	Steinbach	MB	Development Opportunities	106,041	27,600
15900 Bayview Ave.	Aurora	ON	Development Opportunities	106,665	11,400
1025 & 1059 Plains Rd.	Burlington	ON	Development Opportunities	151,262	11,700
1045 Paisley Rd.	Guelph	ON	Development Opportunities	96,983	7,000
361 South Service Rd.	Grimsby	ON	Active Developments	90,229	8,800
215 Talbot St. E	Leamington	ON	Active Developments	13,736	6,600
1205 Oxford St. W	London	ON	Active Developments	108,516	8,400
200 Bullock Dr.	Markham	ON	Development Opportunities	128,564	24,000
7075 Markham Rd.	Markham	ON	Development Opportunities	55,890	8,400
820 Main St. E	Milton	ON	Active Developments	117,753	76,200
2065 Robertson Rd.	Nepean	ON	Development Opportunities	131,281	22,150
1226 Place d'Orleans Dr.	Orleans	ON	Development Opportunities	81,354	16,300
3850 Cambrian Rd.	Ottawa	ON	Active Developments	0	35,299
865 Ontario St.	Stratford	ON	Development Opportunities	82,093	6,500
1251 Main St.	Stittsville	ON	Development Opportunities	68,924	84,900
21 Upper Centennial Pkwy. E	Stoney Creek	ON	Development Opportunities		

Site Name	City	Province	Type	Existing GLA (Square Feet)	Approx Buildable (Square Feet)
50 Musgrave St.	Toronto	ON	Development Opportunities	80,987	7,200
11 Redway Rd.	Toronto	ON	Development Opportunities	60,950	24,200
3940 Hwy. #7	Vaughan	ON	Development Opportunities	84,667	8,400
969 Dundas St.	Woodstock	ON	Development Opportunities	78,347	5,100
444 Curé-Labelle	Laval	QC	Development Opportunities	76,633	35,000
1150 Rue King-George	Longueuil	QC	Development Opportunities	83,184	15,000
2665 Chemin Chambly	Longueuil	QC	Development Opportunities	137,764	5,000
6600 Rue St-Jacques	Montreal	QC	Development Opportunities	81,492	10,700
7605 Boul Maurice-Duplessis	Montreal	QC	Development Opportunities	75,856	5,000
92 Boul Cardinal-Leger	Pincourt	QC	Development Opportunities	101,608	30,000
4849 boul Saint-Jean	Pierrefonds	QC	Development Opportunities	80,995	5,000
350 Rue Bouvier	Quebec City	QC	Development Opportunities	62,866	27,500
1840 Boul Monseigneur-Langlois, Valleyfield	Salaberry-de-Valleyfield	QC	Development Opportunities	58,363	29,000
200 Boul Omer-Marcil	Saint-Jean-Richelieu	QC	Development Opportunities	89,485	5,000
1757 Boul Marcel-Laurin	Saint-Laurent	QC	Development Opportunities	80,331	14,000
291-295 Hwy. #214	Elmsdale	NS	Development Opportunities	58,649	21,800
3601 & 3711 Joseph Howe Dr.	St. Mary's	NS	Development Opportunities	187,968	20,000

Active Developments



British Columbia

Active Developments



Cariboo Commons, 435 North Rd. Coquitlam, BC

Existing GLA

90,774 SF

Major Tenants

TBD

Occupancy Date

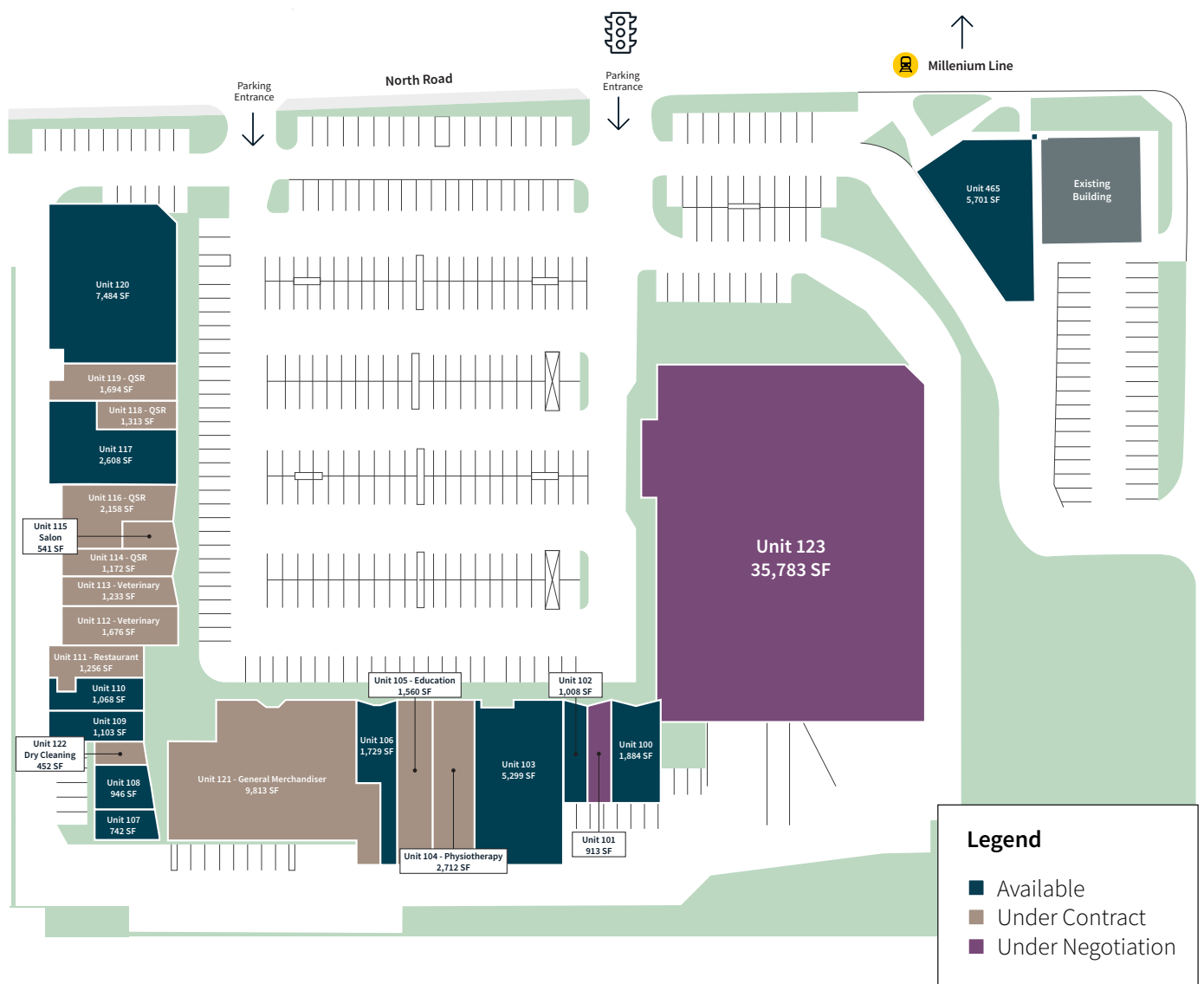
2028

Demographic

	1 KM	3 KM	5 KM
Population	19,173	98,472	209,049
Avg Age	38	38	39
Households	8,187	37,088	78,410
Avg Household Income	\$104,347	\$131,531	\$134,080



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6435 Metral Dr.

Nanaimo, BC

Existing GLA

141,616 SF

Approx Buildable Area

4,169 SF

Major Tenants

Real Canadian Superstore

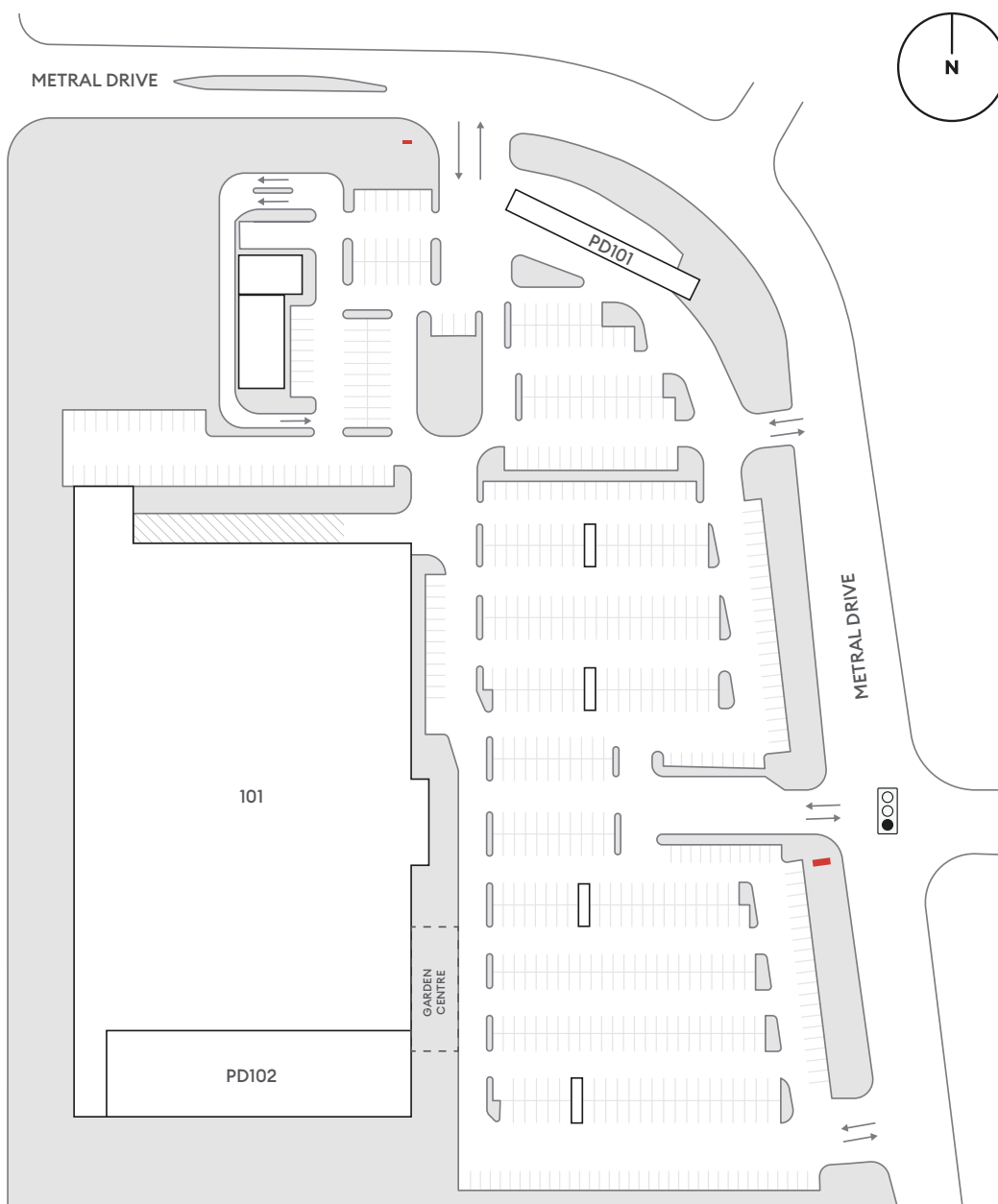
Occupancy Date

Q1 2028

Demographic	1 KM	3 KM	5 KM
Population	4,306	29,929	49,294
Avg Age	53.2	48.0	46.5
Households	1,898	12,332	19,754
Avg Household Income	\$108,419	\$133,370	\$134,564



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Ontario

Active Developments



Q4 2028

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215 Talbot St. E

Leamington, ON

Existing GLA

13,736 SF

Approx Buildable Area

6,600 SF

Major Tenants

Real Canadian Superstore, Giant Tiger

Occupancy Date

Q4 2028

Demographic**1 KM****3 KM****5 KM****Population**

3,211

21,041

28,066

Avg Age

36.2

36.1

37.8

Households

1,006

7,100

9,549

Avg Household Income

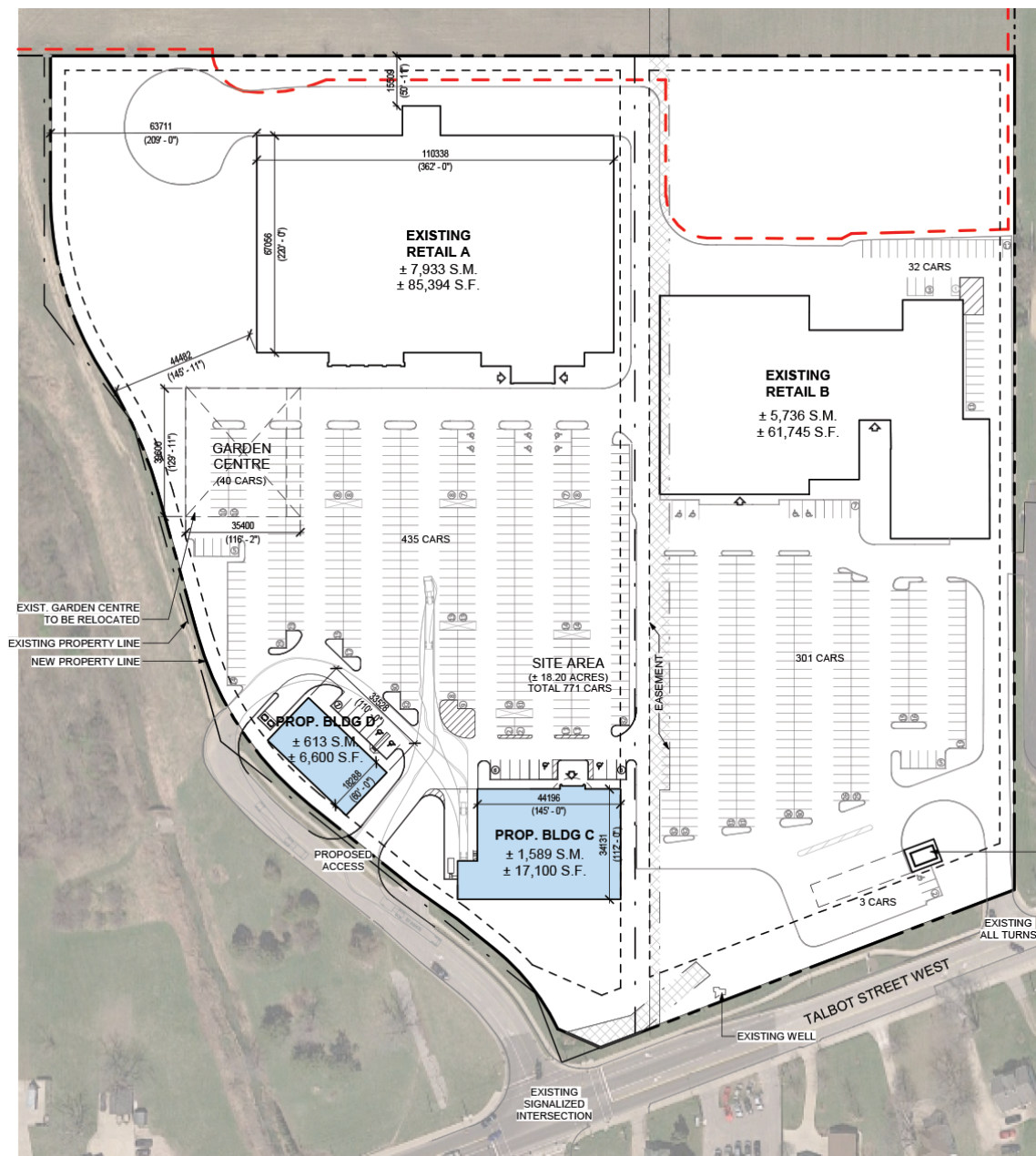
\$95,391

\$104,508

\$115,524



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1205 Oxford St. W

London, ON

Existing GLA

108,516 SF

Approx Buildable Area

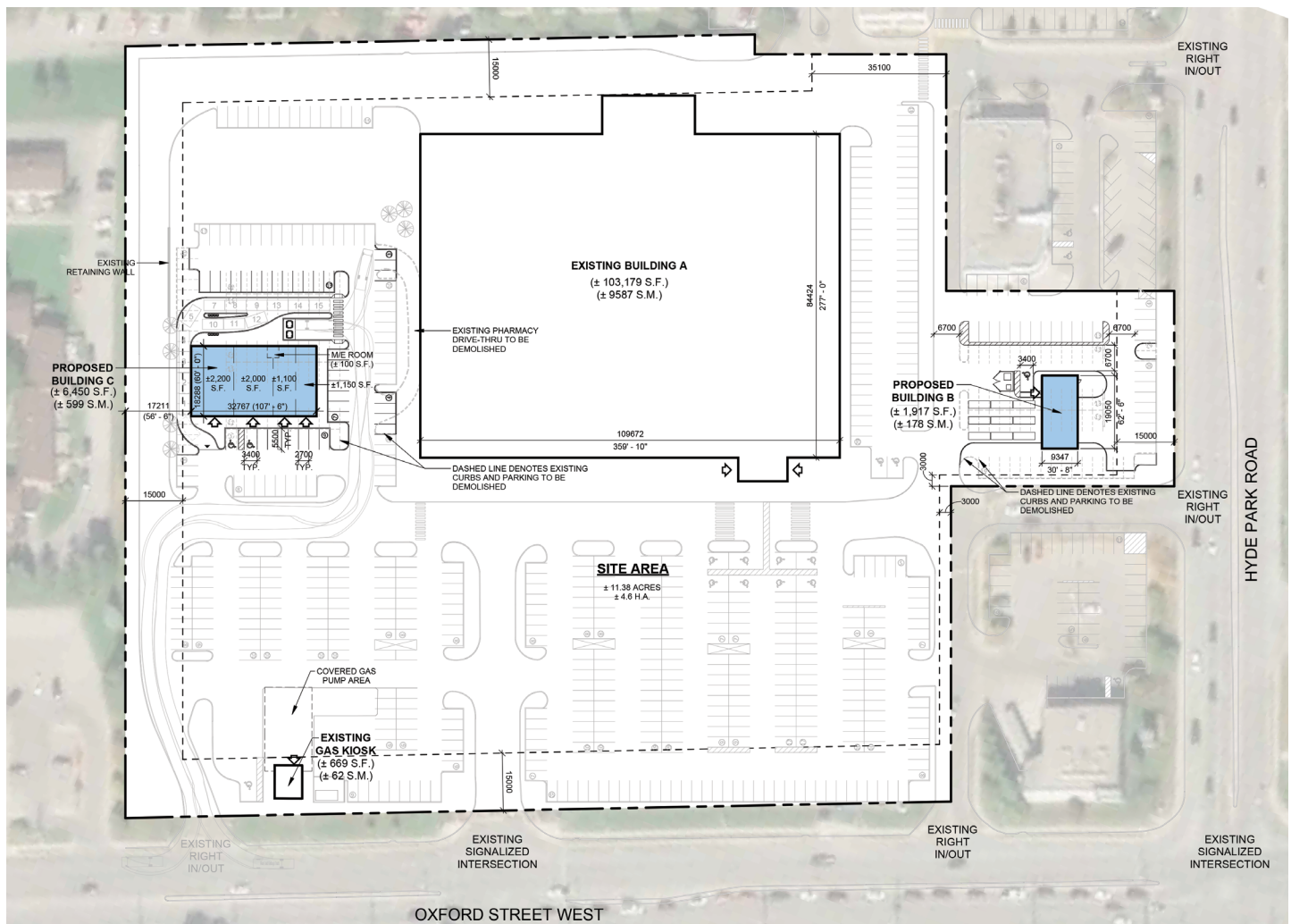
8,400 SF

Major TenantsReal Canadian Superstore,
The Beer Store, Rexall**Occupancy Date**

Q4 2028

Demographic

	1 KM	3 KM	5 KM
Population	7,654	59,810	160,468
Avg Age	39.3	38.6	38.2
Households	3,011	23,153	63,696
Avg Household Income	\$142,392	\$133,586	\$124,021

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820 Main St. E

Milton, ON

Existing GLA

117,753 SF

Approx Buildable Area

76,200 SF

Major Tenants

Real Canadian Superstore

Close proximity to Milton GO

Occupancy Date

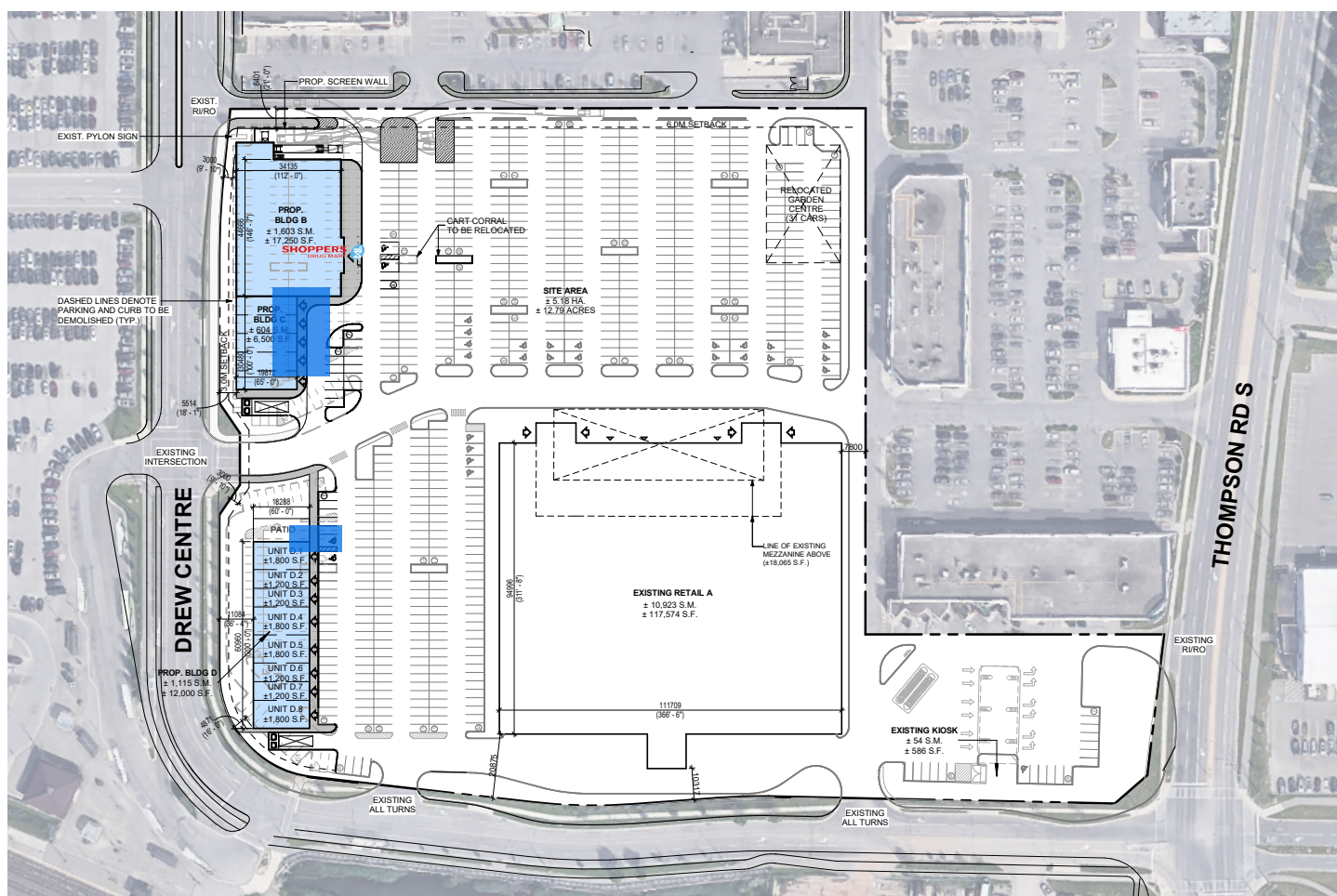
Q4 2028

Demographic

	1 KM	3 KM	5 KM
Population	9,924	83,663	143,681
Avg Age	38.1	37.3	35.8
Households	3,131	26,075	42,404
Avg Household Income	\$174,917	\$169,607	\$176,394



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3850 Cambrian Rd. Ottawa, ON

Existing GLA

0 SF

Approx Buildable Area

35,299 SF

Major Tenants

Shoppers Drug Mart, Bank of Montreal

Occupancy Date

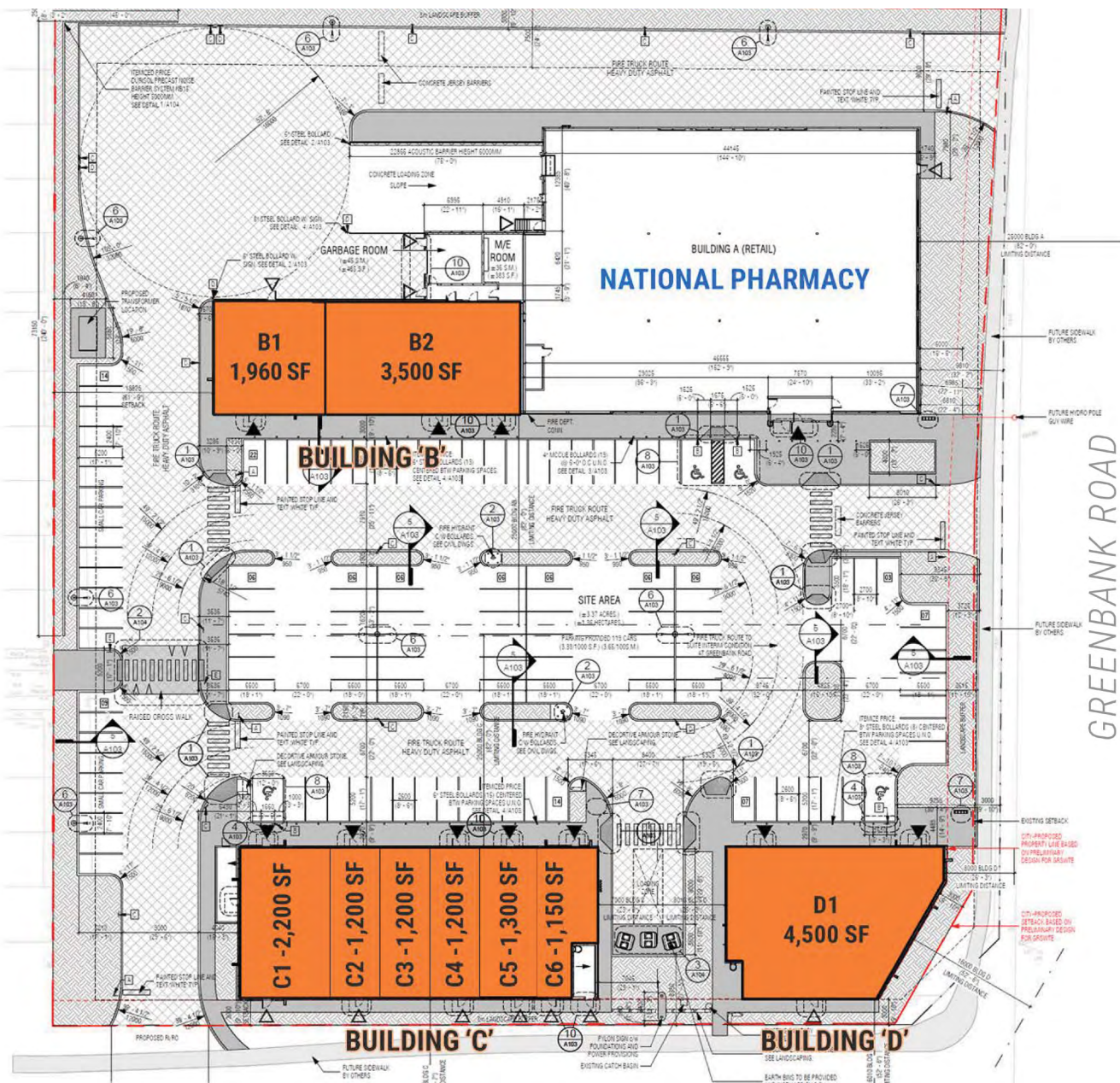
Q3 2028

Demographic

	1 KM	3 KM	5 KM
Population	10,505	56,108	117,263
Avg Age	32	36	37
Households	3,165	17,941	38,295
Avg Household Income	\$144,318	\$166,039	\$171,160



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Development Opportunities



British Columbia

Development Opportunities



7550 King George Hwy.

Surrey, BC

Existing GLA

139,332 SF

Approx Buildable Area

8,900 SF

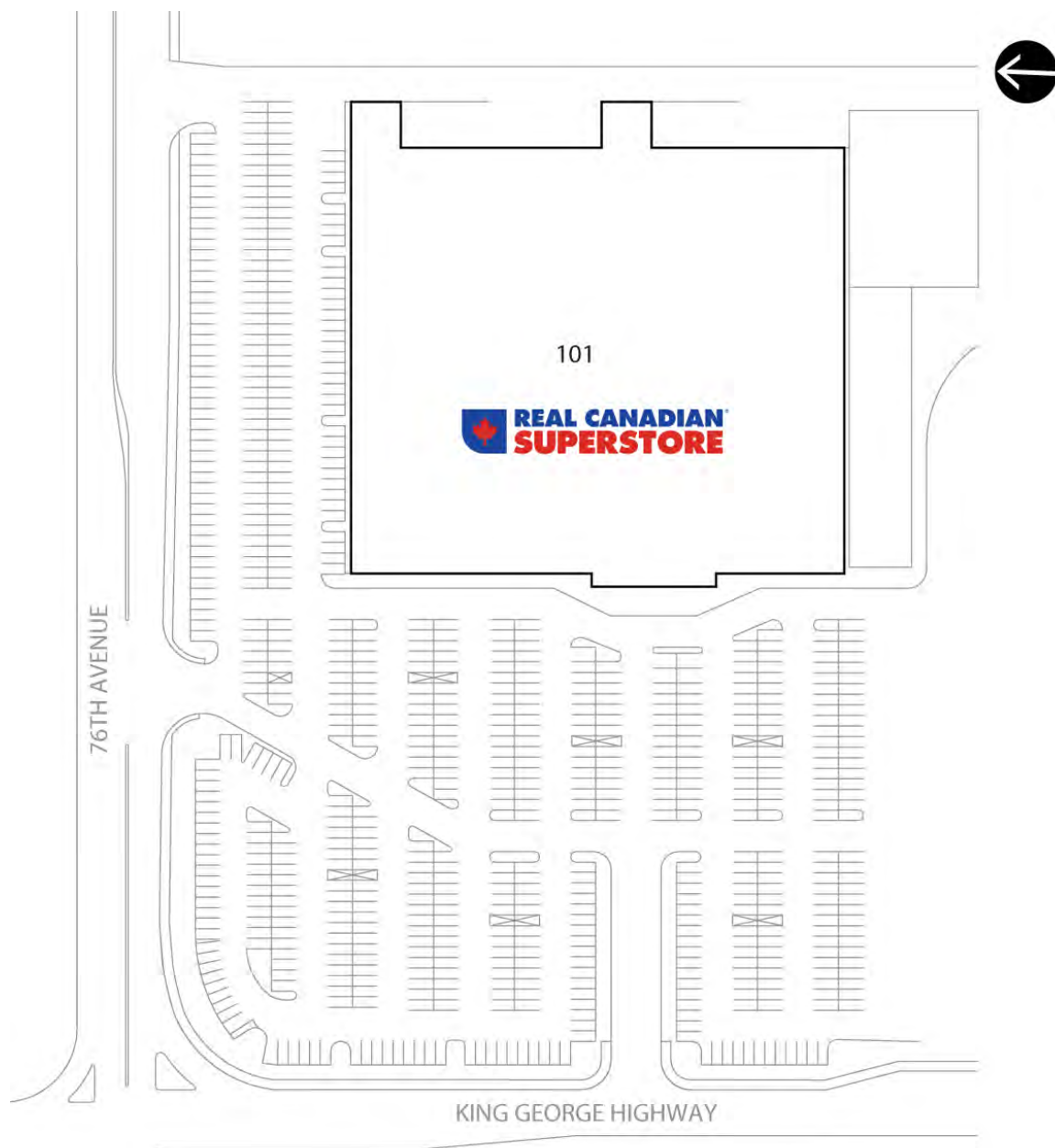
Major Tenants

Real Canadian Superstore

Demographic	1 KM	3 KM	5 KM
Population	13,219	132,901	335,226
Avg Age	35	34	35
Households	3,910	32,727	88,988
Avg Household Income	\$109,822	\$133,550	\$132,817



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Alberta

Development Opportunities



5031 - 44th St.

Lloydminster, AB

Existing GLA

162,363 SF

Approx Buildable Area

47,000 SF

Major TenantsReal Canadian Superstore, Fit 4 Less,
Dollar Tree

Demographic	1 KM	3 KM	5 KM
Population	5,671	32,000	34,190
Avg Age	39	36	36
Households	2,548	12,600	13,350
Avg Household Income	\$101,900	\$139,600	\$141,600

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Manitoba

Development Opportunities



130 Path Hwy. 12 N

Steinbach, MB

Existing GLA

106,041 SF

Approx Buildable Area

27,600 SF

Major Tenants

Real Canadian Superstore

Demographic**1 KM****3 KM****5 KM****Population**

464

14,580

23,868

Avg Age

37.4

35.9

34.9

Households

214

5,678

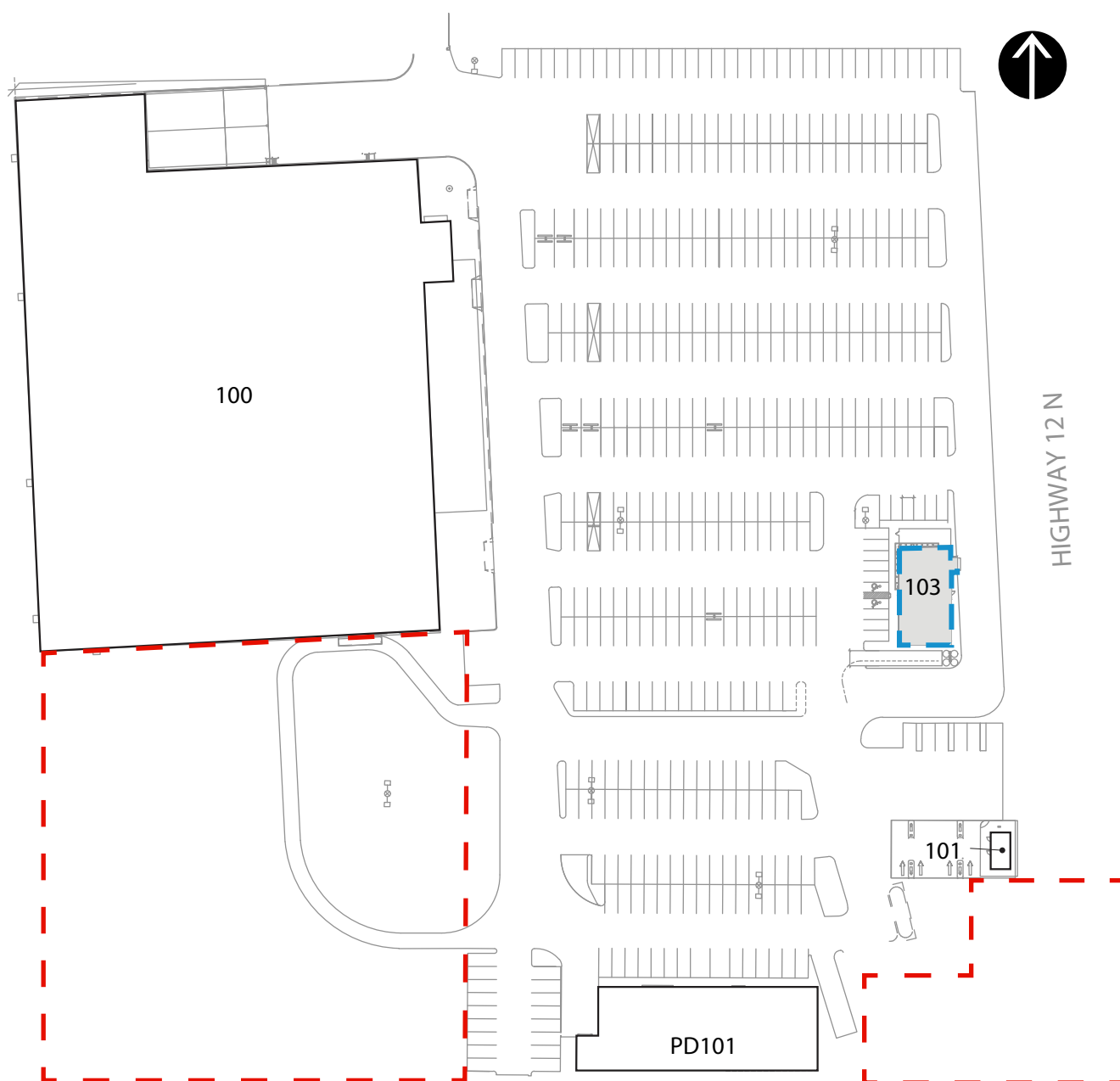
8,753

Avg Household Income

\$104,318

\$98,791

\$103,959

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Ontario

Development Opportunities



15900 Bayview Ave.

Aurora, ON

Existing GLA

106,665 SF

Approx Buildable Area

11,400 SF

Major Tenants

Real Canadian Superstore

Demographic**1 KM****3 KM****5 KM****Population**

9,033

64,986

128,009

Avg Age

41

42

43

Households

2,753

22,070

45,057

Avg Household Income

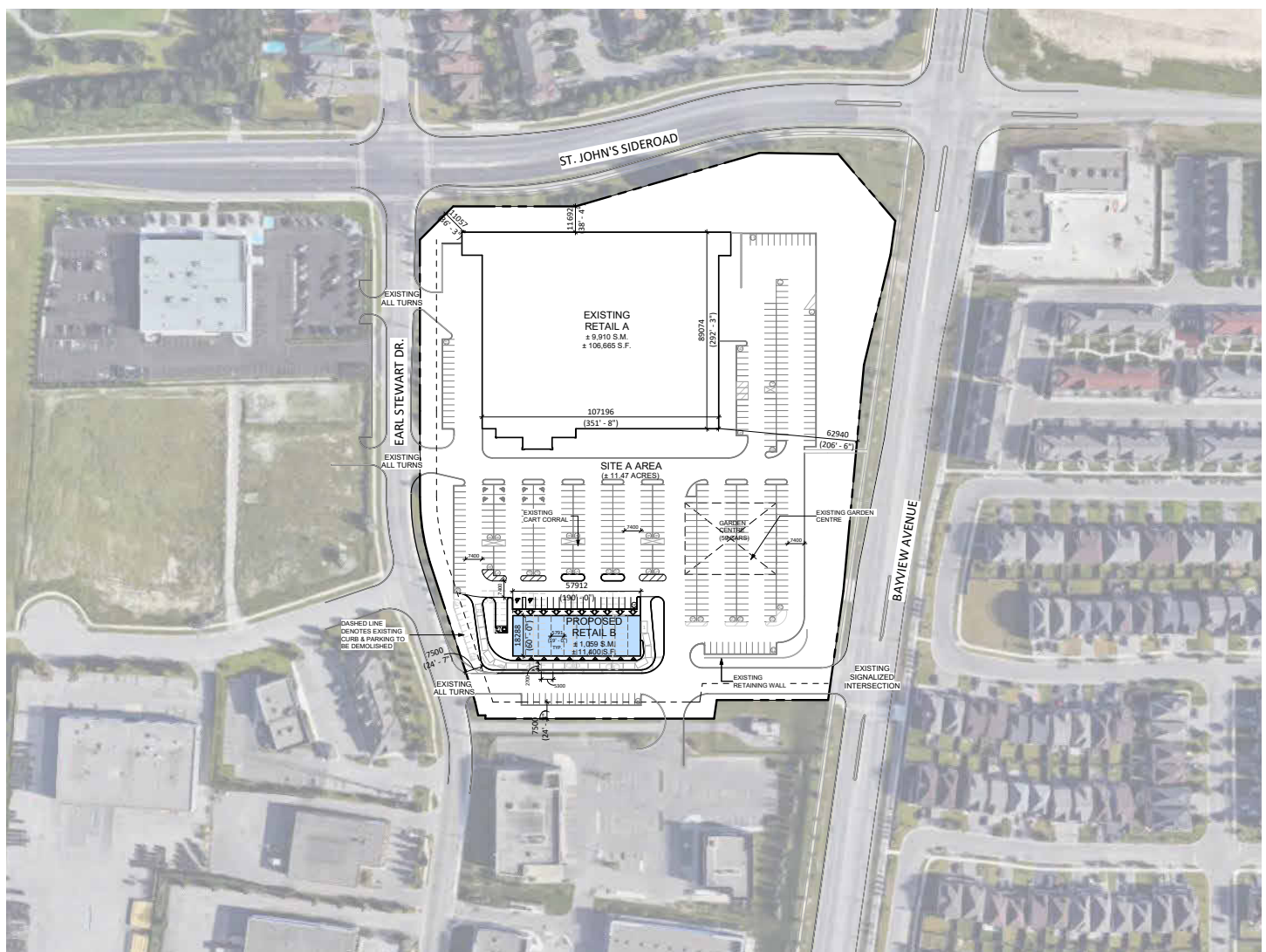
\$171,807

\$182,145

\$178,490



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1025 & 1059 Plains Rd.

Burlington, ON

Existing GLA

151,262 SF

Approx Buildable Area

11,700 SF

Major Tenants

Fortinos, No Frills, Staples

Demographic**1 KM****3 KM****5 KM****Population**

4,021

43,732

99,361

Avg Age

38.2

46.8

44.8

Households

1,648

19,834

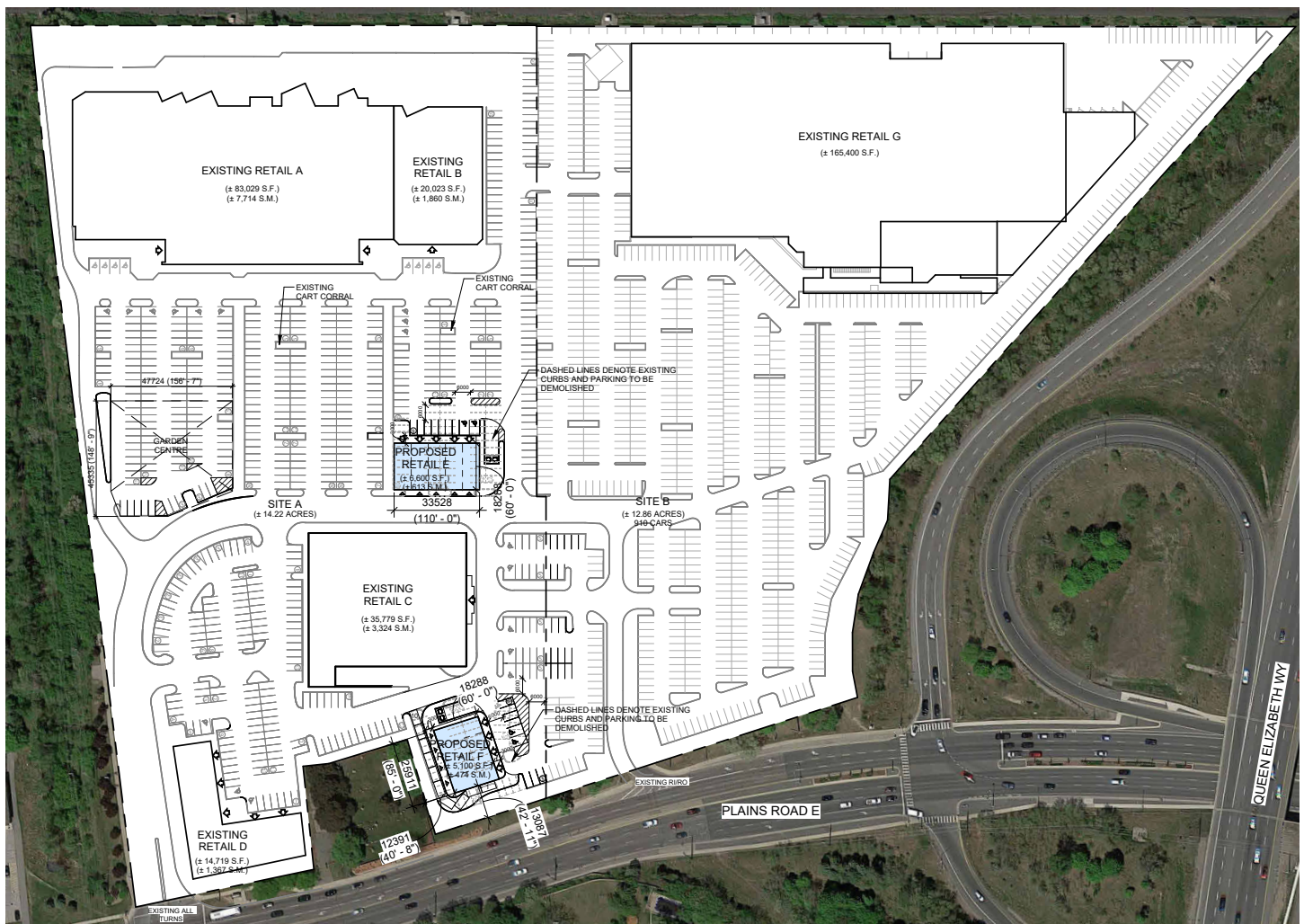
41,600

Avg Household Income

\$113,173

\$152,591

\$161,644

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Lease

1045 Paisley Rd. Guelph, ON

Existing GLA

96,983 SF

Approx Buildable Area

7,000 SF

Major Tenants

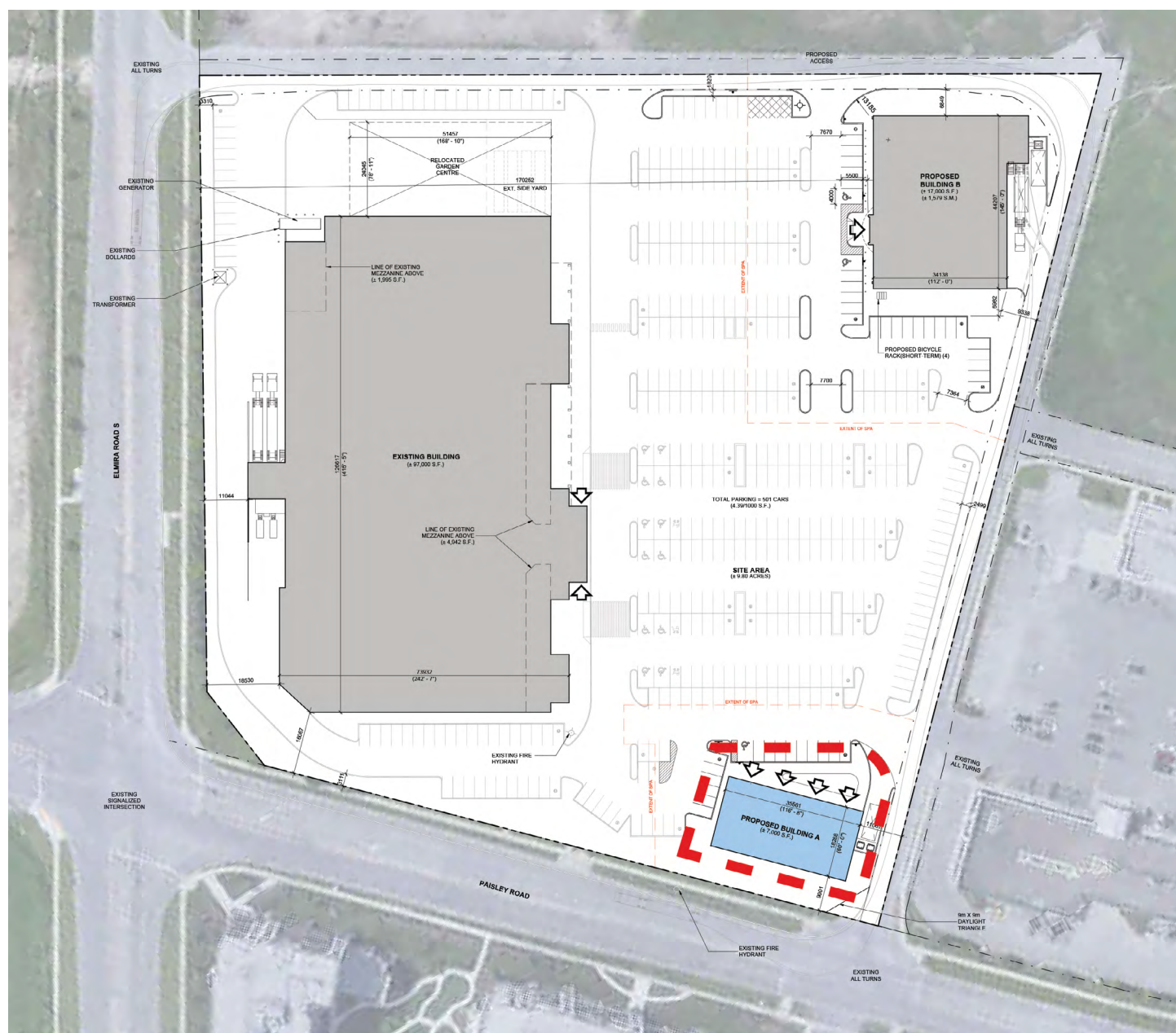
Loblaws

Demographic

	1 KM	3 KM	5 KM
Population	8,090	37,865	81,200
Avg Age	39.3	38.3	38.9
Households	2,947	14,320	32,968
Avg Household Income	\$143,295	\$120,165	\$123,895



Scan to
Lease



200 Bullock Dr.
Markham, ON

Existing GLA

128,564 SF

Approx Buildable Area

24,000 SF

Major Tenants

Loblaws, Goodlife, LCBO

Demographic

1 KM

3 KM

5 KM

Population

9,498

85,299

238,291

Avg Age

47

44

42

Households

3,098

27,121

75,622

Avg Household Income

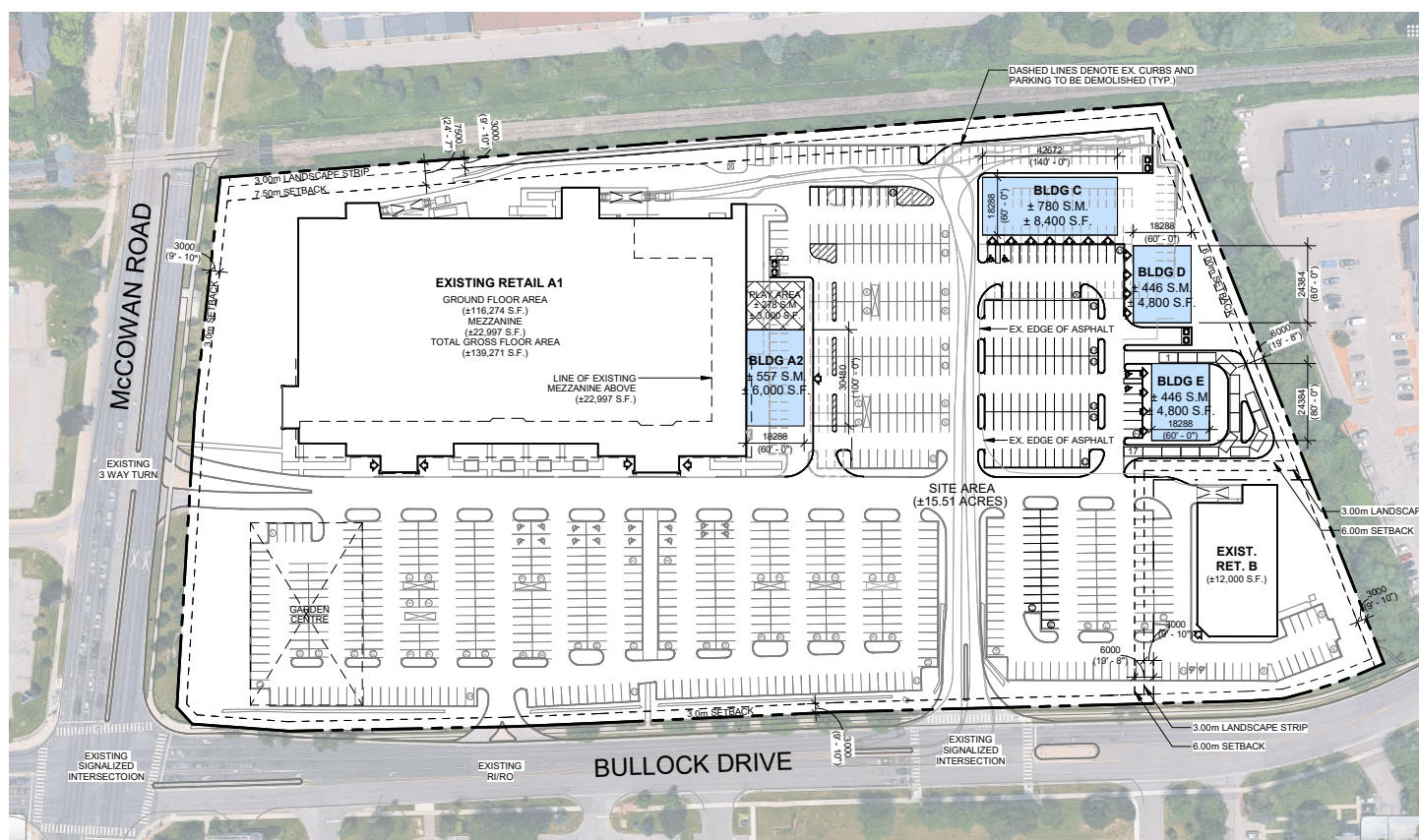
\$144,906

\$160,823

\$156,226



Scan to
Lease



7075 Markham Rd.

Markham, ON

Existing GLA

55,890 SF

Approx Buildable Area

8,400 SF

Major Tenants

No Frills

Demographic**1 KM****3 KM****5 KM****Population**

11,381

83,900

222,792

Avg Age

38

40

41

Households

2,792

22,932

66,731

Avg Household Income

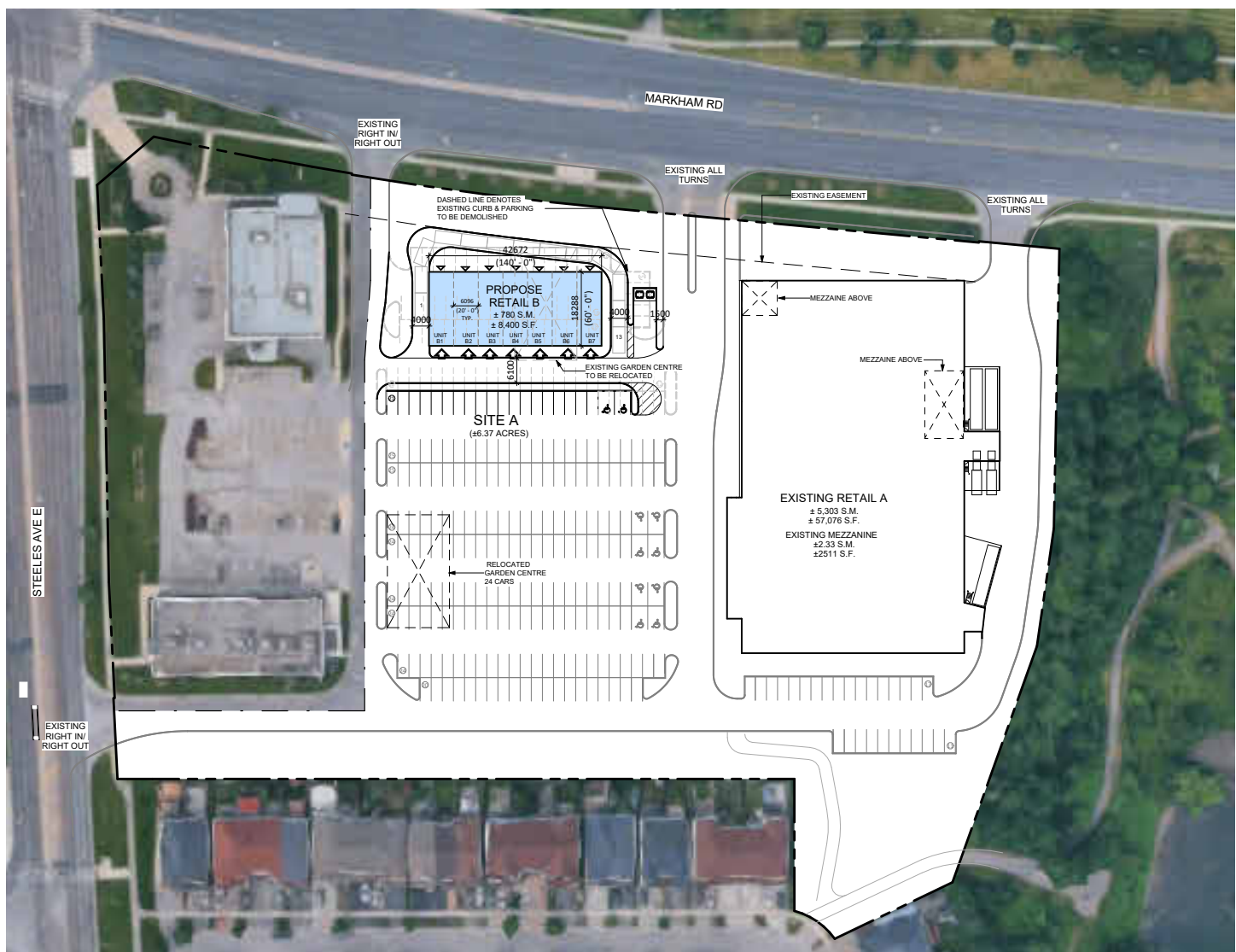
\$135,837

\$135,229

\$128,080



Scan to
Lease



2065 Robertson Rd.

Nepean, ON

Existing GLA

131,281 SF

Approx Buildable Area

22,150 SF

Major Tenants

Loblaws, Fairgrounds, King Pin

Demographic**1 KM****3 KM****5 KM****Population**

3,983

18,716

84,721

Avg Age

45.0

44.1

39.8

Households

1,625

7,450

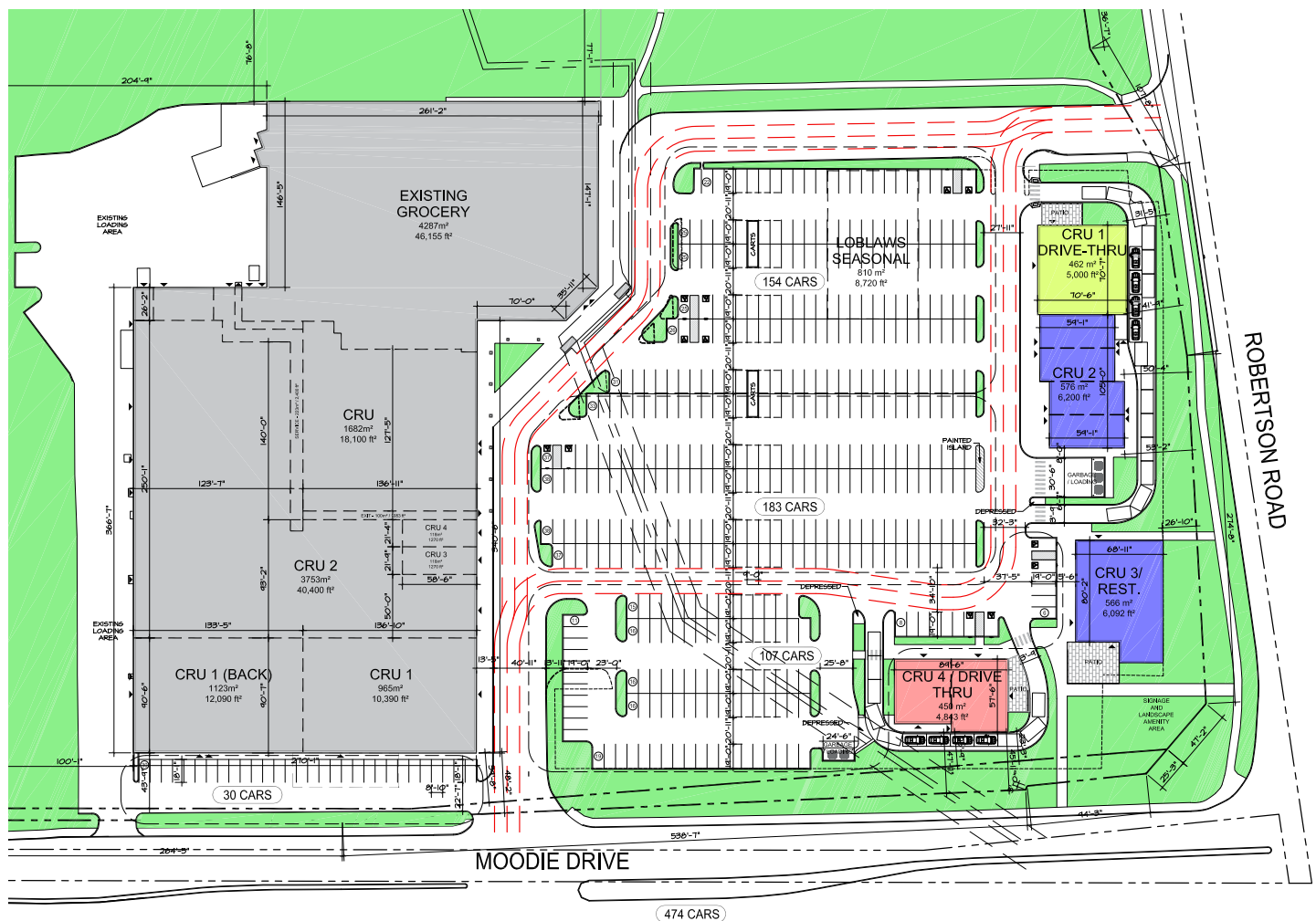
32,416

Avg Household Income

\$110,895

\$149,363

\$145,355

Scan to
Lease

1226 Place d'Orleans Dr. Orleans (Ottawa), ON

Existing GLA

81,354 SF

Approx Buildable Area

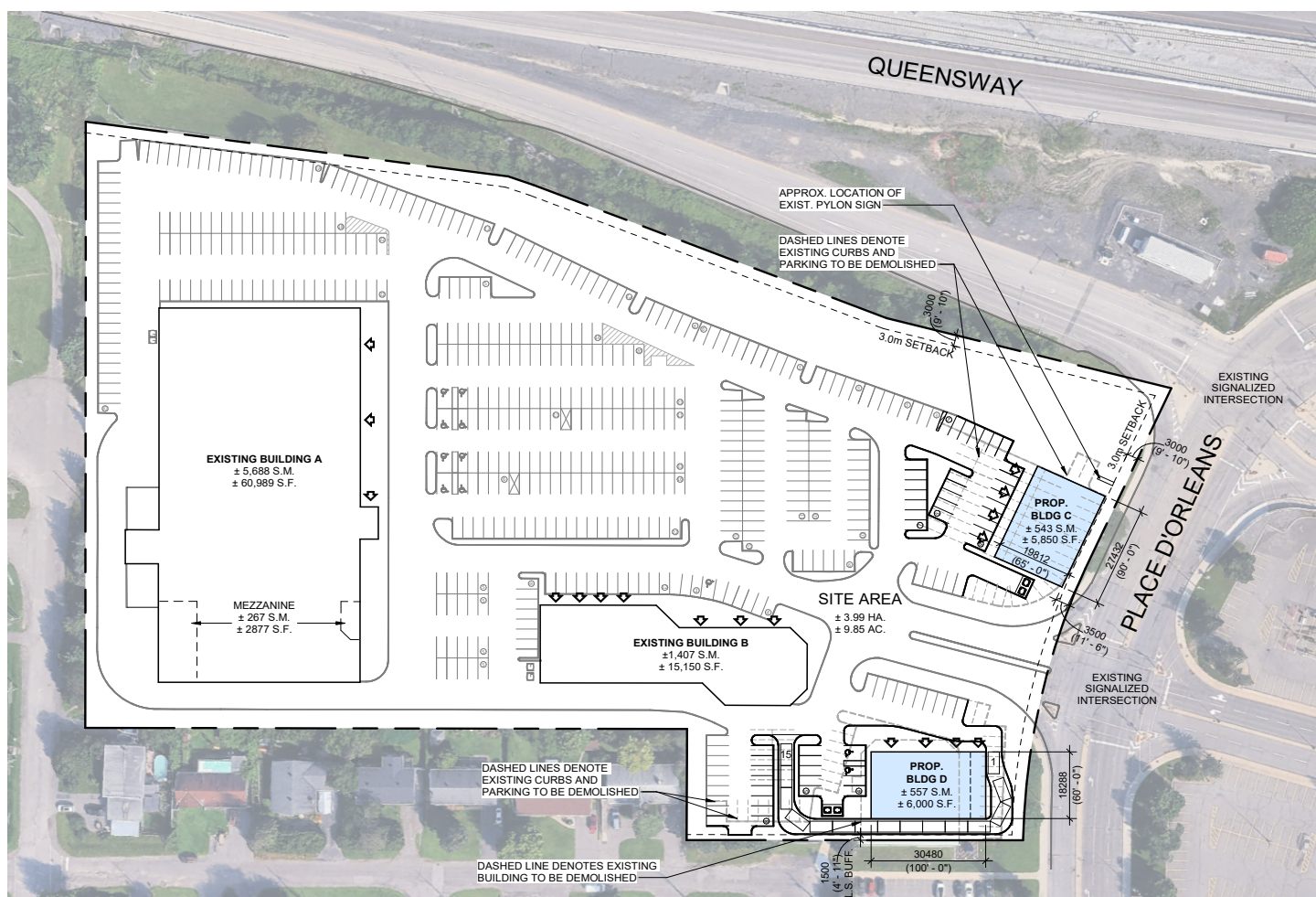
16,300 SF

Major Tenants

No Frills, Dollarama, Fit4Less

Demographic

	1 KM	3 KM	5 KM
Population	7,829	59,958	126,136
Avg Age	44.8	44.5	41.0
Households	2,951	22,789	45,641
Avg Household Income	\$140,029	\$158,279	\$164,973

Scan to
Lease

865 Ontario St. Stratford, ON

Existing GLA

82,093 SF

Approx Buildable Area

6,500 SF (space is demisable)

Major Tenants

Zehrs, Food Basics, Dollarama, Michael's

Demographic	1 KM	3 KM	5 KM
Population	3,183	22,046	36,893
Avg Age	47.8	45.1	44.8
Households	1,543	10,126	16,348
Avg Household Income	\$99,342	\$108,084	\$114,992



Scan to
Lease



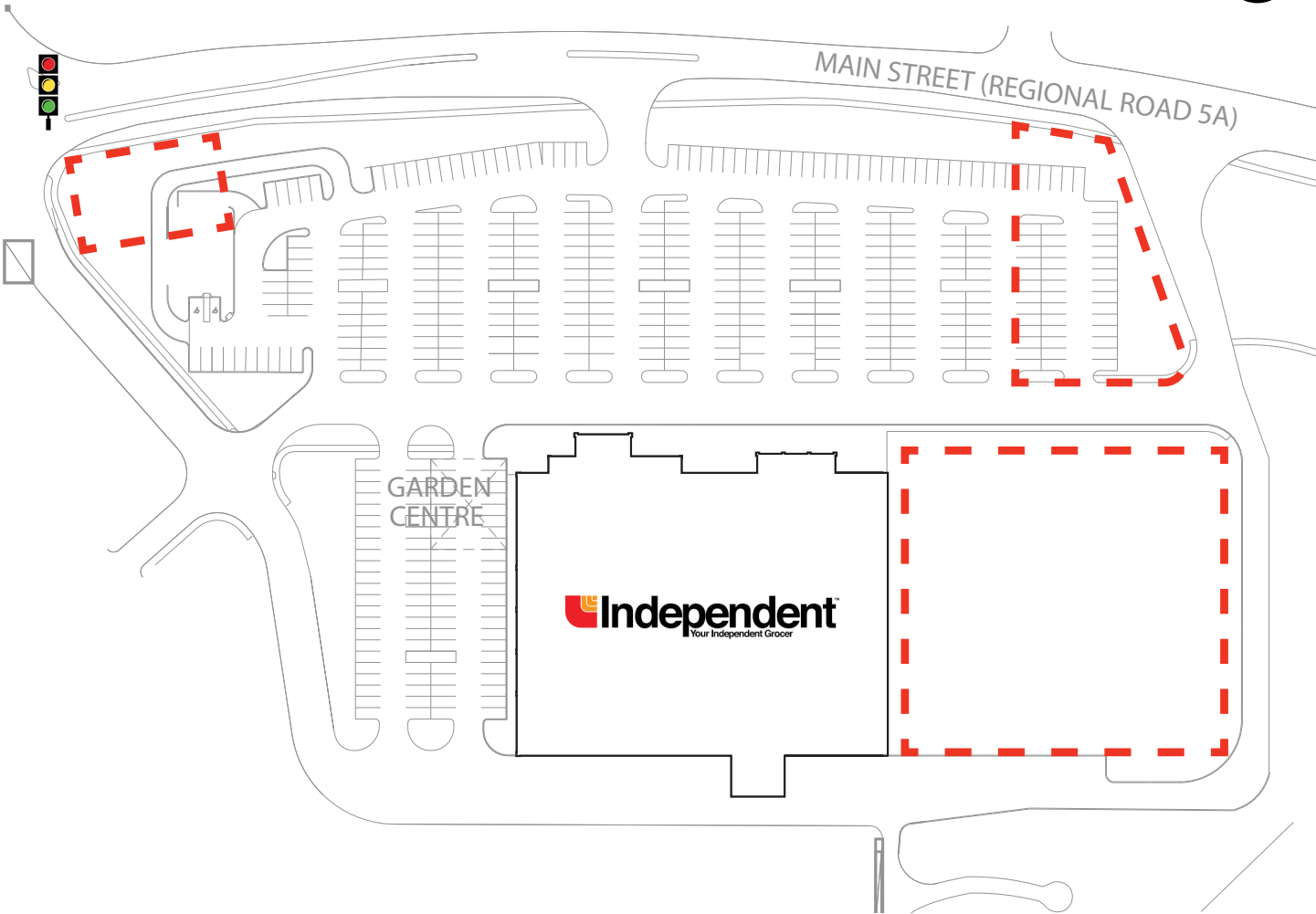
1251 Main St.
Stittsville, ON

Existing GLA
68,924 SF
Approx Buildable Area
84,900 SF
Major Tenants
Your Independent Grocer

Demographic	1 KM	3 KM	5 KM
Population	7,366	38,267	78,622
Avg Age	43.9	39.2	37.5
Households	2,947	13,659	27,335
Avg Household Income	\$186,845	\$189,829	\$177,186



Scan to
Lease



21 Upper Centennial Pkwy. E

Stoney Creek, ON

Existing GLA

88,088 SF

Approx Buildable Area

10,100 SF

Major Tenants

Fortinos

Demographic**1 KM****3 KM****5 KM****Population**

5,785

28,781

58,837

Avg Age

36

36

37

Households

1,747

8,654

19,362

Avg Household Income

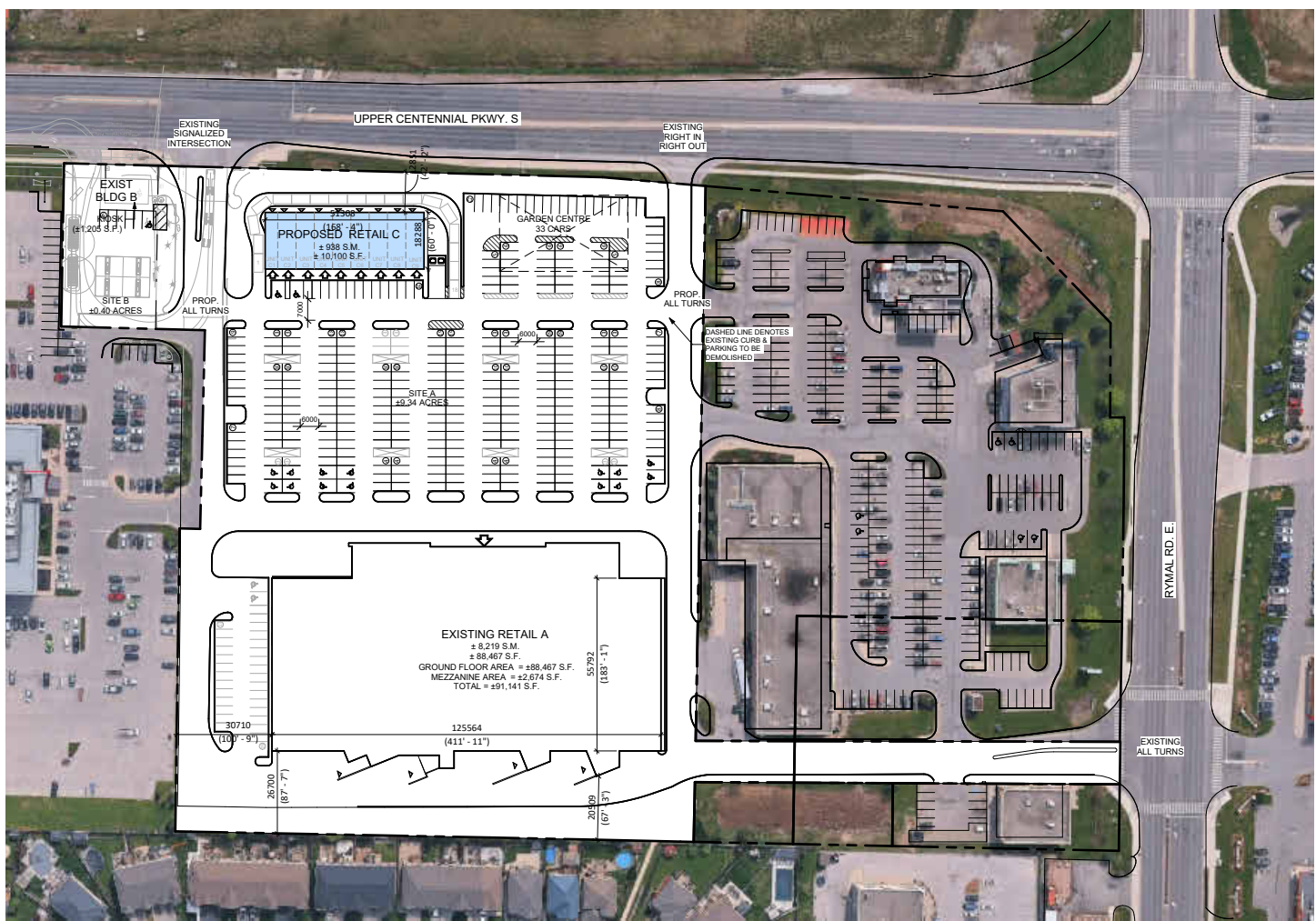
\$148,209

\$158,489

\$145,861



Scan to
Lease



50 Musgrave St.

Toronto, ON

Existing GLA

80,987 SF

Approx Buildable Area

7,200 SF

Major Tenants

Loblaws

Demographic**1 KM****3 KM****5 KM****Population**

32,080

163,831

344,066

Avg Age

38

40

39

Households

11,650

62,484

127,872

Avg Household Income

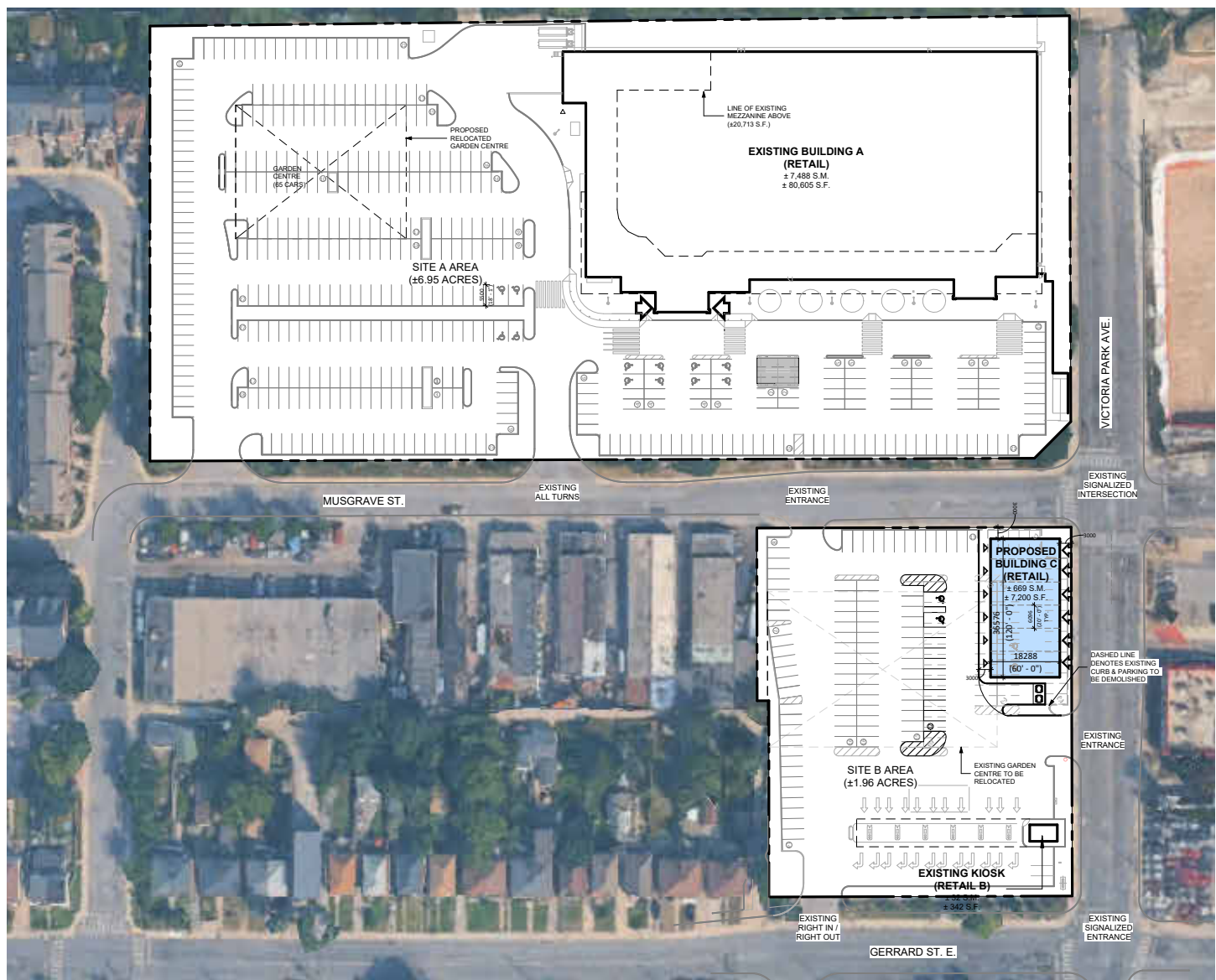
\$127,266

\$153,432

\$138,921



Scan to
Lease



11 Redway Rd.

Toronto, ON

Existing GLA

60,950 SF

Approx Buildable Area

24,200 SF

Major Tenants

Loblaws

Demographic**1 KM****3 KM****5 KM****Population**

8,346

183,739

640,879

Avg Age

44.0

39.2

38.1

Households

3,360

75,210

285,145

Avg Household Income

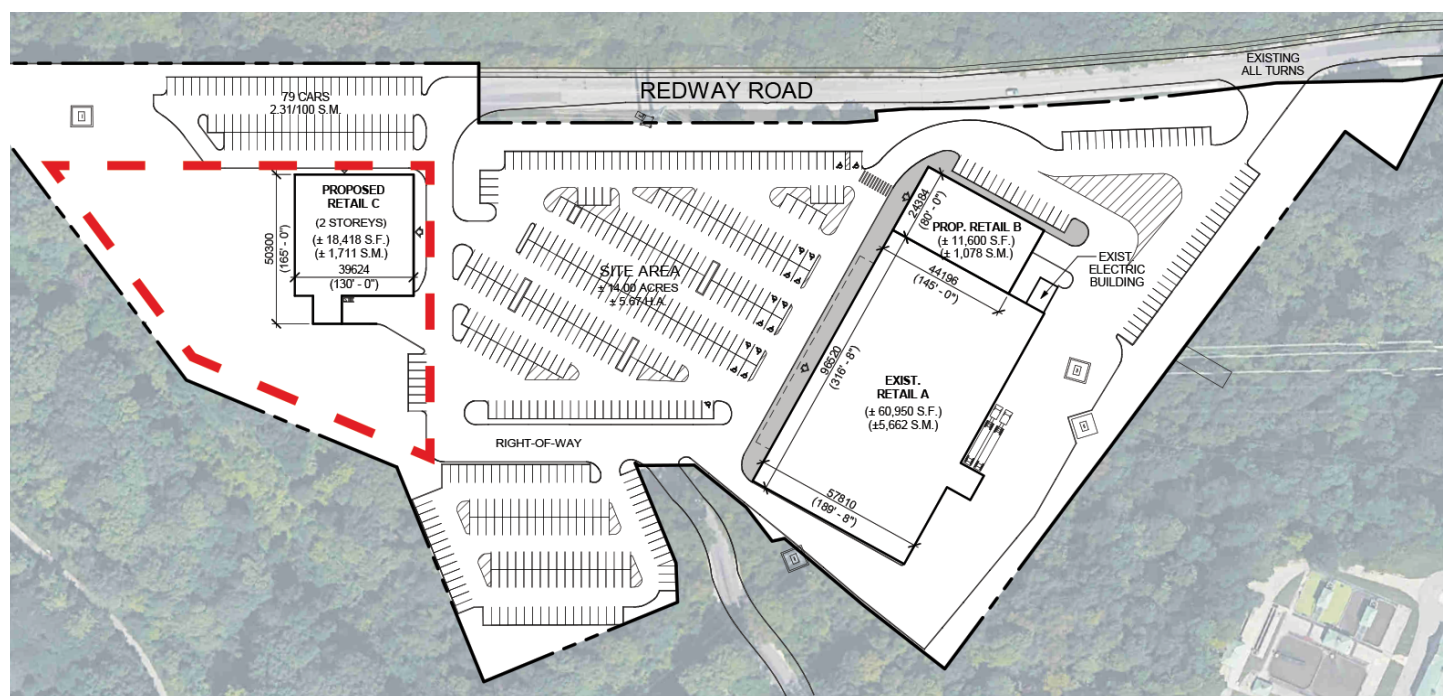
\$254,699

\$204,825

\$186,438



Scan to
Lease



3940 Hwy. #7

Vaughan, ON

Existing GLA

84,667 SF

Approx Buildable Area

8,400 SF

Major Tenants

Fortinos

Demographic**1 KM****3 KM****5 KM****Population**

8,039

43,588

153,568

Avg Age

44.5

39.9

38.7

Households

2,998

17,538

53,211

Avg Household Income

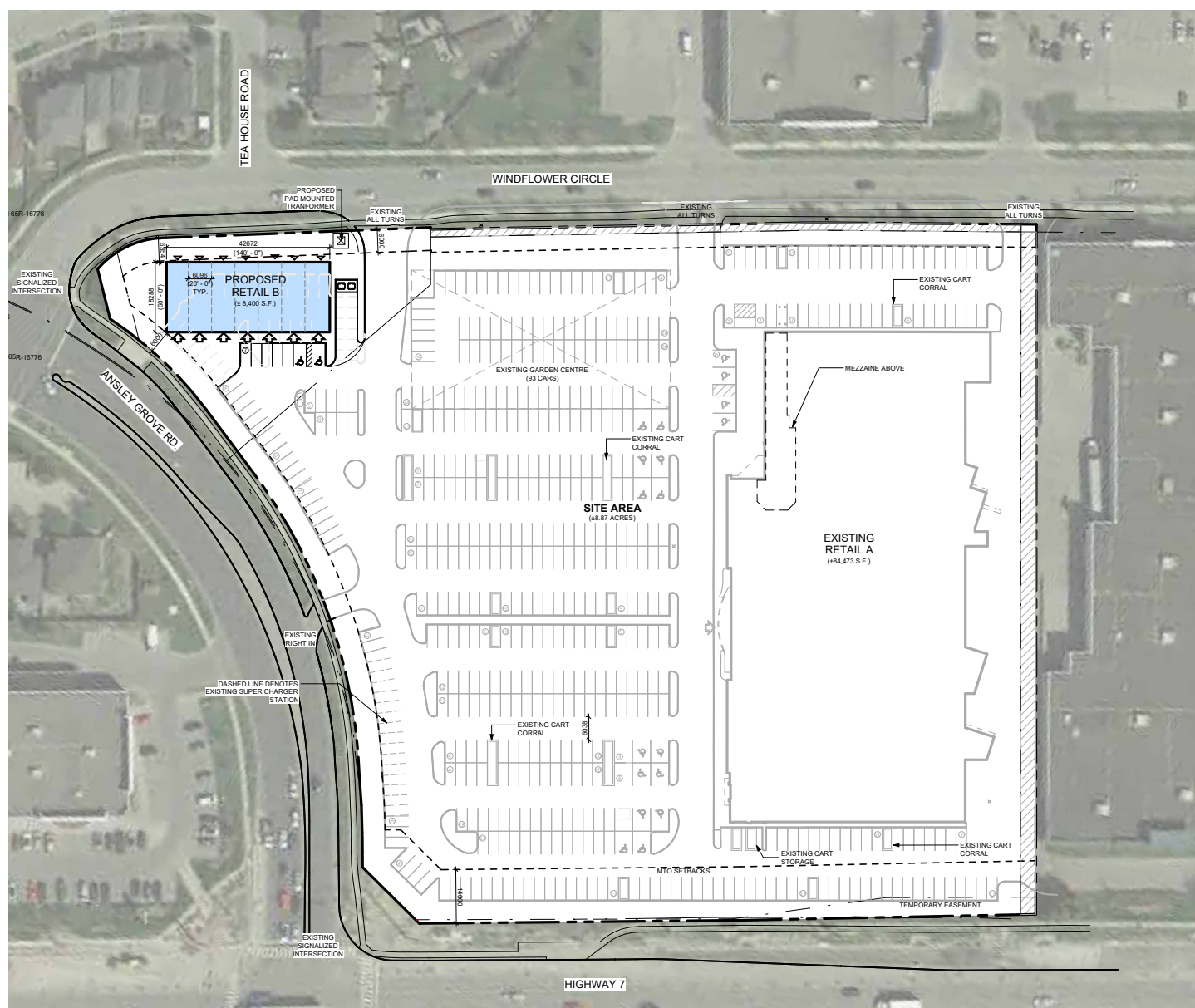
\$141,208

\$144,642

\$134,956



Scan to
Lease



969 Dundas St.

Woodstock, ON

Existing GLA

78,347 SF

Approx Buildable Area

5,100 SF

Major Tenants

Zehrs

Demographic**1 KM****3 KM****5 KM****Population**

5,461

41,598

55,575

Avg Age

39.4

40.3

39.6

Households

2,231

16,948

21,897

Avg Household Income

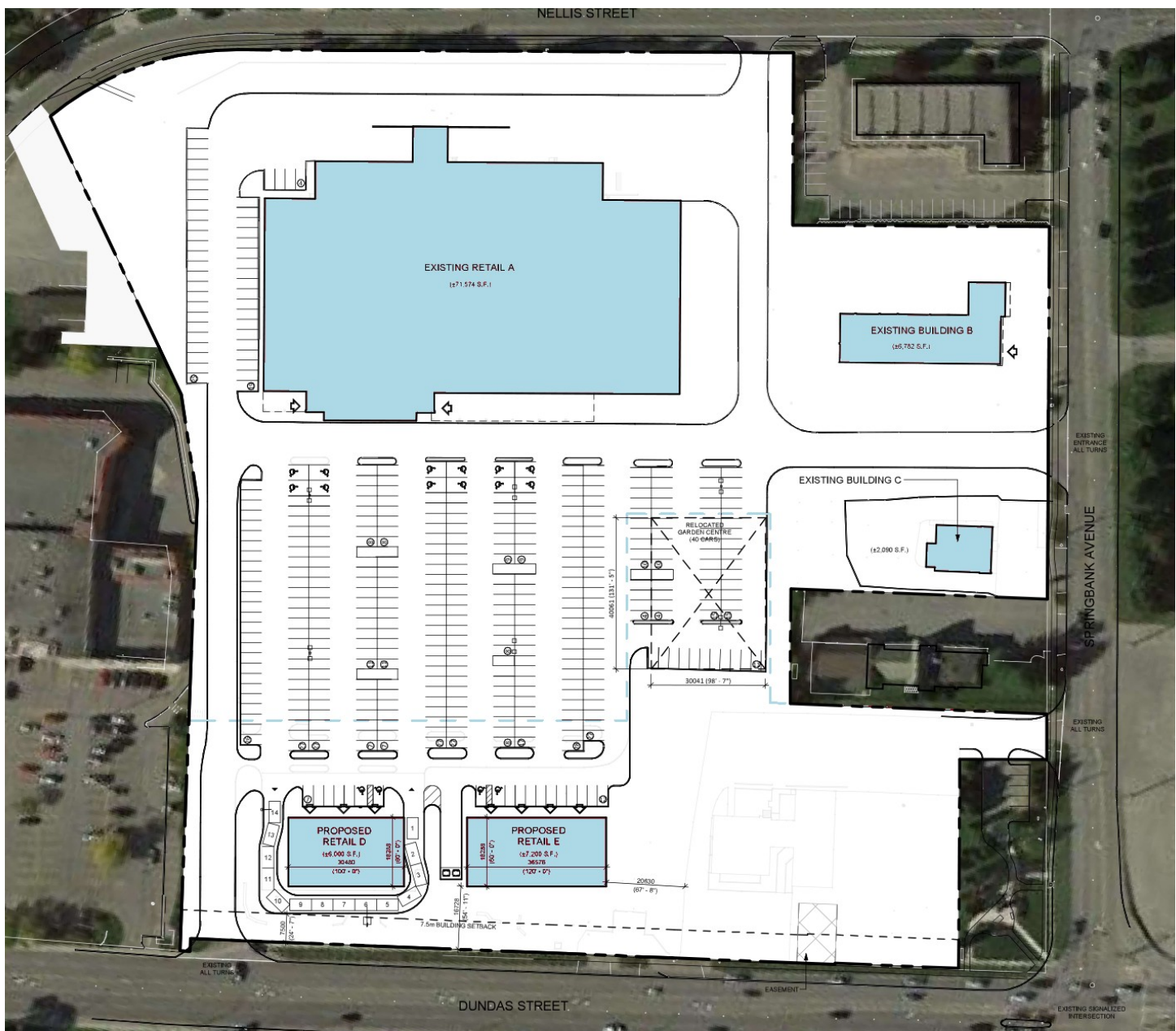
\$107,670

\$114,996

\$118,917



Scan to
Lease



Quebec

Development Opportunities



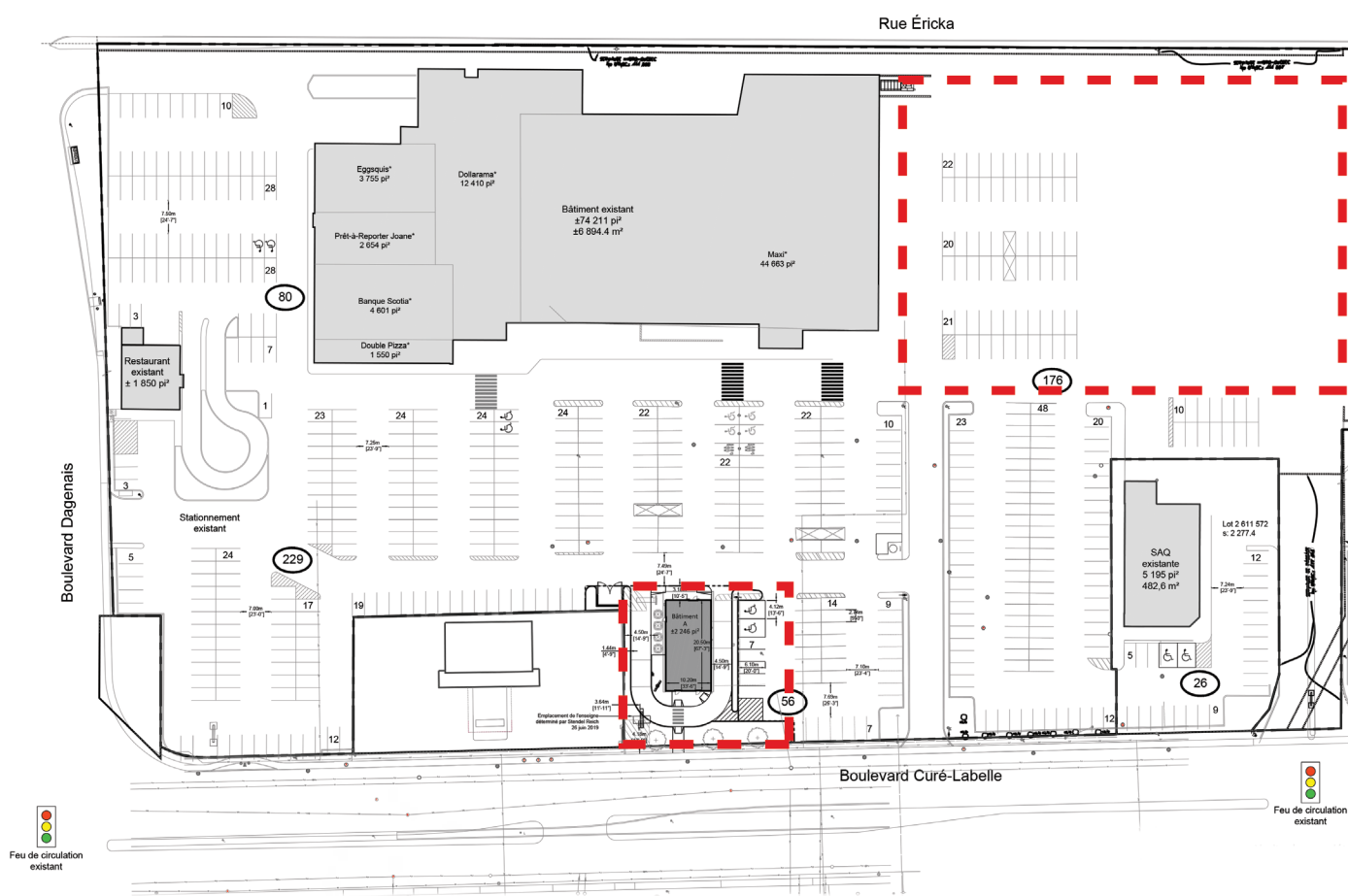
Tenant Name

5 KM

Population	7,822	71,886	159,016
Avg Age	42.3	42.3	42.5
Households	3,095	26,604	60,204
Avg Household Income	\$114,656	\$134,056	\$123,952



Scan to
Lease



1150 Rue King-George

Longueuil, QC

Existing GLA

83,184 SF

Approx Buildable Area

15,000 SF

Major Tenants

Provigo

Demographic**1 KM****3 KM****5 KM****Population**

13,741

101,720

183,863

Avg Age

46

42

42

Households

6,479

45,520

84,295

Avg Household Income

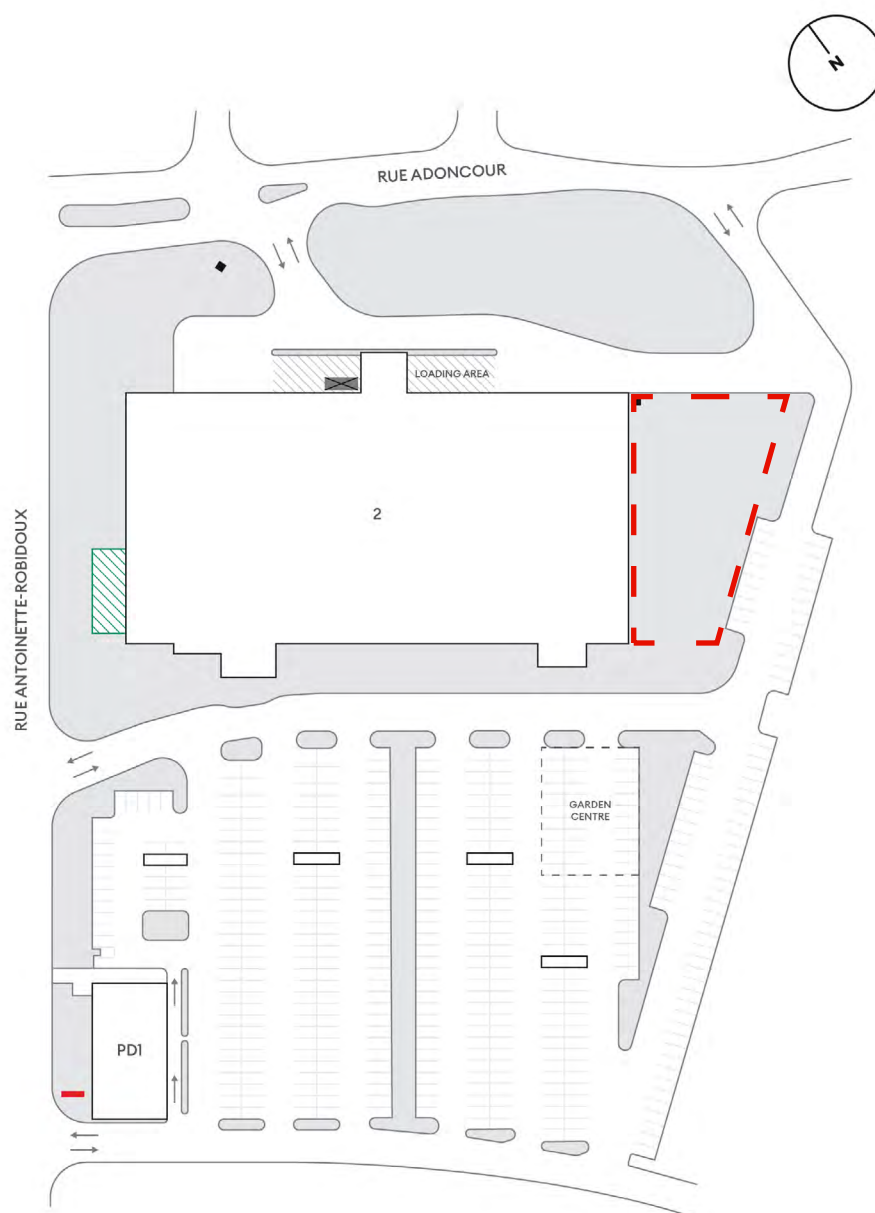
\$89,080

\$103,982

\$102,710



Scan to
Lease



2665 Chemin Chambly

Longueuil, QC

Existing GLA

137,764 SF

Approx Buildable Area

5,000 SF

Major TenantsTim Hortons, Maxi & Cie,
Entrepot en Folie, Jean Coutu**Demographic****1 KM****3 KM****5 KM****Population**

19,224

124,619

228,748

Avg Age

37.5

40.4

41.7

Households

8,687

56,174

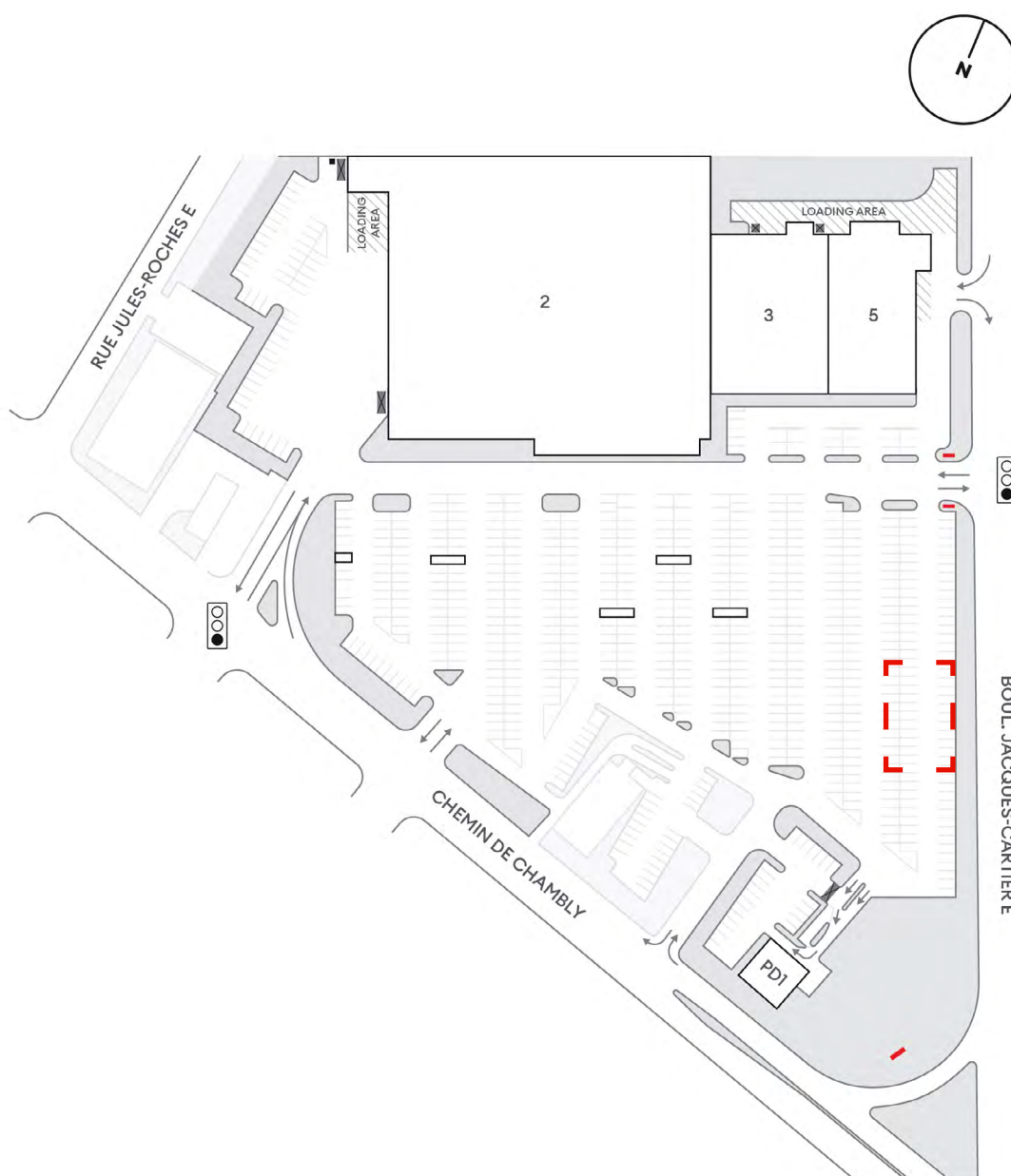
103,820

Avg Household Income

\$78,187

\$92,818

\$105,258

Scan to
Lease

6600 Rue St-Jacques

Montreal, QC

Existing GLA

81,492 SF

Approx Buildable Area

10,700 SF

Major Tenants

Maxi

Demographic**1 KM****3 KM****5 KM****Population**

16,046

174,749

467,286

Avg Age

39.3

38.8

37.7

Households

7,876

78,160

213,451

Avg Household Income

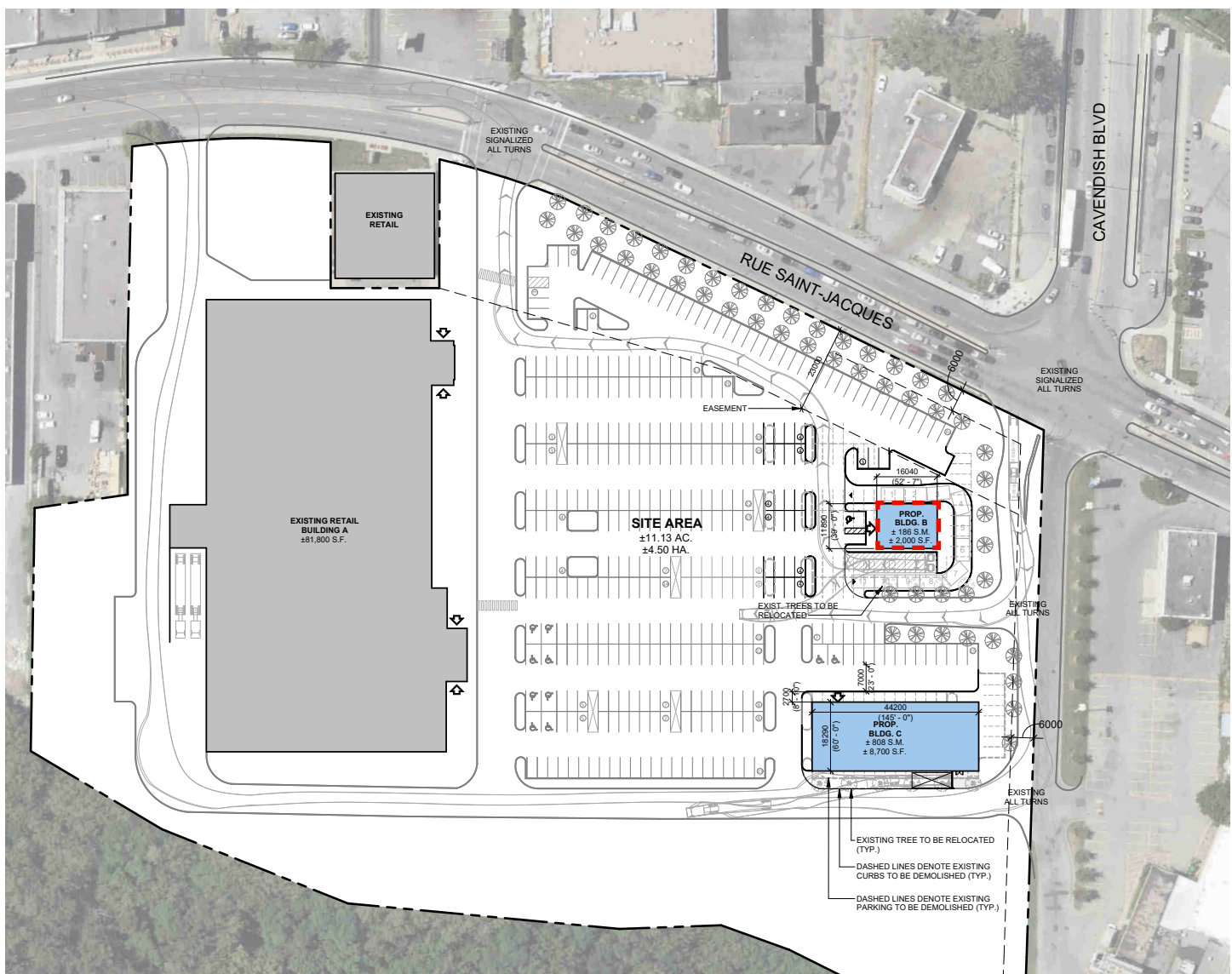
\$85,452

\$116,723

\$115,393



Scan to
Lease



7605 Boul Maurice-Duplessis

Montreal, QC

Existing GLA

75,856 SF

Approx Buildable Area

5,000 SF

Major Tenants

Tenant Name

Demographic**1 KM****3 KM****5 KM****Population**

13,378

86,127

226,069

Avg Age

42.0

42.5

41.6

Households

5,315

34,731

91,297

Avg Household Income

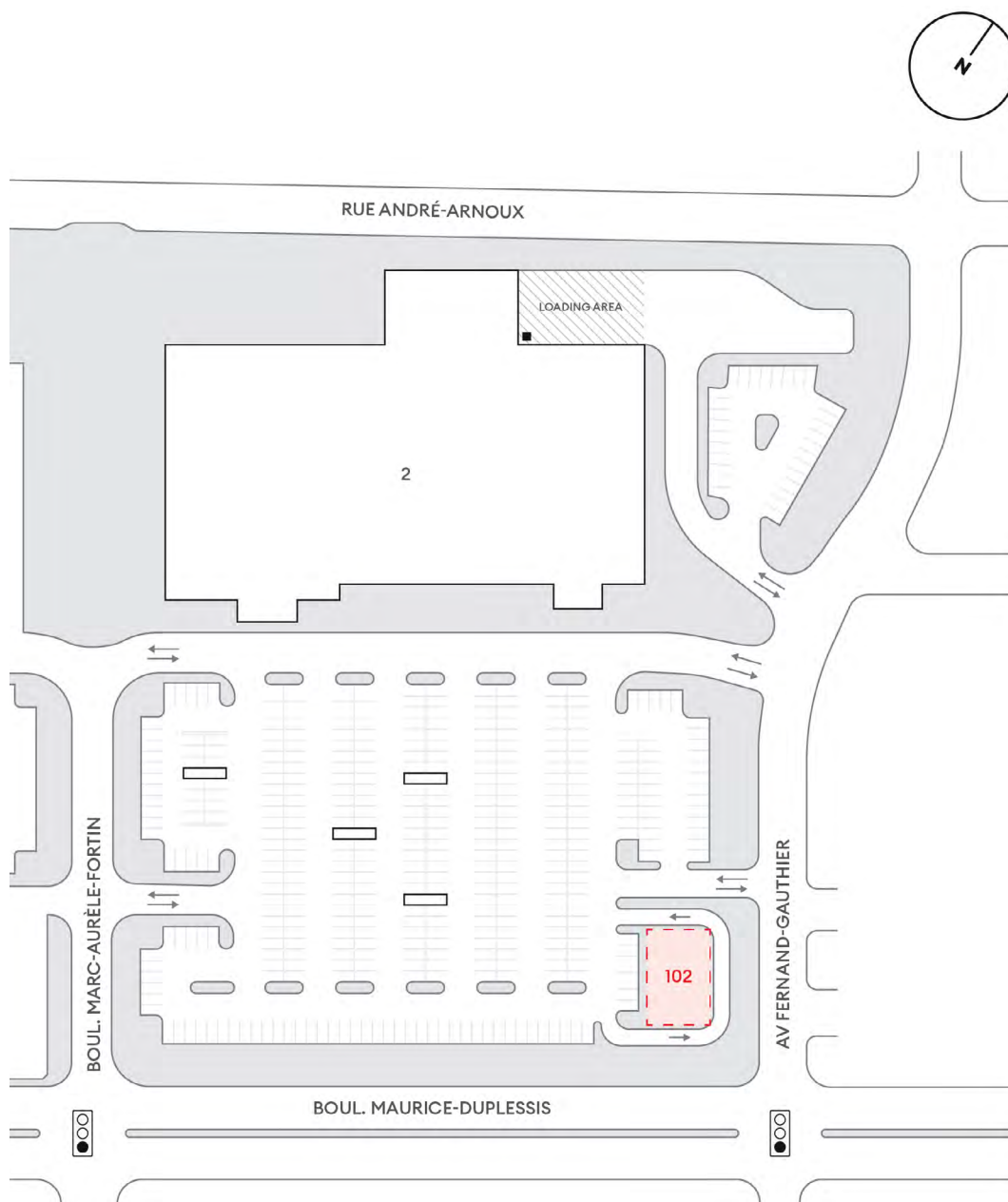
\$103,820

\$93,369

\$95,825



Scan to
Lease



92 Boul Cardinal-Leger

Pincourt, QC

Existing GLA

101,608 SF

Approx Buildable Area

30,000 SF

Major Tenants

Maxi & Cie, Gas Bar, Benny & Co

Demographic**1 KM****3 KM****5 KM****Population**

4,521

29,019

79,457

Avg Age

45.8

43.8

42.4

Households

2,064

12,019

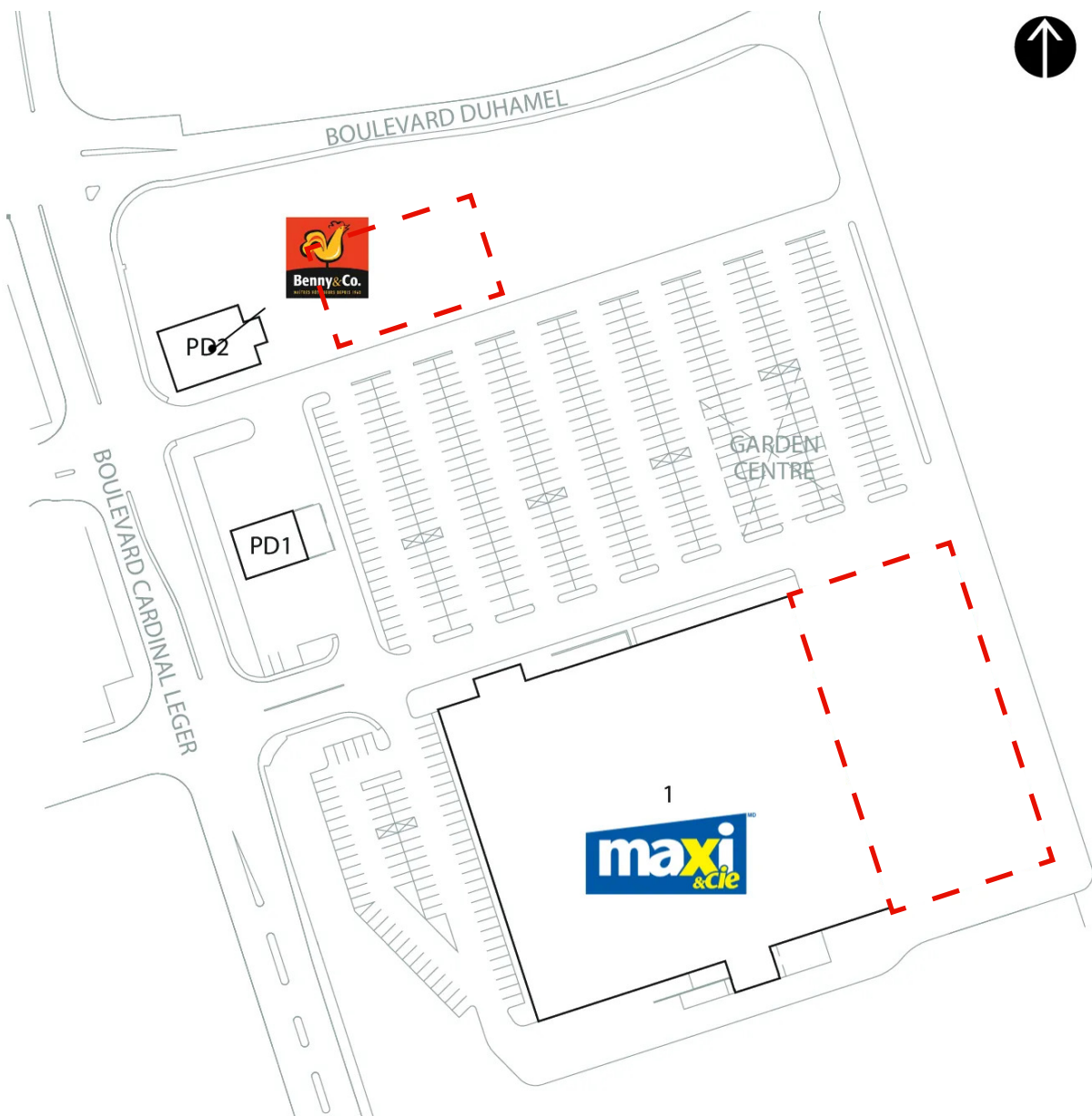
31,785

Avg Household Income

\$104,135

\$114,670

\$120,351

Scan to
Lease

4849 Boul Saint-Jean

Pierrefonds, QC

Existing GLA

80,995 SF

Approx Buildable Area

5,000 SF

Major Tenants

Provigo, A&W, SAQ

Demographic**1 KM****3 KM****5 KM****Population**

9,397

80,595

165,288

Avg Age

43.4

42.8

42.9

Households

3,953

30,135

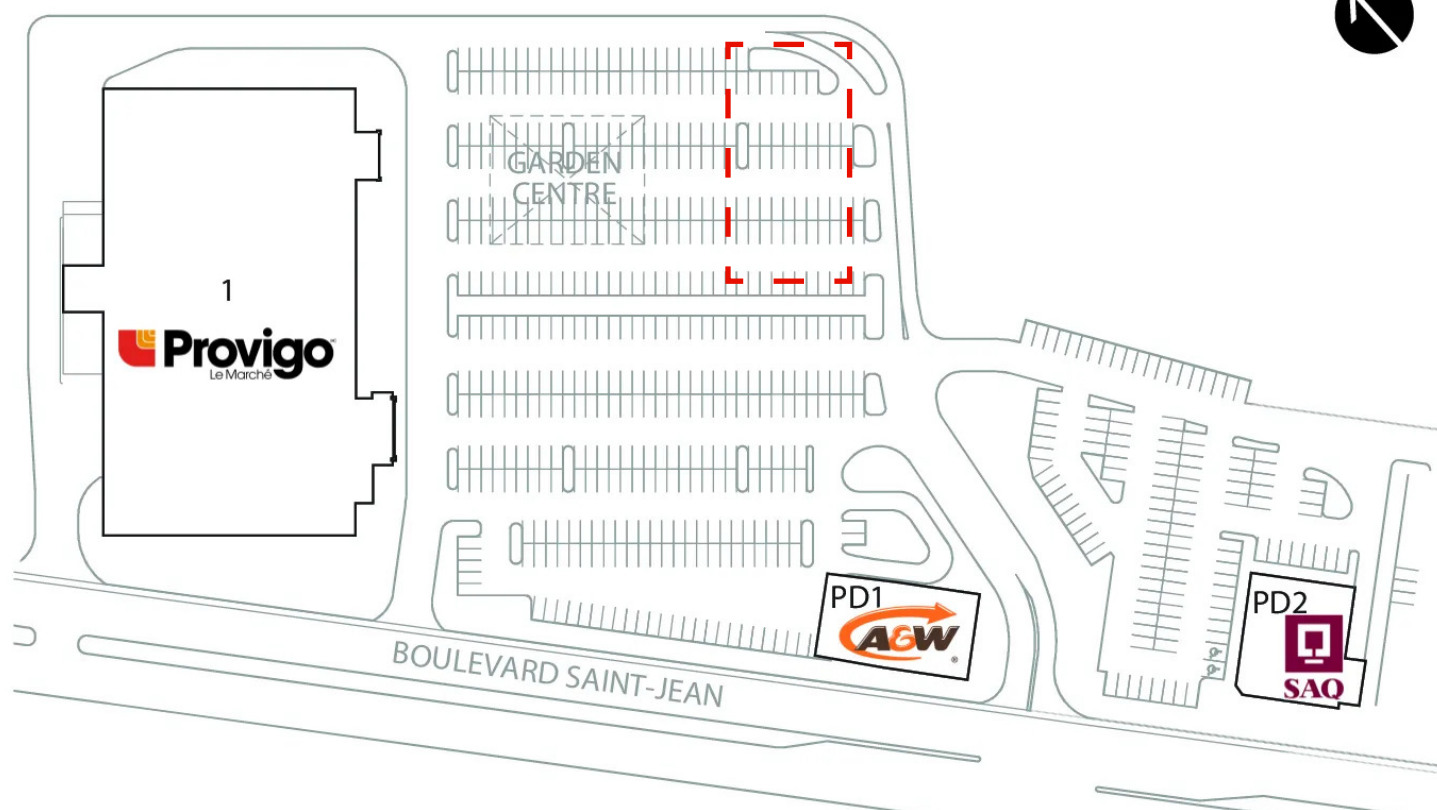
61,402

Avg Household Income

\$108,233

\$146,477

\$146,638

Scan to
Lease

350 Rue Bouvier

Québec City, QC

Existing GLA

62,866 SF

Approx Buildable Area

27,500 SF

Major Tenants

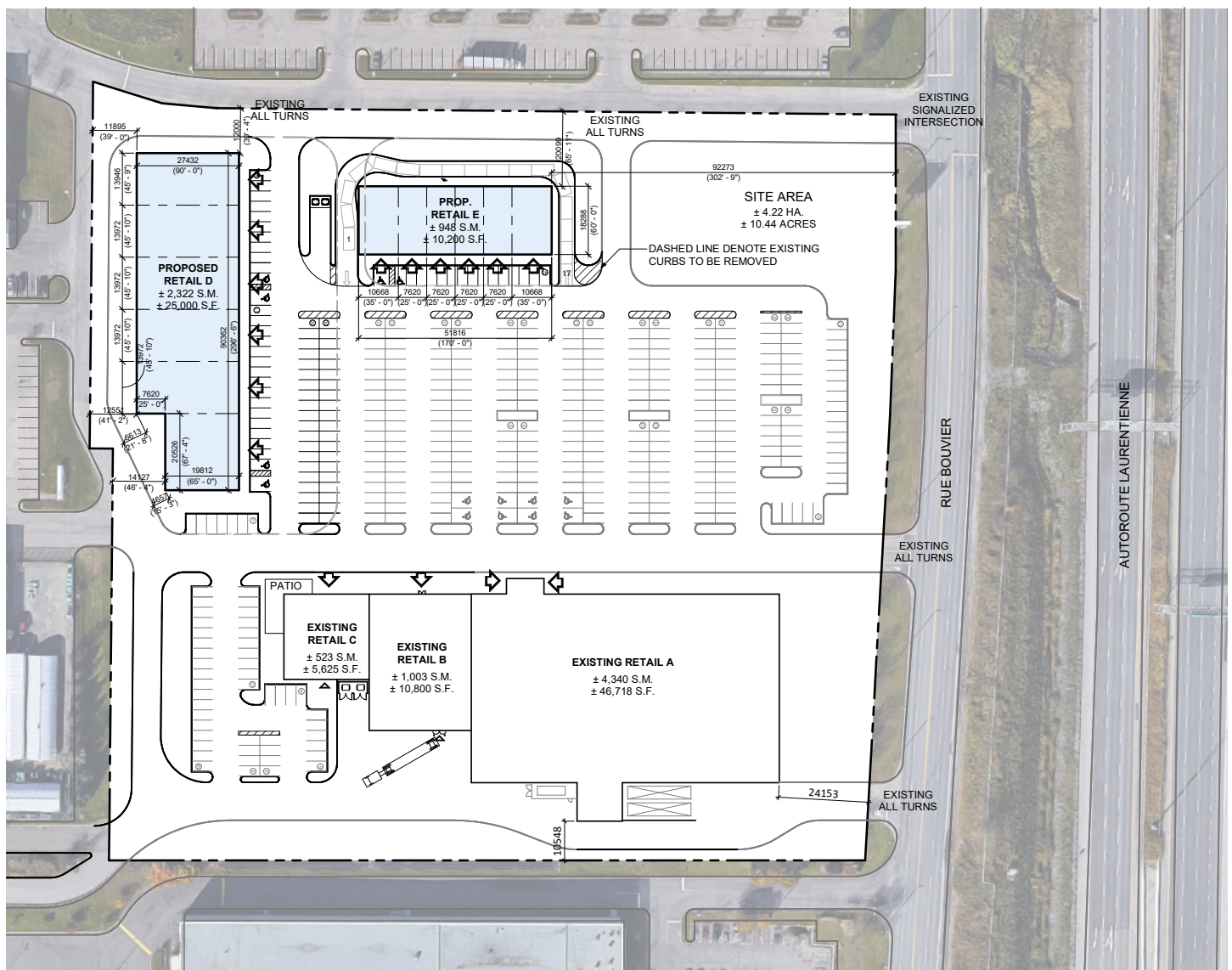
Maxi, Dollarama

Demographic

	1 KM	3 KM	5 KM
Population	7,788	78,410	221,084
Avg Age	47.0	45.4	43.1
Households	3,904	39,745	113,634
Avg Household Income	\$79,289	\$89,974	\$90,351



Scan to
Lease



1840 Boul Monseigneur-Langlois, Valleyfield

Salaberry-de-Valleyfield, QC

Existing GLA

58,363 SF

Approx Buildable Area

29,000 SF

Major Tenants

Maxi

Demographic**1 KM****3 KM****5 KM****Population**

10,257

32,683

41,577

Avg Age

43

46

45

Households

5,186

15,645

19,410

Avg Household Income

\$70,972

\$80,602

\$86,397



Scan to
Lease



200 Boul Omer-Marcil

Saint-Jean-Richelieu, QC

Existing GLA

89,485 SF

Approx Buildable Area

5,000 SF

Major TenantsMaxi & Cie, Gas Bar, Scotiabank,
Barbies Resto Bar Grill**Demographic****1 KM****3 KM****5 KM****Population**

3,924

37,370

68,685

Avg Age

43.4

46.7

44.8

Households

1,590

16,842

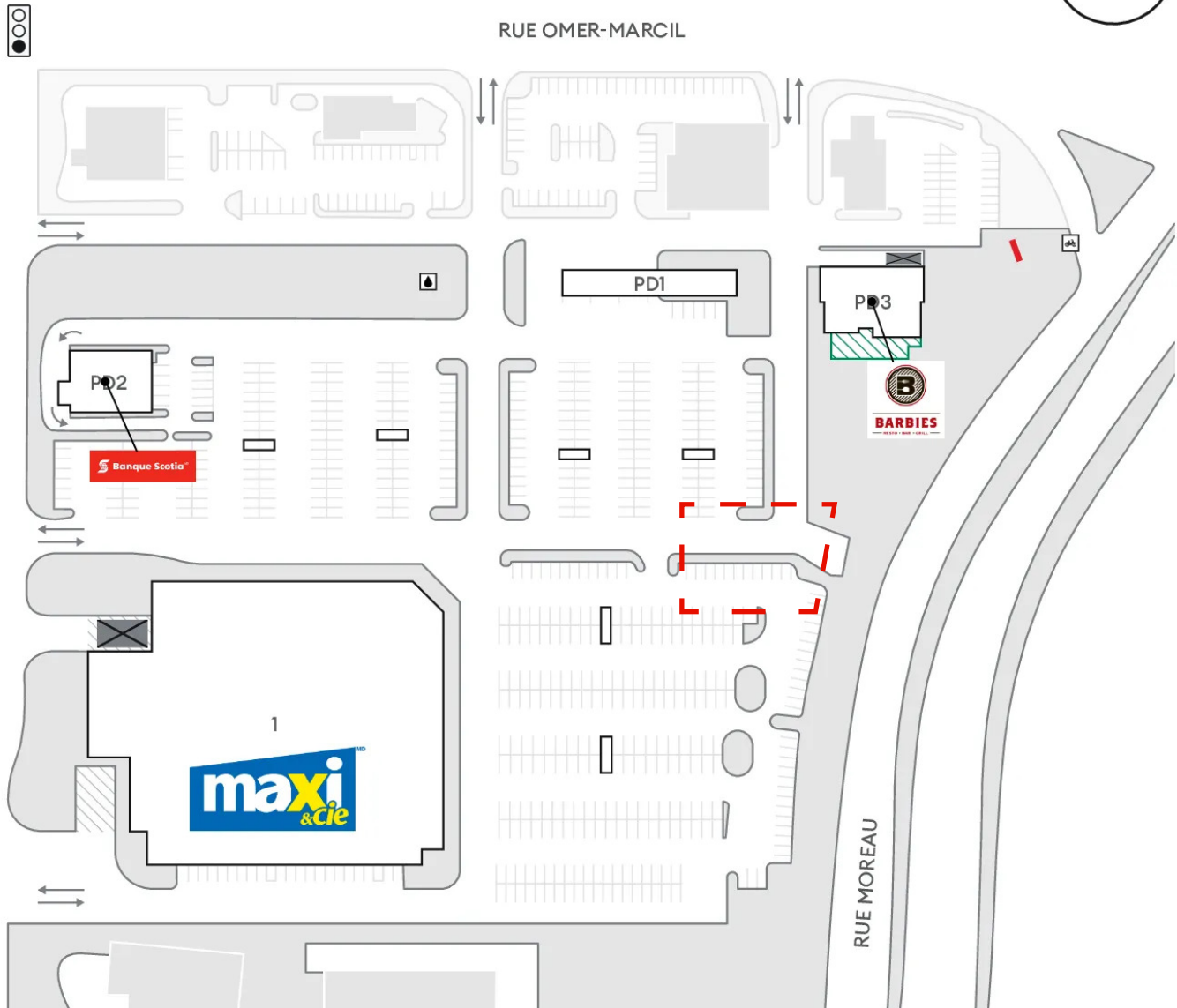
30,829

Avg Household Income

\$127,070

\$105,943

\$106,947

Scan to
Lease

1757 Boul Marcel-Laurin

Saint-Laurent, QC

Existing GLA

80,331 SF

Approx Buildable Area

14,000 SF

Major Tenants

Maxi & Cie

Demographic**1 KM****3 KM****5 KM****Population**

21,411

160,078

305,304

Avg Age

36.5

38.9

39.6

Households

8,032

63,808

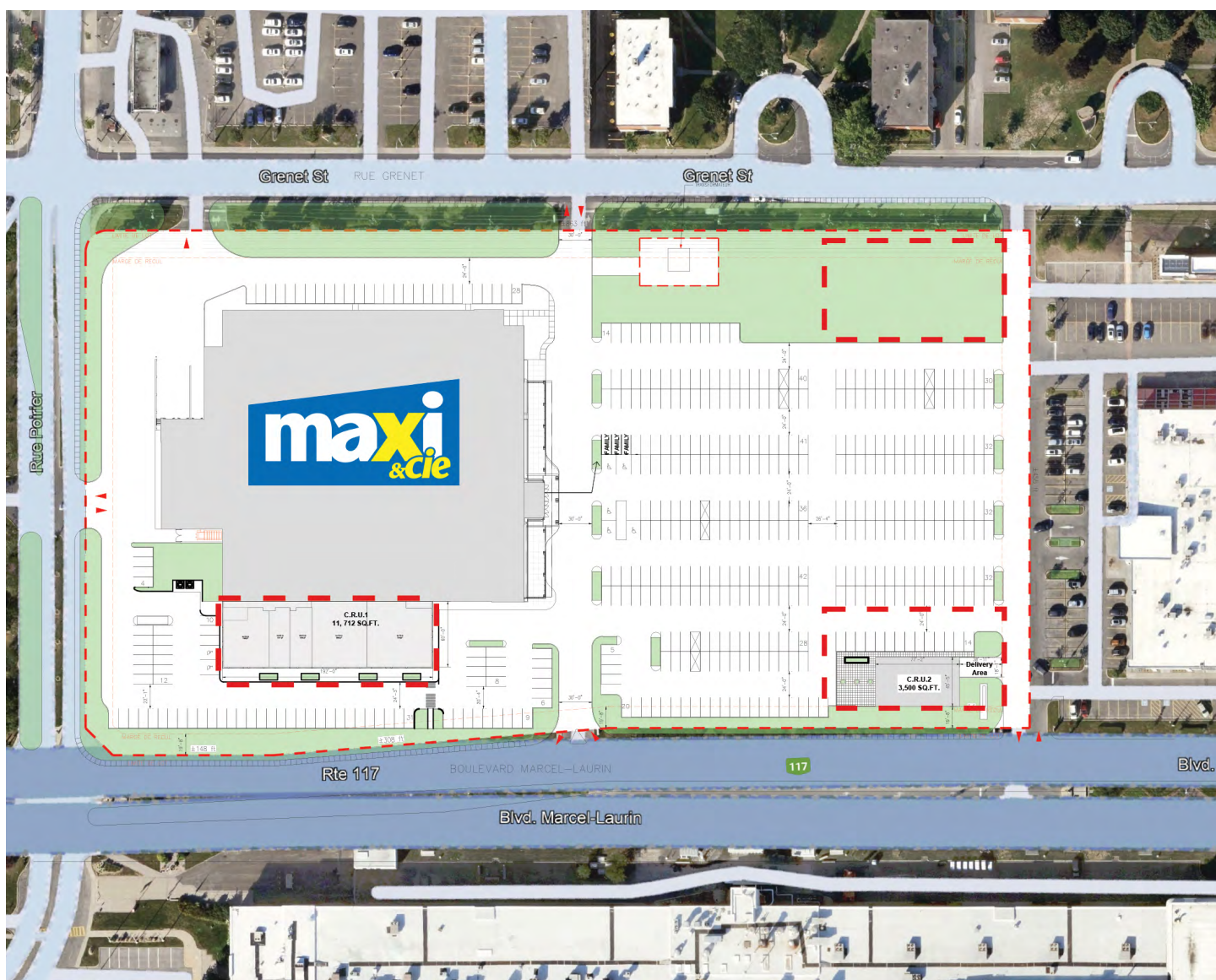
125,586

Avg Household Income

\$118,294

\$110,574

\$112,936

Scan to
Lease

Nova Scotia

Development Opportunities



291 - 295 Hwy. #214

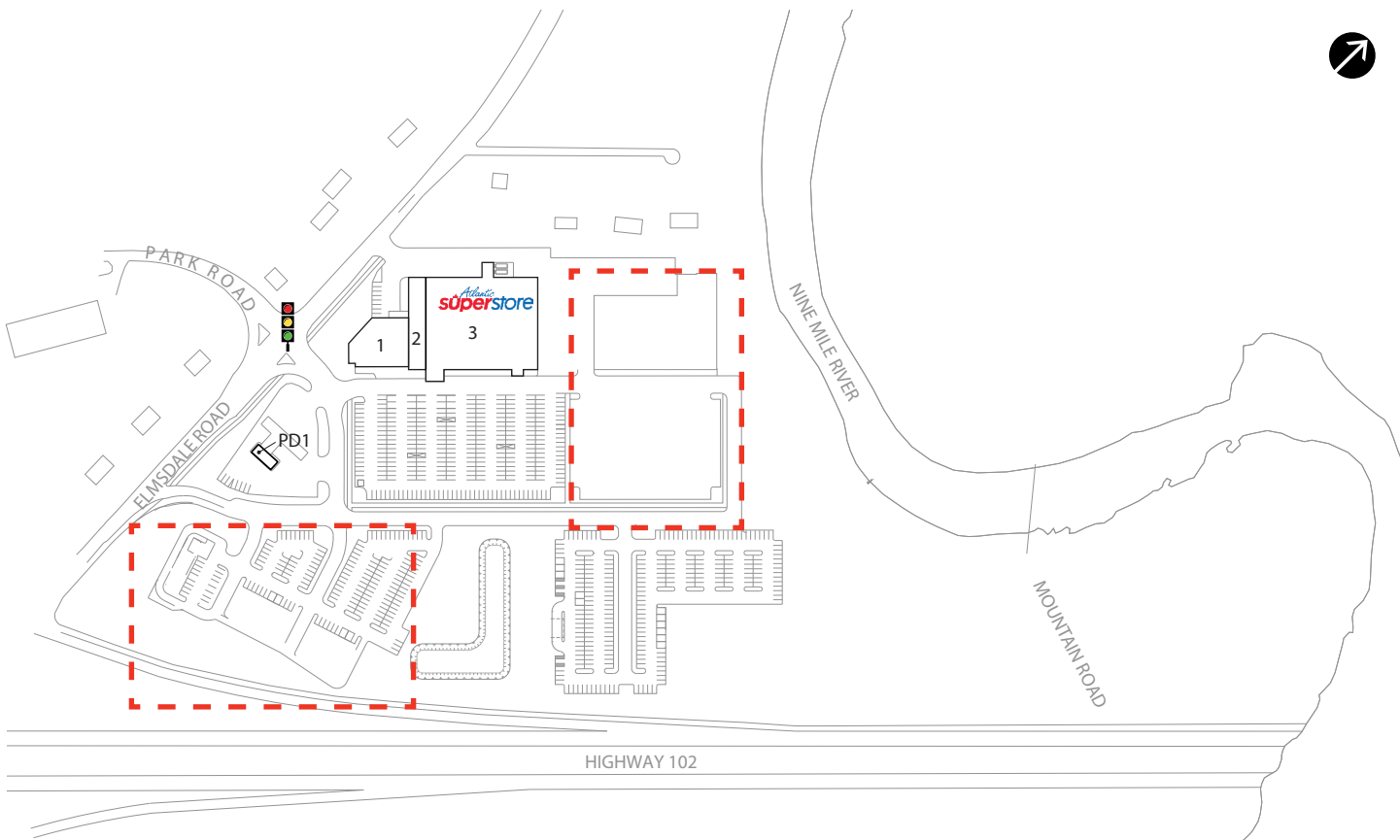
Elmsdale, NS

Existing GLA
58,649 SF
Approx Buildable Area
21,800 SF
Major Tenants
Atlantic Superstore, Shoppers Drug Mart

Demographic	1 KM	3 KM	5 KM
Population	261	5,701	11,602
Avg Age	42.2	41.6	42.1
Households	111	2,166	4,503
Avg Household Income	\$163,738	\$180,985	\$170,647



Scan to
Lease



3601 & 3711 Joseph Howe Dr.

Halifax, NS

Existing GLA

187,968 SF

Approx Buildable Area

20,000 SF

Major TenantsAtlantic Superstore, NSLC,
Goodlife Fitness, TD**Demographic****1 KM****3 KM****5 KM****Population**

14,755

89,463

179,788

Avg Age

33.2

36.0

34.8

Households

6,724

39,691

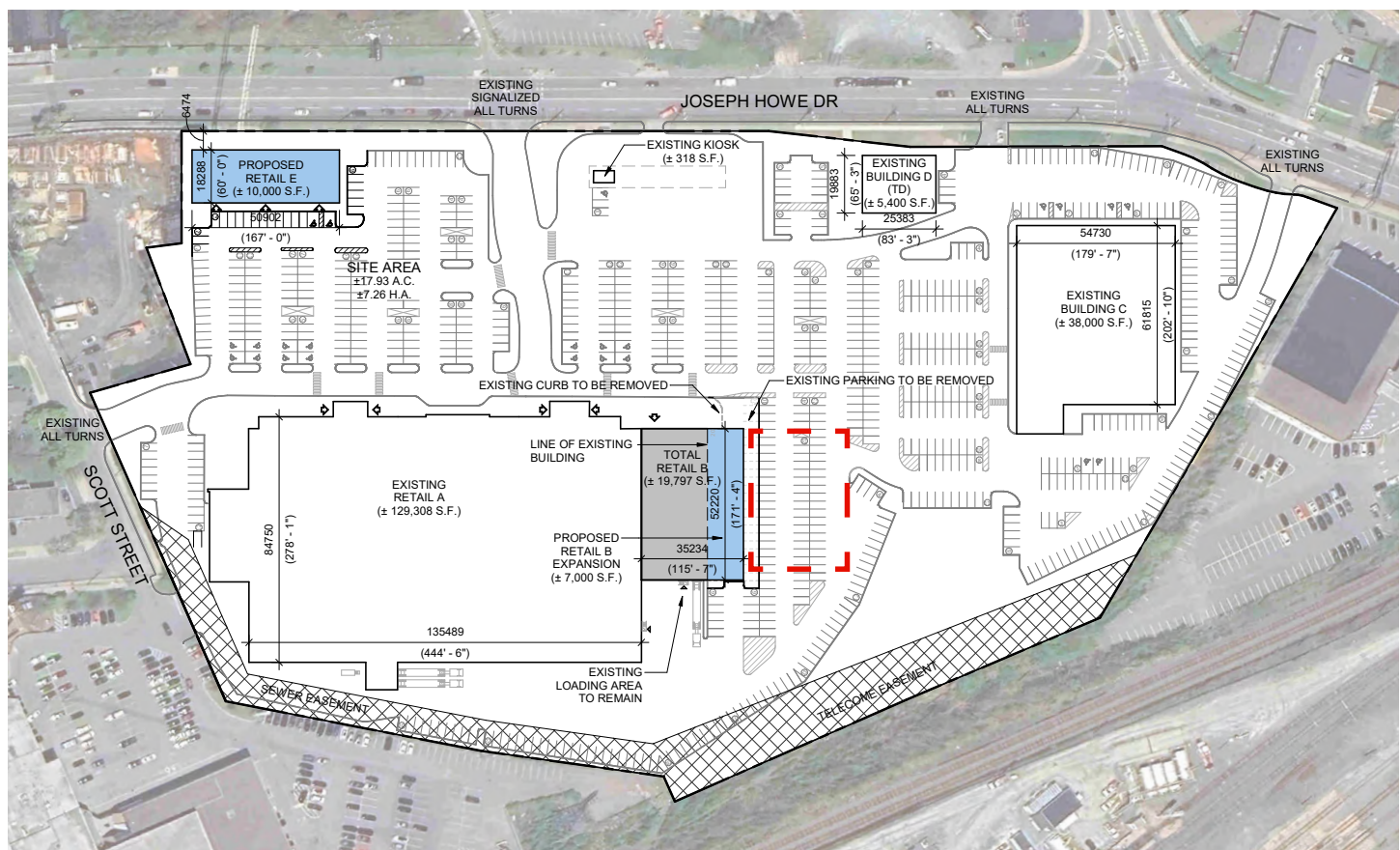
81,247

Avg Household Income

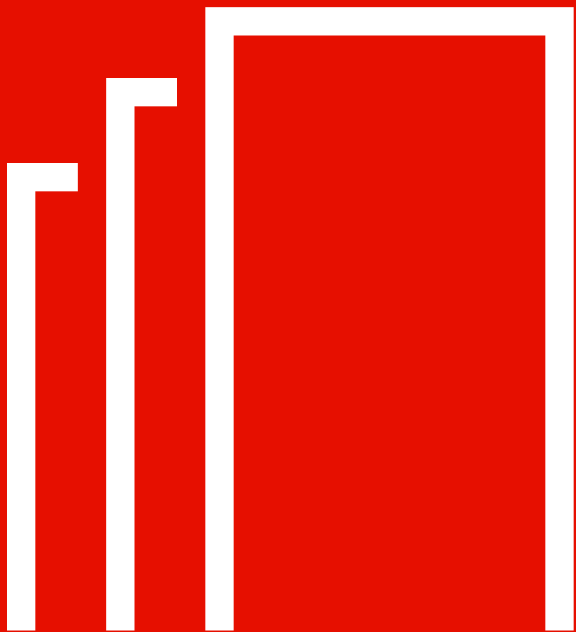
\$74,790

\$102,517

\$98,911

Scan to
Lease

Green Field & PAD Opportunities



British Columbia

Green Field & PAD Opportunities



2855 Gladwin Rd. Abbotsford, BC

Existing GLA

141,570 SF

Approx Buildable Area

2,800 SF

Major Tenants

Real Canadian Superstore

Demographic**1 KM****3 KM****5 KM****Population**

15,850

82,816

126,558

Avg Age

45.3

39.2

38.1

Households

6,643

28,676

41,327

Avg Household Income

\$92,298

\$104,999

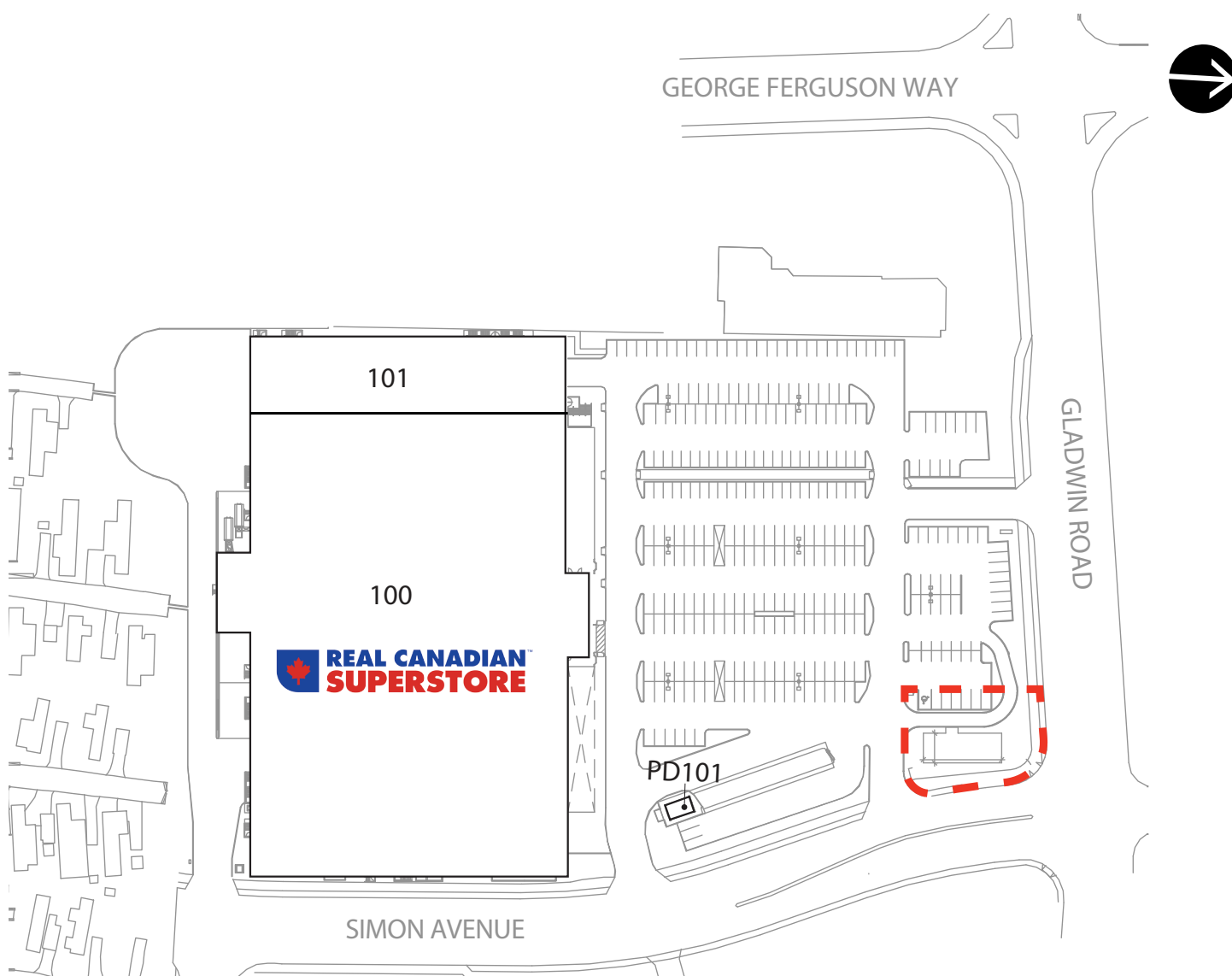
\$116,178

Scan to
Lease

GEORGE FERGUSON WAY

GLADWIN ROAD

SIMON AVENUE



3185 Grandview Hwy.

Vancouver, BC

Existing GLA

136,570 SF

Approx Buildable Area

2,900 SF

Major Tenants

Real Canadian Superstore

Demographic**1 KM****3 KM****5 KM****Population**

14,538

177,224

426,202

Avg Age

38.0

37.4

37.8

Households

5,053

67,584

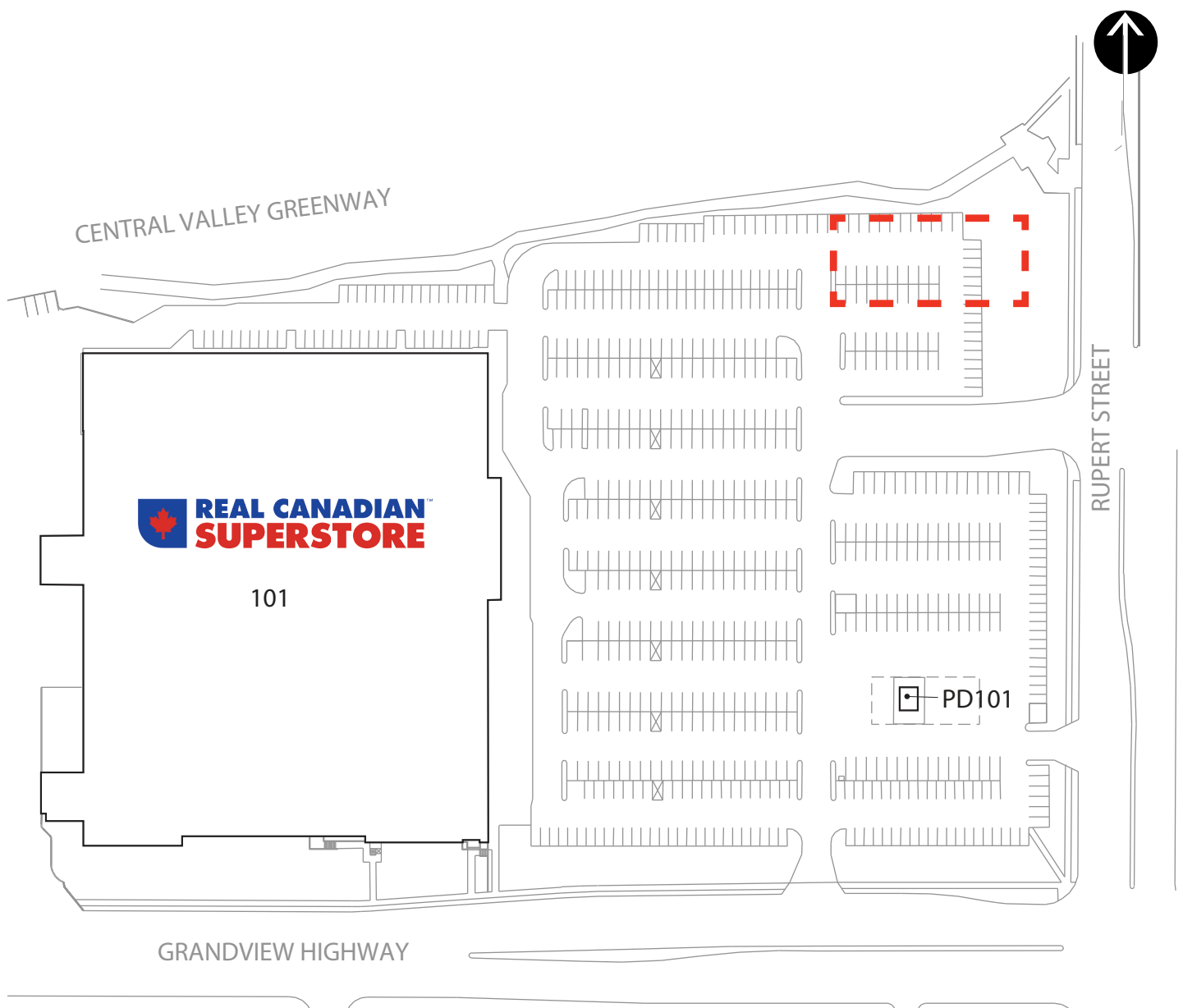
166,343

Avg Household Income

\$117,973

\$128,379

\$126,434

Scan to
Lease

Alberta

Green Field & PAD Opportunities



8802 - 100th St.

Fort Saskatchewan, AB

Existing GLA

60,911 SF

Approx Buildable Area

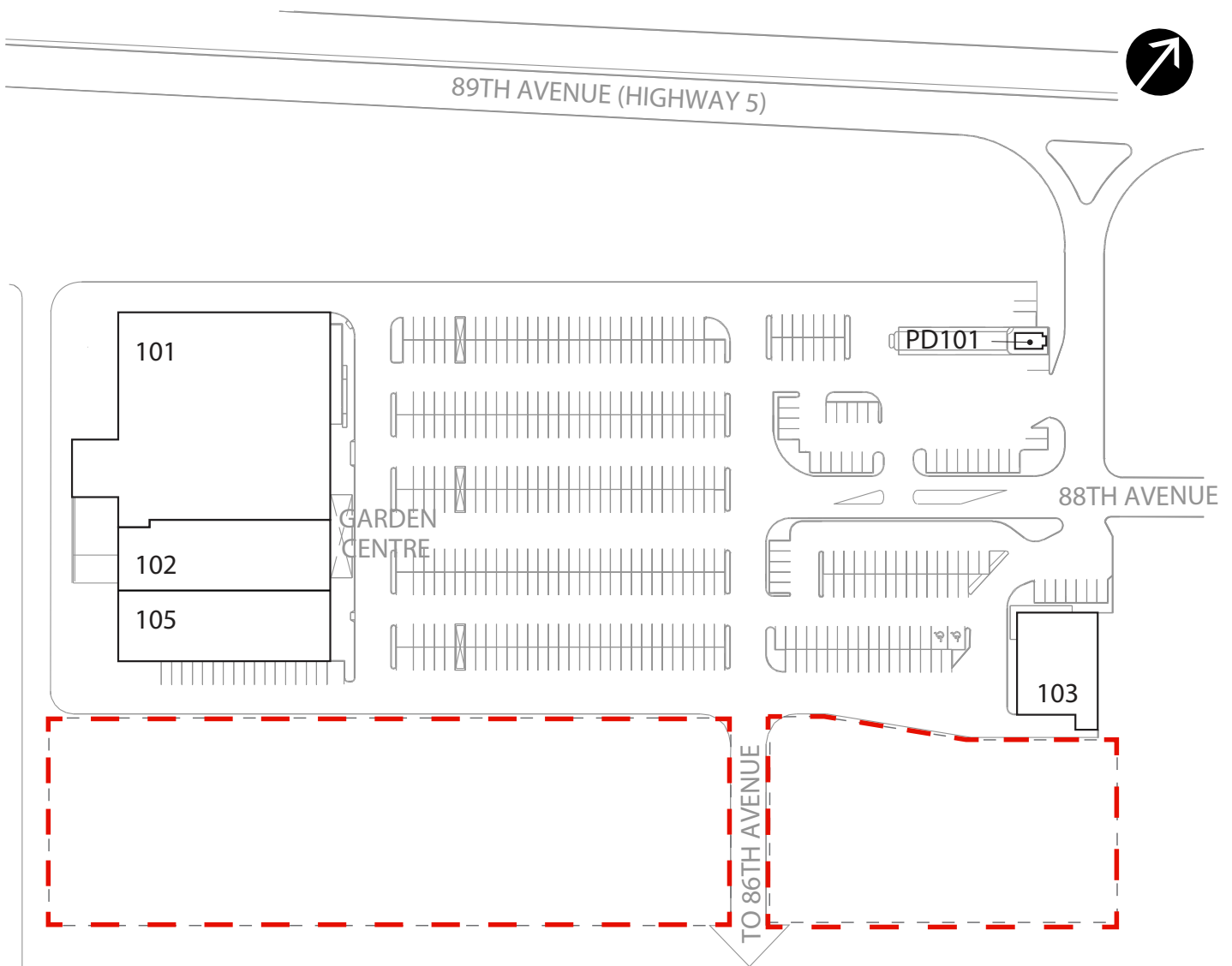
145,926 SF

Major Tenants

No Frills & Dollarama

Demographic

	1 KM	3 KM	5 KM
Population	2,270	19,721	29,902
Avg Age	39	38	37
Households	787	7,808	11,602
Avg Household Income	\$107,207	\$138,426	\$152,087

Scan to
Lease

10702 - 83rd Ave.

Grande Prairie, AB

Existing GLA

33,375 SF

Approx Buildable Area

18,100 SF

Major Tenants

No Frills

Demographic**1 KM****3 KM****5 KM****Population**

1,989

32,415

64,718

Avg Age

35.4

35.2

35.2

Households

732

13,430

25,911

Avg Household Income

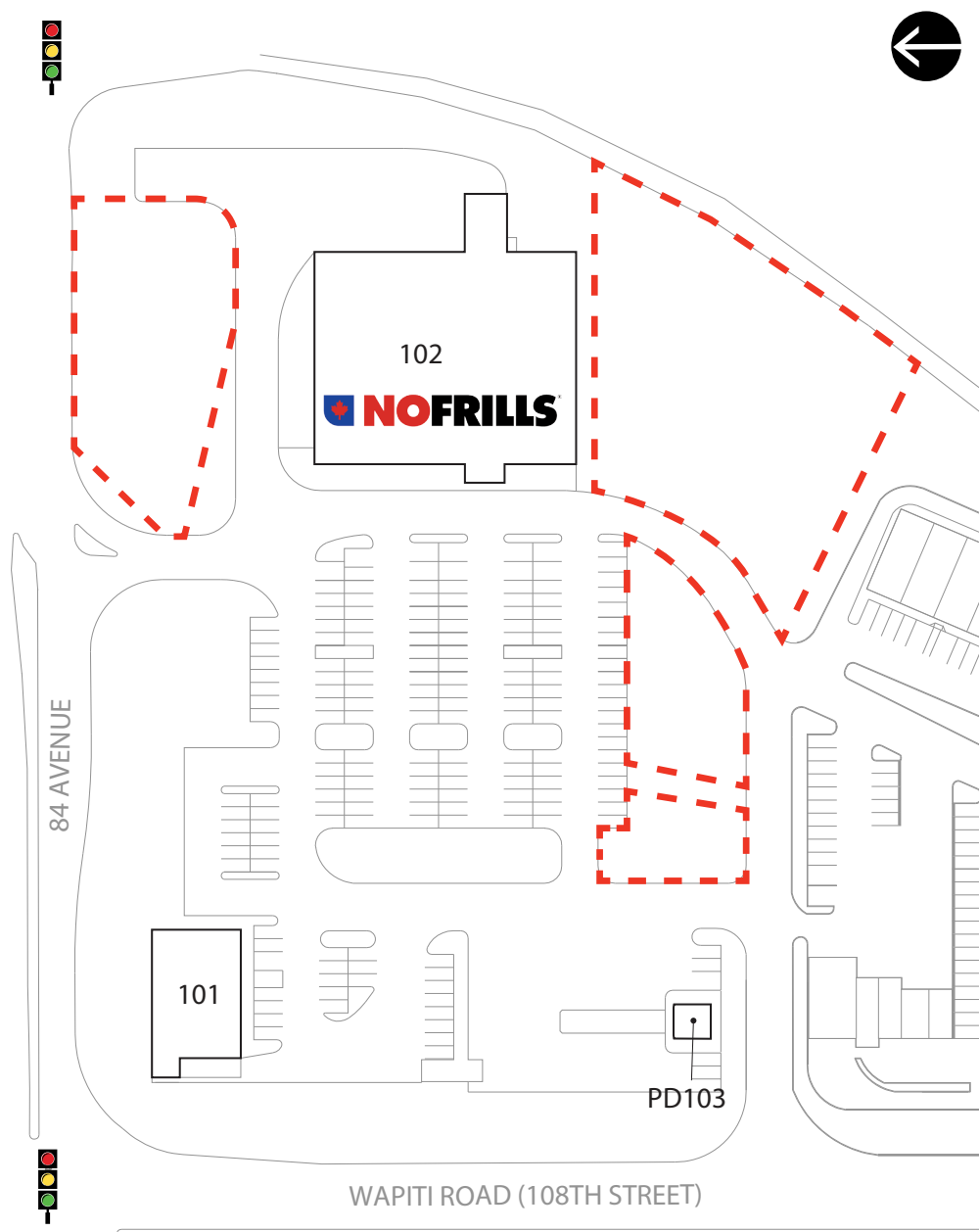
\$147,893

\$132,815

\$139,786



Scan to
Lease



100 Campsite Rd. Spruce Grove, AB

Existing GLA

134,941 SF

Approx Buildable Area

6,000 SF

Major TenantsReal Canadian Superstore,
Real Canadian Liquorstore**Demographic****1 KM****3 KM****5 KM****Population**

2,001

28,027

54,950

Avg Age

33.4

37.7

38.3

Households

777

11,035

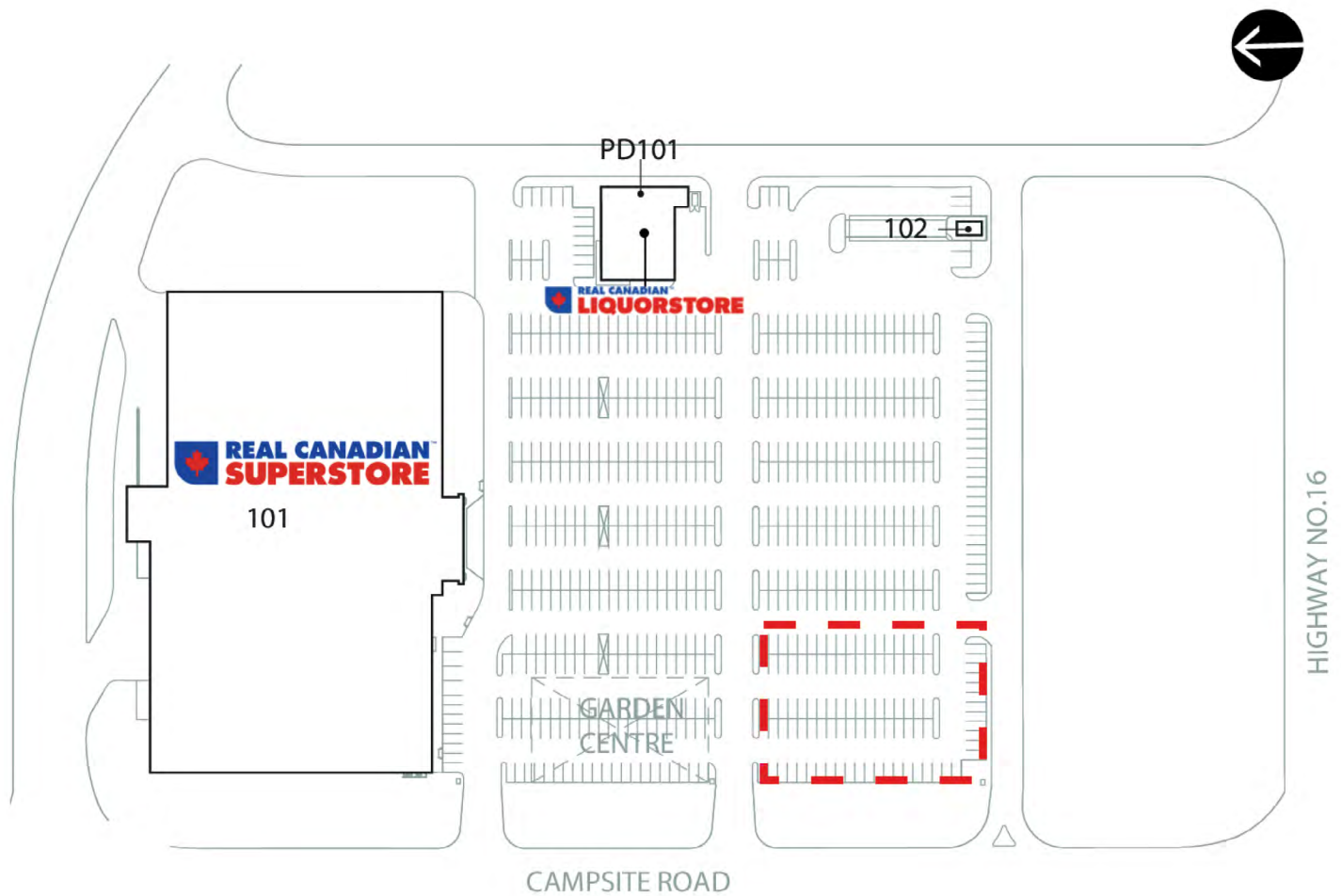
21,401

Avg Household Income

\$108,476

\$122,326

\$129,315

Scan to
Lease

900 Pine Rd. Strathmore, AB

Existing GLA

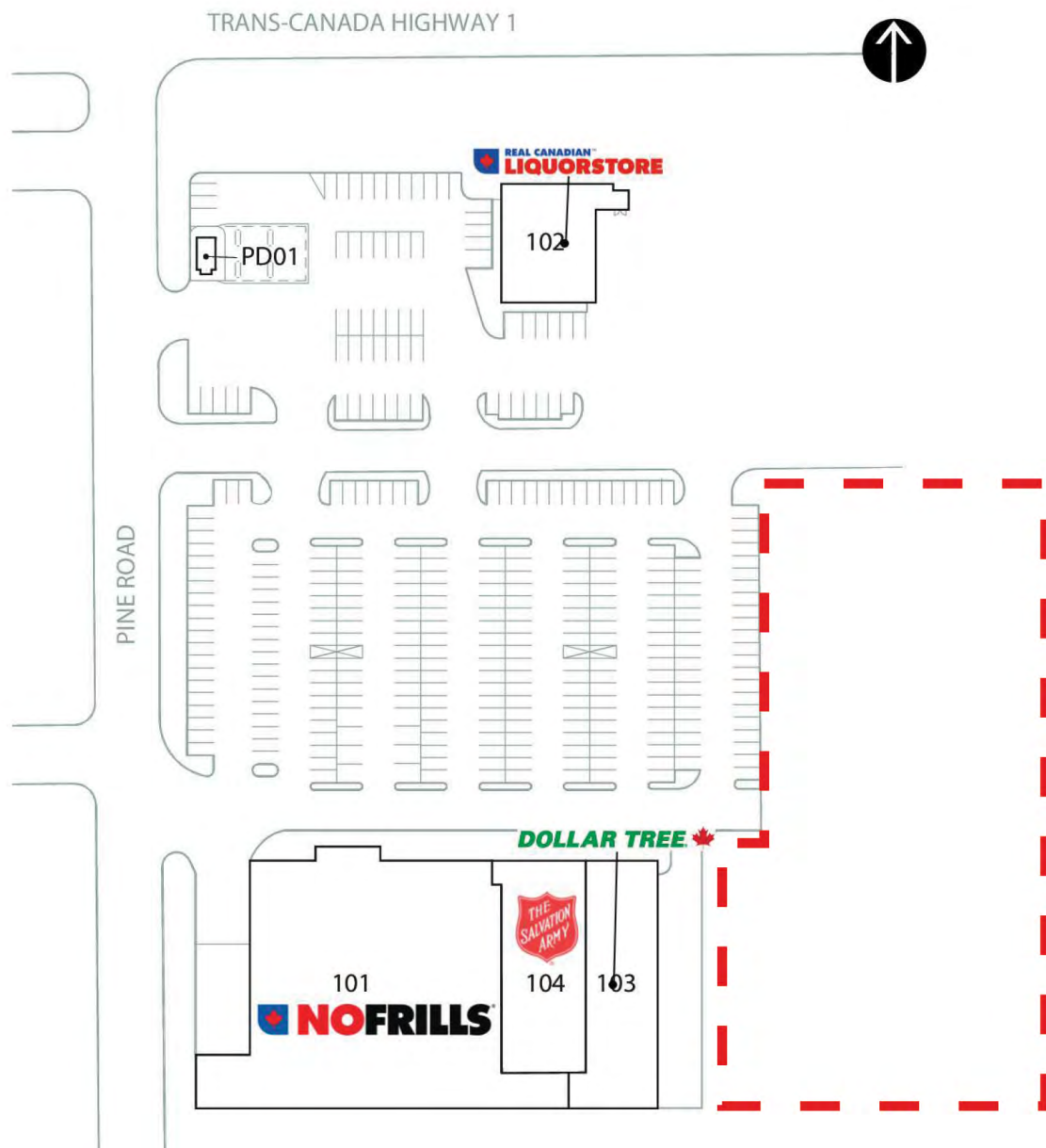
63,375 SF

Approx Buildable Area

15,000 SF

Major TenantsReal Canadian Liquorstore, No Frills,
The Salvation Army, Dollar Tree

Demographic	1 KM	3 KM	5 KM
Population	2,588	13,659	16,684
Avg Age	41.3	41.7	41.5
Households	1,113	5,316	6,340
Avg Household Income	\$ 89,036	\$109,844	\$111,181

Scan to
Lease

70 Hewlett Park Landing

Sylvan Lake, AB

Existing GLA

37,523 SF

Approx Buildable Area

10,000 SF

Major Tenants

No Frills

Demographic**1 KM****3 KM****5 KM****Population**

4,941

16,981

18,542

Avg Age

36

38

39

Households

1,876

6,969

7,615

Avg Household Income

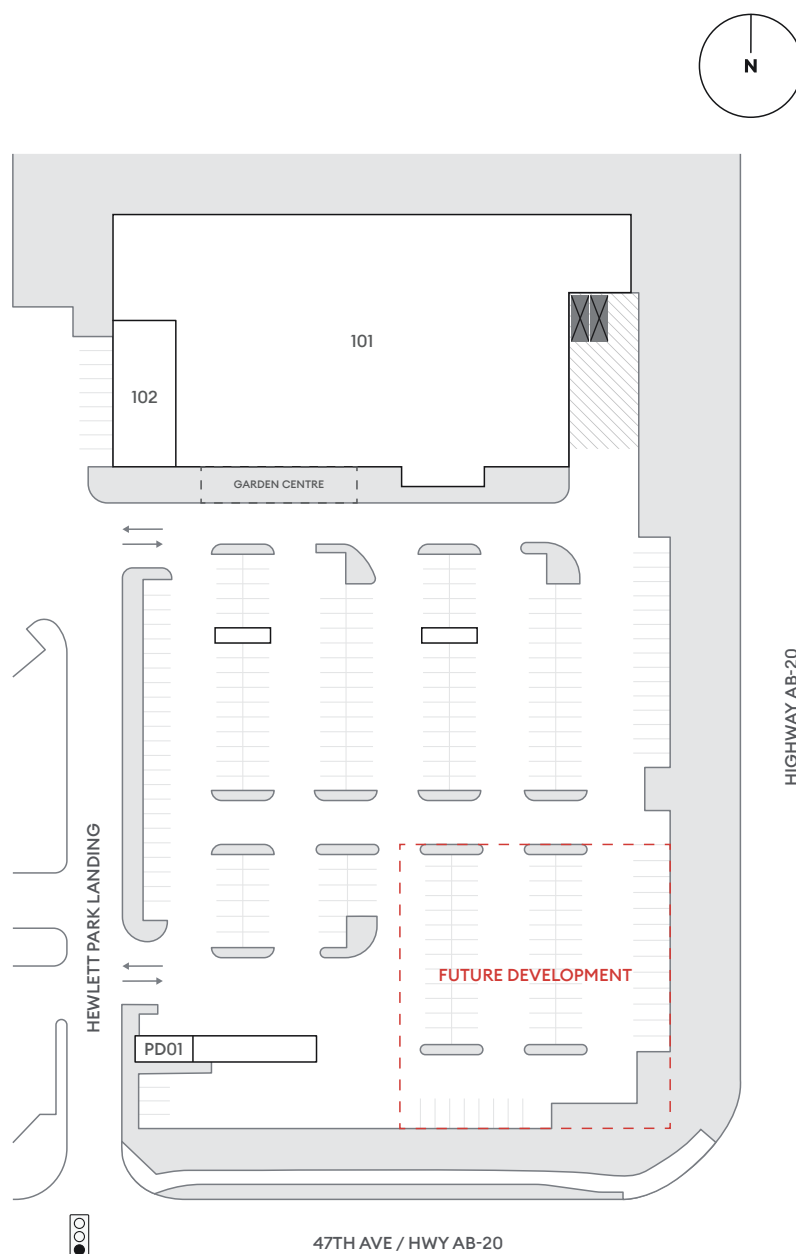
\$151,957

\$149,088

\$156,982



Scan to
Lease



1085 100th St.

Westlock, AB

Existing GLA

39,922 SF

Approx Buildable Area

40,000 SF

Major Tenants

Independent Grocer

Demographic**1 KM****3 KM****5 KM****Population**

1,446

5,285

5,506

Avg Age

43

46

46

Households

639

2,408

2,482

Avg Household Income

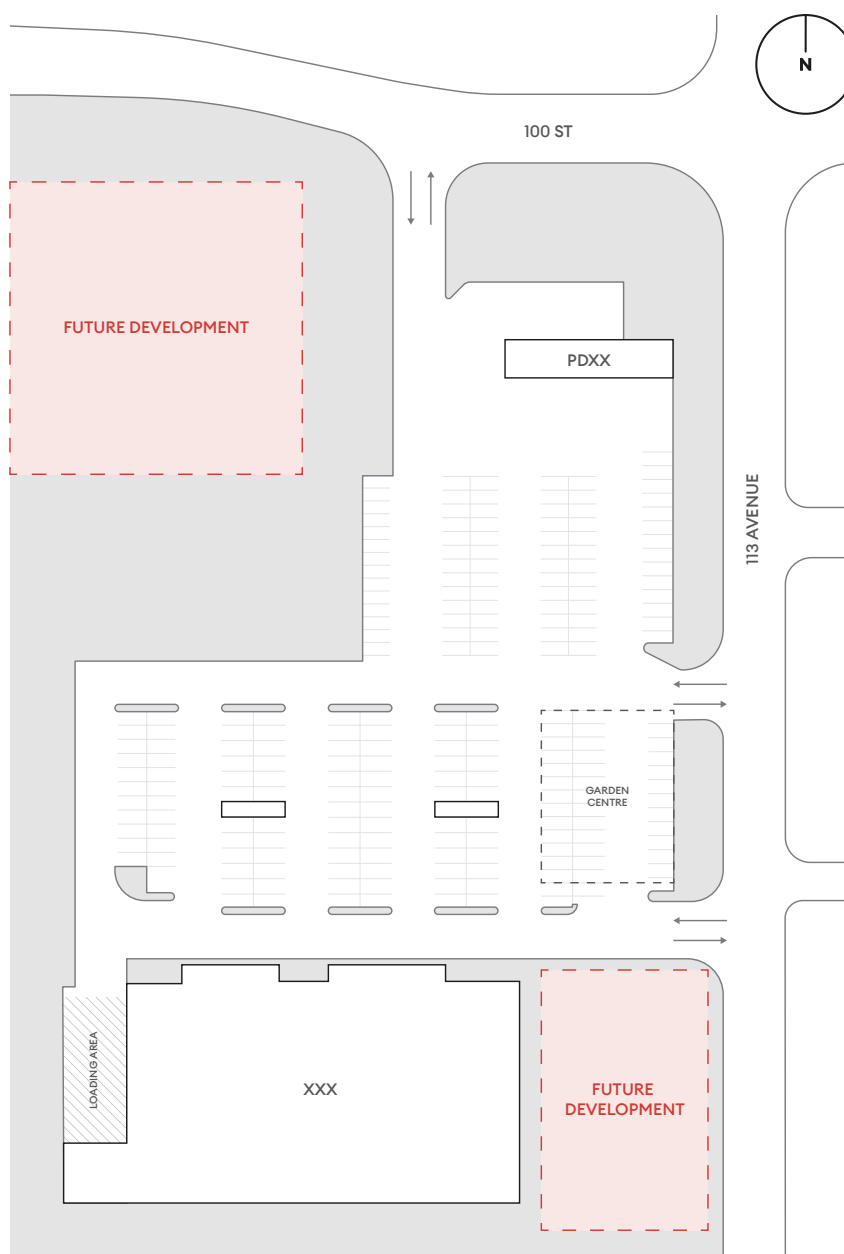
101,764

91,185

92,259



Scan to
Lease



4420 - 52nd Ave.

Whitecourt, AB

Existing GLA

37,839 SF

Approx Buildable Area

13,600 SF

Major TenantsNo Frills, Shoppers Drug Mart,
Anytime Fitness**Demographic****1 KM****3 KM****5 KM****Population**

3,656

9,709

10,204

Avg Age

35.6

36.7

36.7

Households

1,477

3,961

4,152

Avg Household Income

\$130,372

\$137,722

\$136,160

Scan to
Lease

Saskatchewan

Green Field & PAD Opportunities



137 King St. Estevan, SK

Existing GLA

51,980 SF

Approx Buildable Area

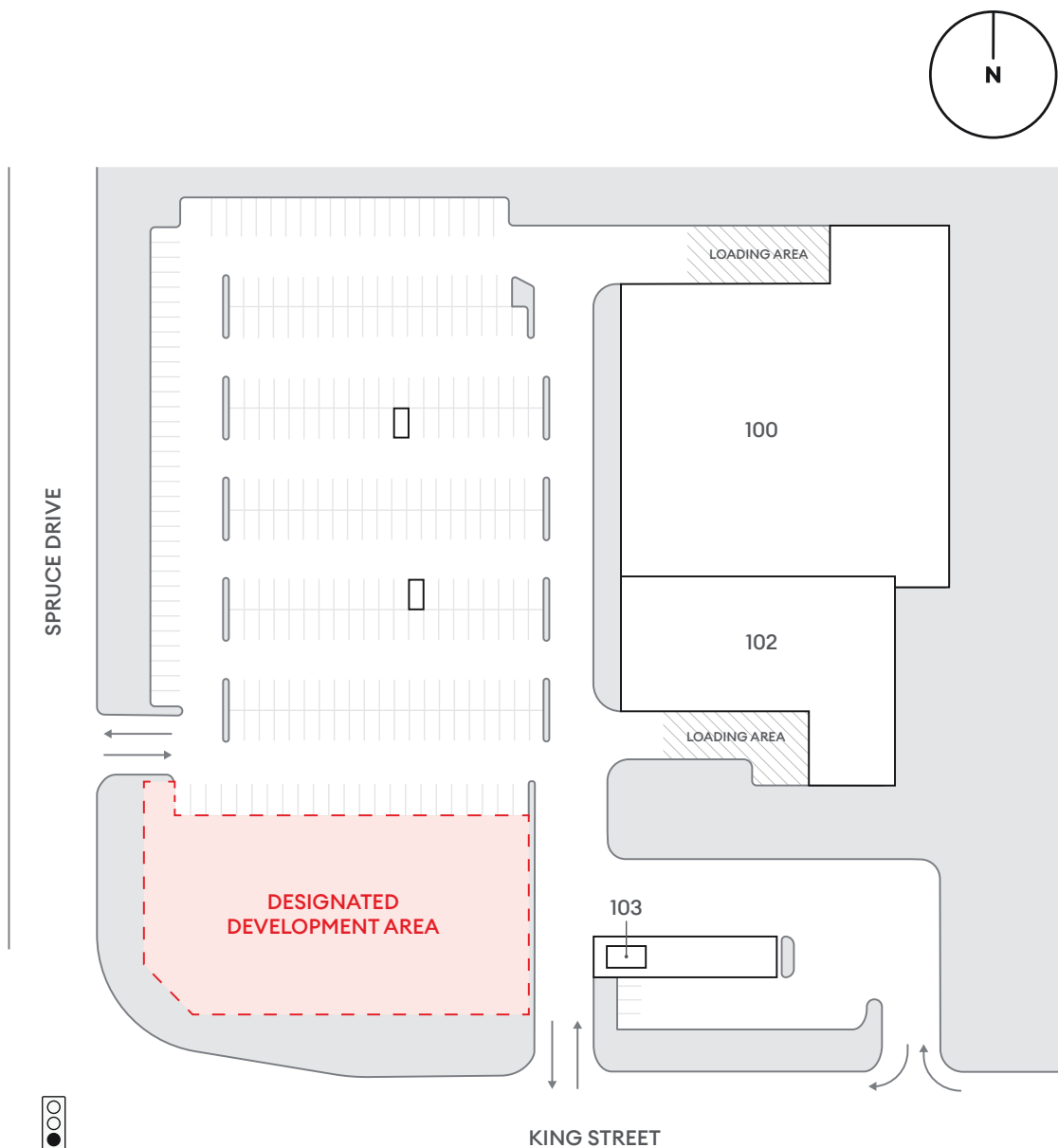
39,204 SF

Major Tenants

No Frills, Shoppers Drug Mart

Demographic

	1 KM	3 KM	5 KM
Population	2,364	10,652	11,074
Avg Age	40	41	41
Households	1,101	4,707	4,891
Avg Household Income	\$184,404	\$174,187	\$173,807

Scan to
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2815 Wanuskewin Rd.

Saskatoon, SK

Existing GLA

48,754 SF

Approx Buildable Area

57,063 SF

Major Tenants

Your Independent Grocer

Demographic**1 KM****3 KM****5 KM****Population**

3,405

25,756

65,863

Avg Age

41

41

38

Households

1,453

9,927

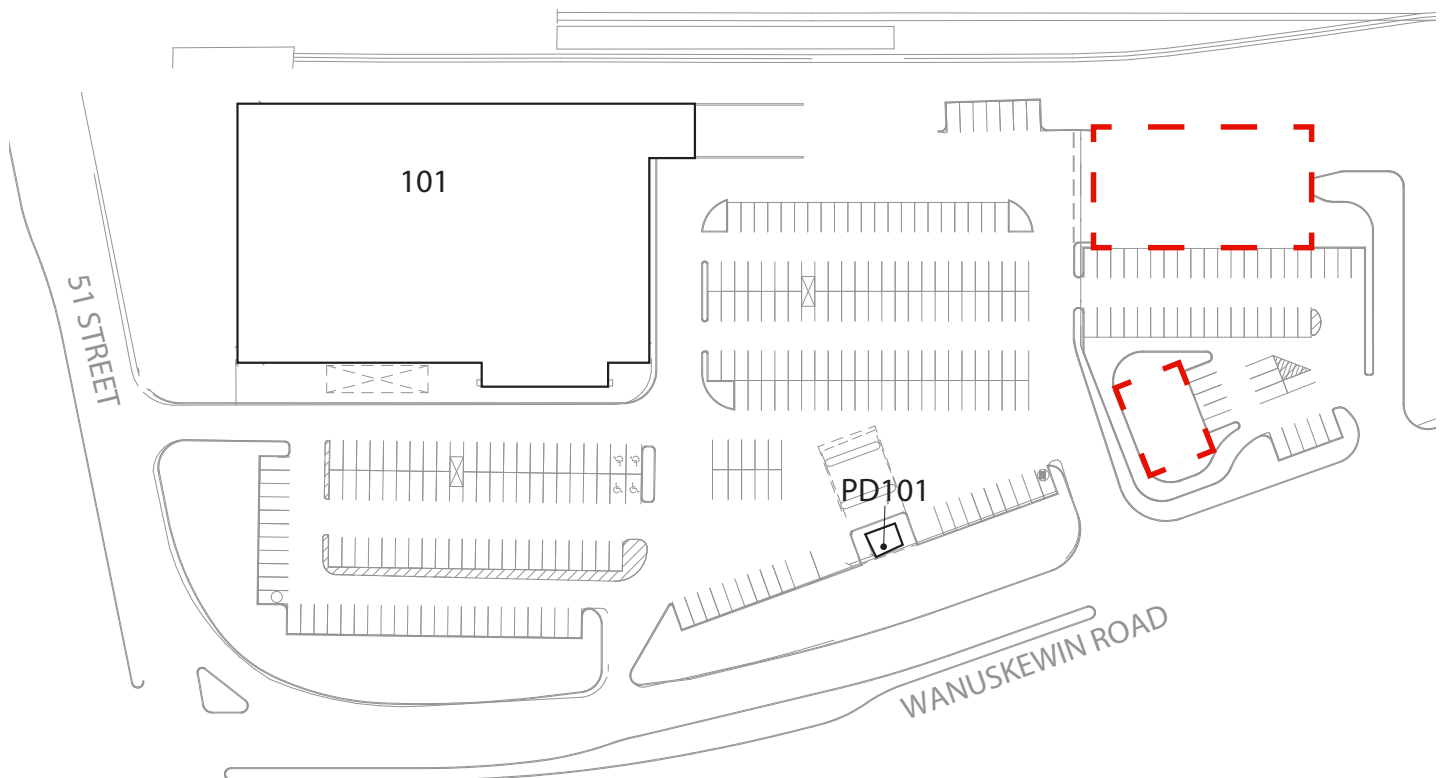
26,535

Avg Household Income

\$112,283

\$144,139

\$122,321

Scan to
Lease

1501 North Service Rd.

Swift Current, SK

Existing GLA
51,241 SF

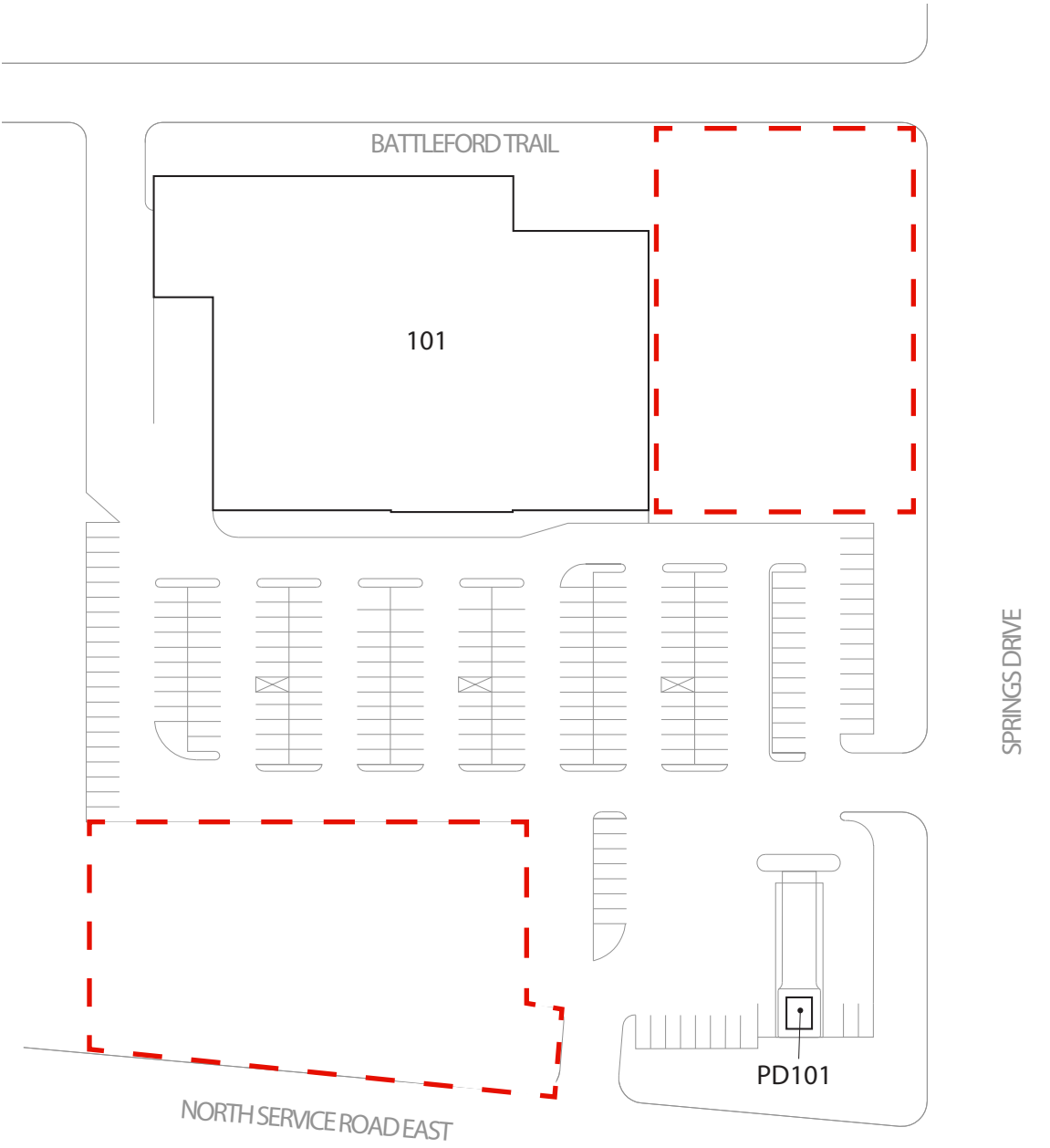
Approx Buildable Area
71,438 SF

Major Tenants
Real Canadian Wholesale Club

Demographic	1 KM	3 KM	5 KM
Population	816	13,169	17,955
Avg Age	45	42	42
Households	223	5,784	7,877
Avg Household Income	\$141,047	\$119,487	\$118,673



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Manitoba

Green Field & PAD Opportunities



215 St. Anne's Rd.

Winnipeg, MB

Existing GLA

146,166 SF

Approx Buildable Area

5,400 SF

Major Tenants

Real Canadian Superstore

Demographic**1 KM****3 KM****5 KM****Population**

11,287

75,271

184,115

Avg Age

38.7

38.8

38.4

Households

5,270

32,221

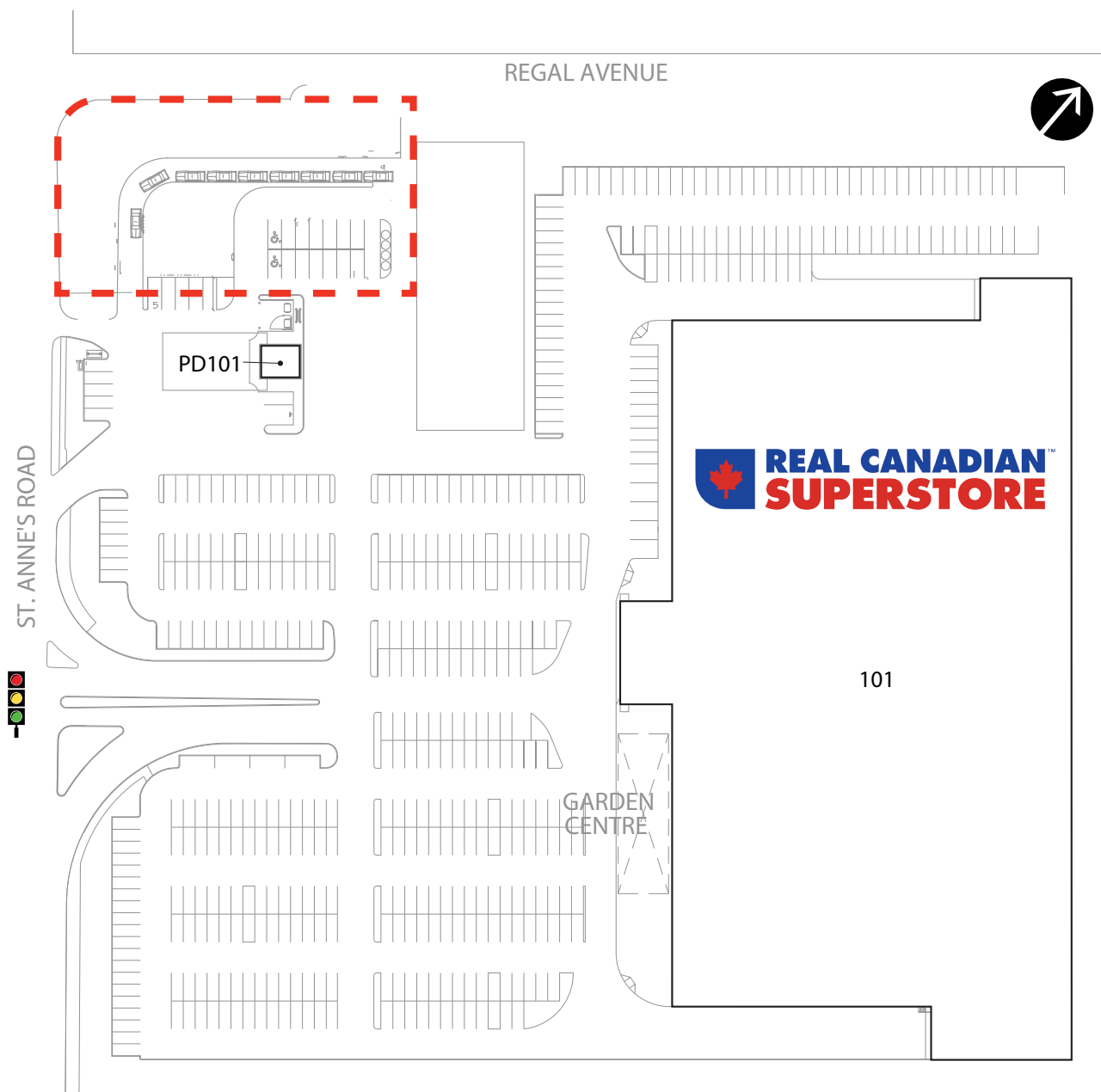
82,008

Avg Household Income

\$82,666

\$104,774

\$105,461

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Lease

Ontario

Green Field & PAD Opportunities



547 Cundles Rd. E

Barrie, ON

Existing GLA

156,390 SF

Approx Buildable Area

TBD

Major TenantsZehrs, Shoppers Drug Mart, LCBO,
Dollarama, Cineplex**Demographic****1 KM****3 KM****5 KM****Population**

4,649

48,805

78,633

Avg Age

38.4

37.6

39.1

Households

1,885

19,041

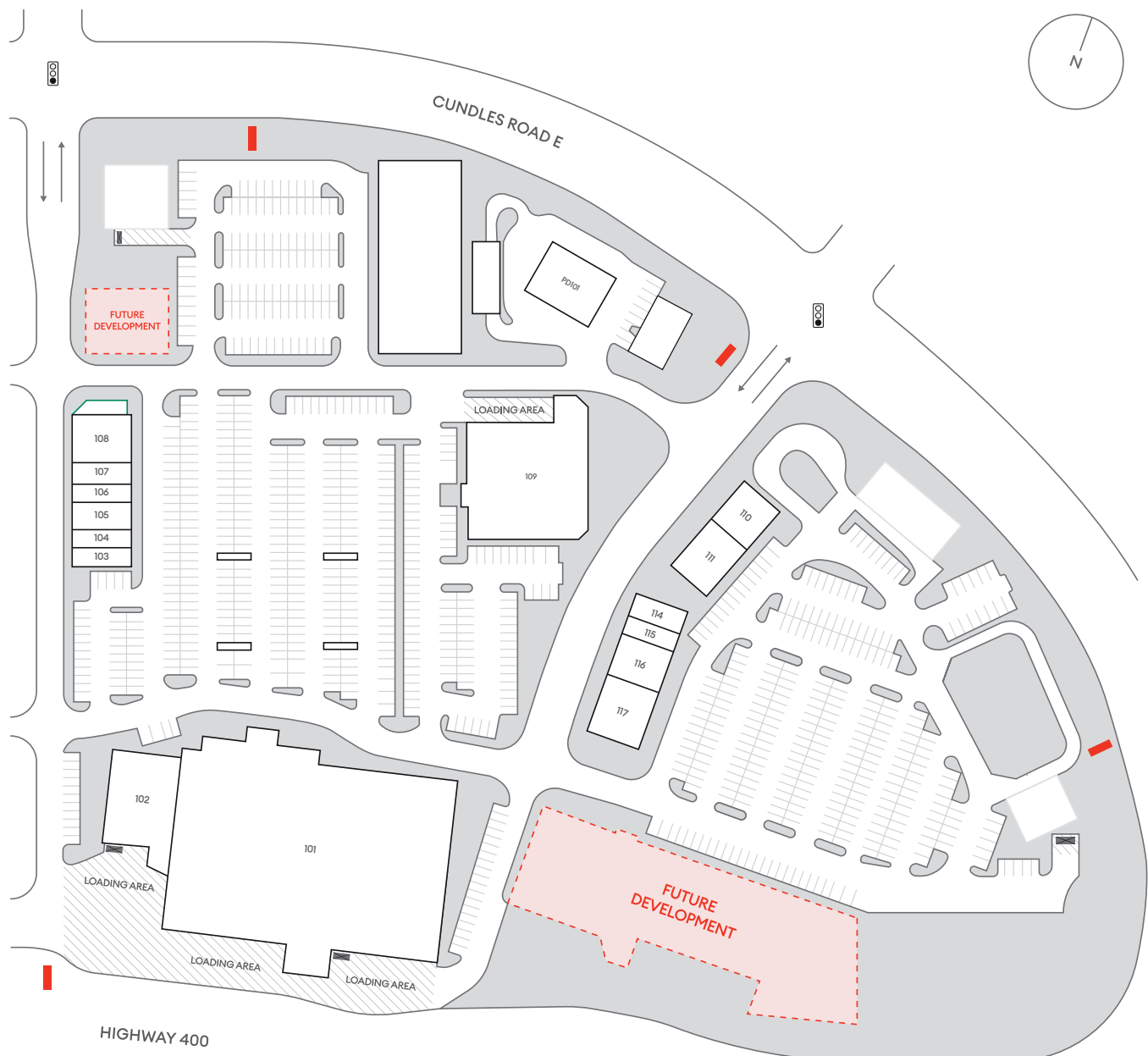
30,568

Avg Household Income

\$116,150

\$113,584

\$117,412

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Lease

Your Independent Grocer

[illegible]

165 Bunker Ave.

Corunna, ON

Existing GLA

28,126 SF

Approx Buildable Area

7,600 SF

Major Tenants

No Frills

Demographic**1 KM****3 KM****5 KM****Population**

3,135

8,027

8,673

Avg Age

40.0

40.8

41.3

Households

1,104

3,074

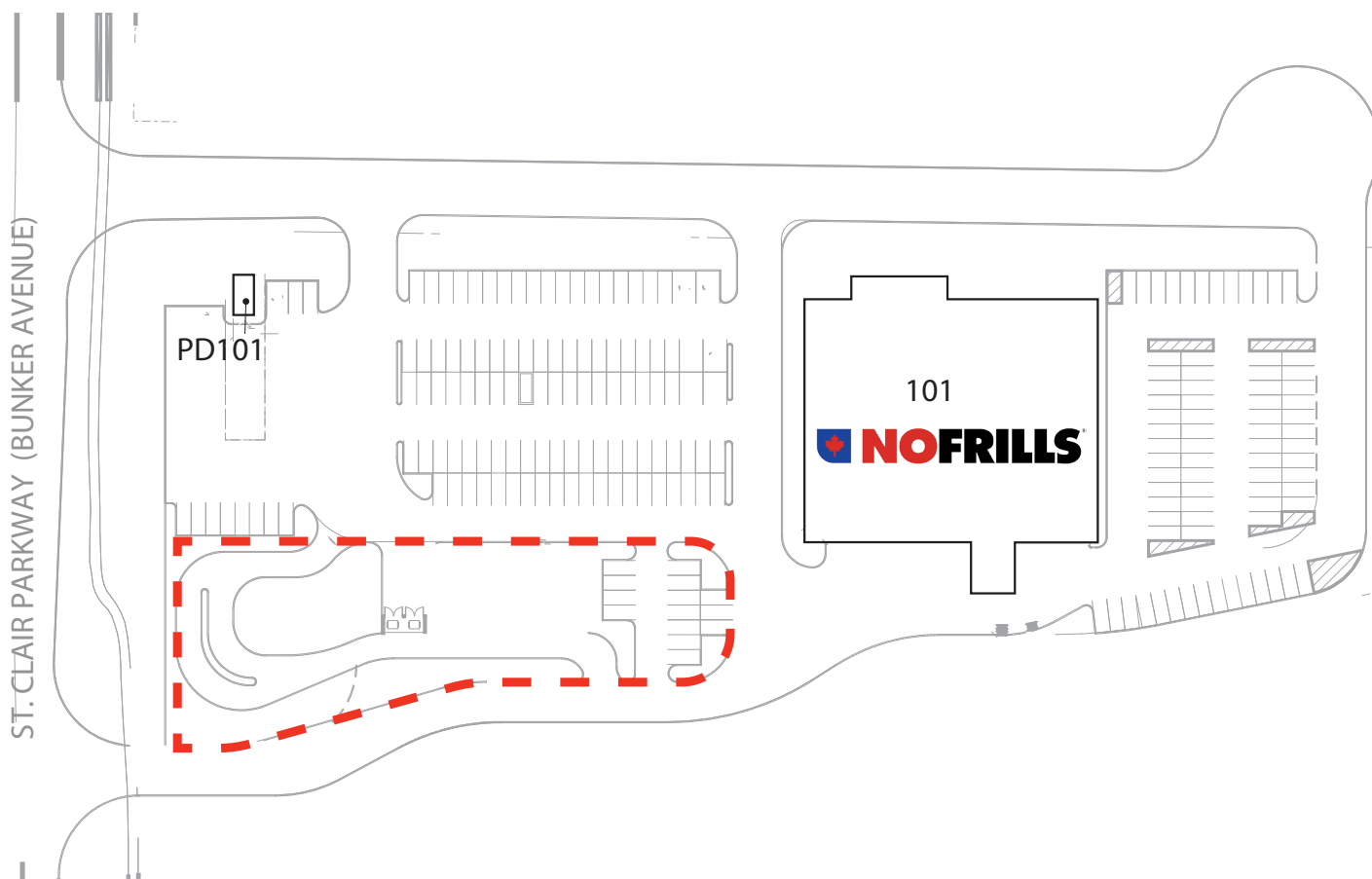
3,391

Avg Household Income

\$179,898

\$162,934

\$159,406

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Lease

171 Guelph St.
Georgetown, ON

Existing GLA

113,265 SF

Approx Buildable Area

4,225 SF

Major Tenants

Real Canadian Superstore

Demographic

1 KM

3 KM

5 KM

Population

6,046

38,077

51,343

Avg Age

41

42

41

Households

2,416

13,306

17,469

Avg Household Income

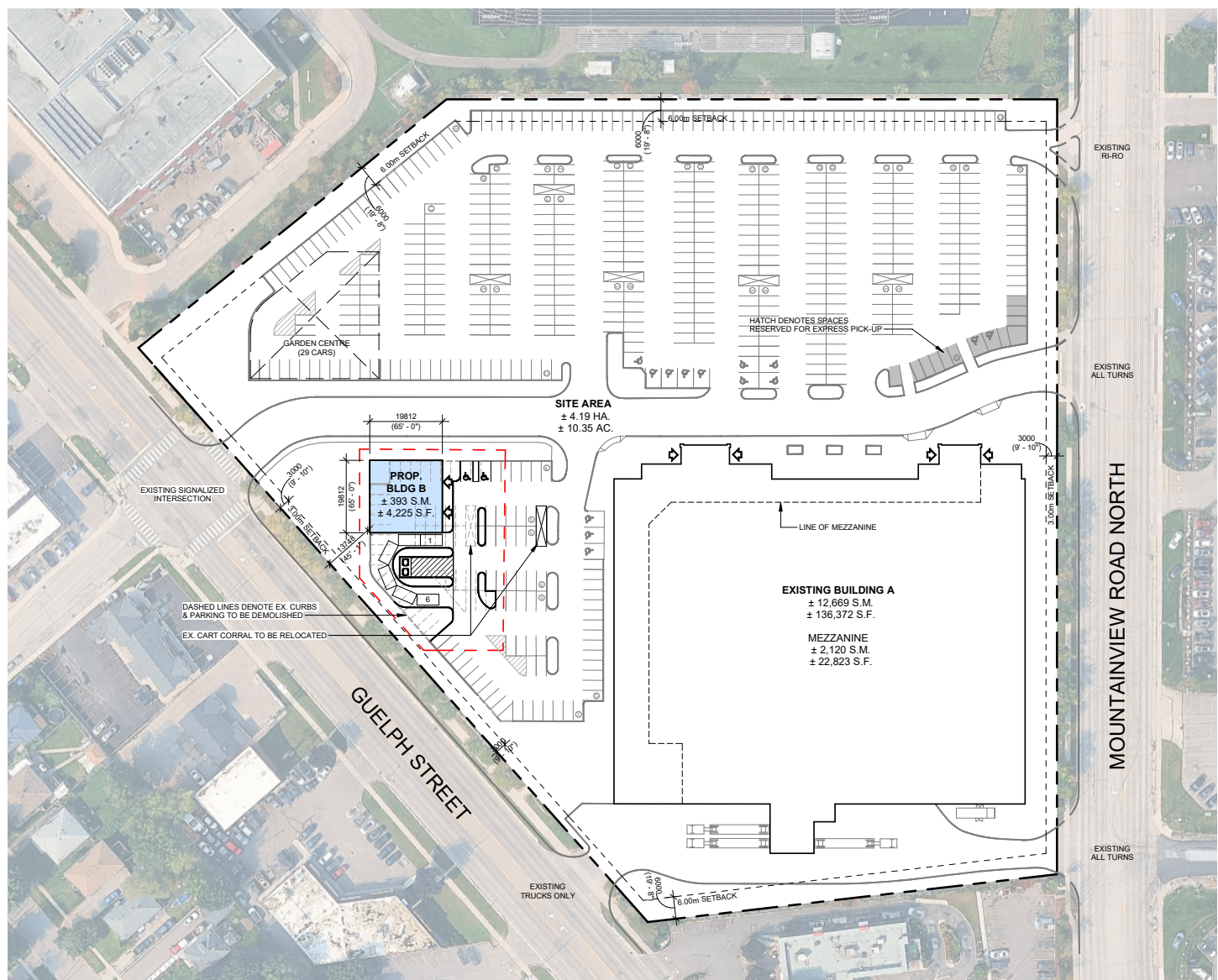
\$138,151

\$183,683

\$190,332



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98 Ontario St. S

Grand Bend, ON

Existing GLA
18,030 SF

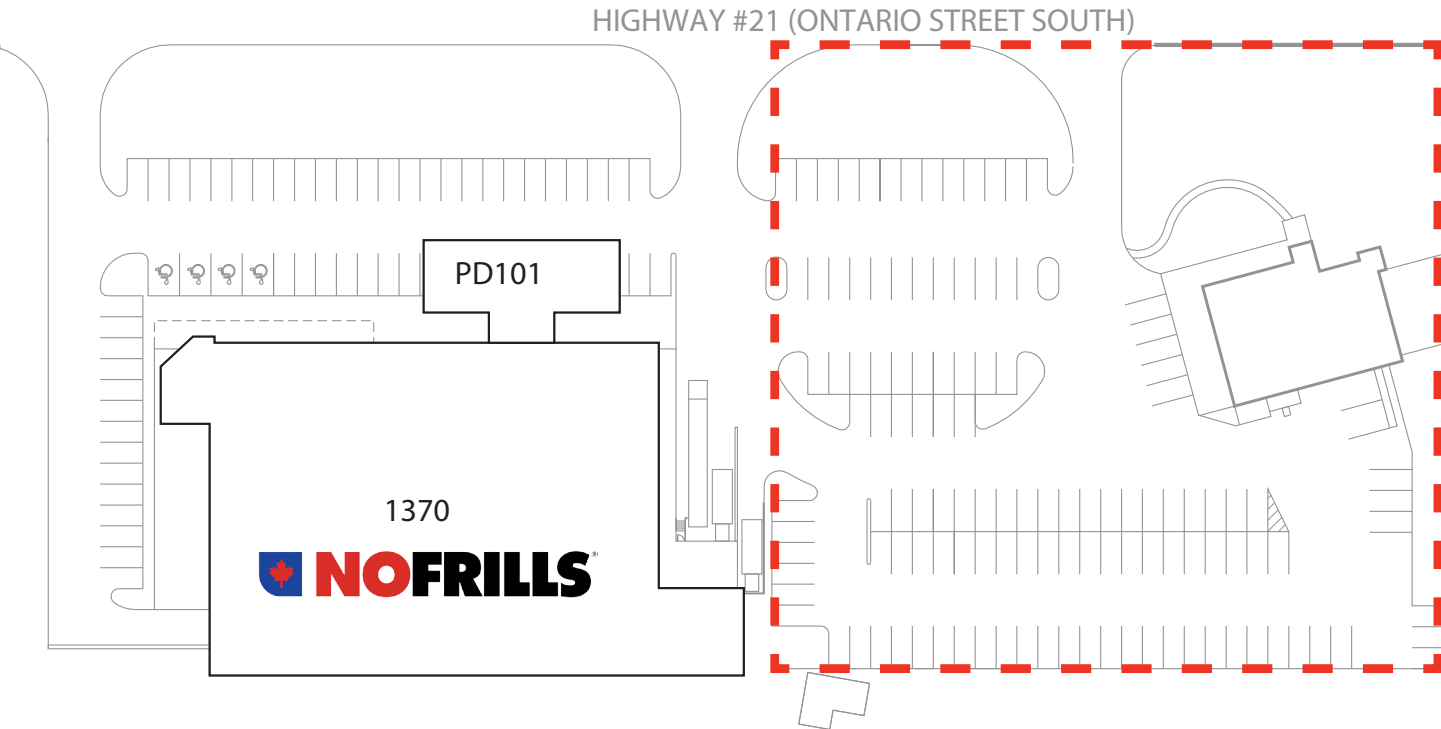
Approx Buildable Area
23,500 SF

Major Tenants
No Frills

Demographic	1 KM	3 KM	5 KM
Population	1,401	1,401	4,574
Avg Age	62.2	62.2	64.6
Households	725	725	2,322
Avg Household Income	\$134,602	\$134,602	\$135,786



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160 Main St. S

Hagersville, ON

Existing GLA

12,213 SF

Approx Buildable Area

68,600 SF

Major Tenants

No Frills

Demographic**1 KM****3 KM****5 KM****Population**

980

4,064

5,049

Avg Age

41.9

42.1

41.7

Households

346

1,552

1,879

Avg Household Income

\$116,816

\$110,424

\$112,124



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435 - 447 Main St. E

Hamilton, ON

Existing GLA

57,803 SF

Approx Buildable Area

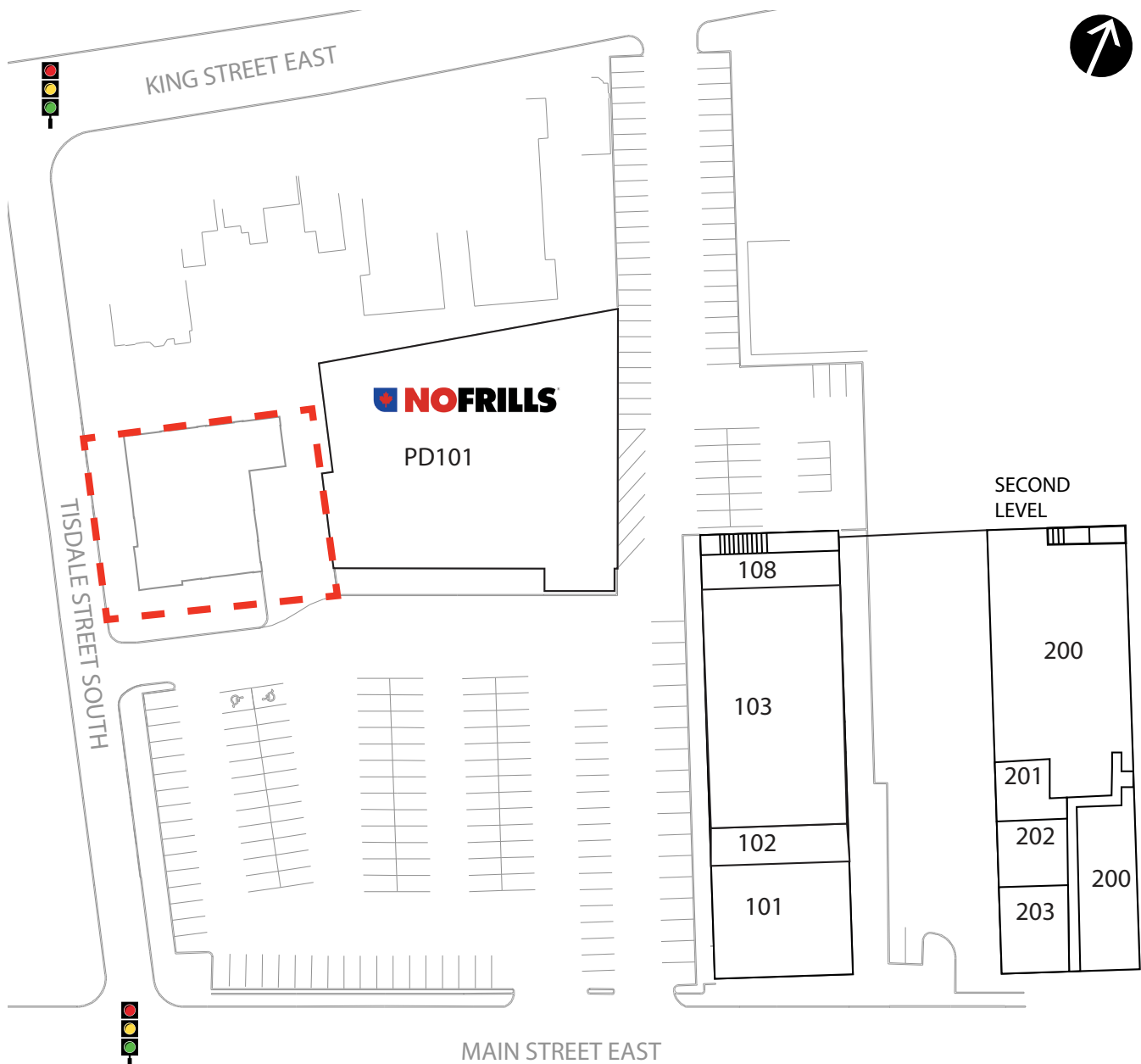
3,300SF

Major Tenants

No Frills

Demographic

	1 KM	3 KM	5 KM
Population	24,964	133,065	240,854
Avg Age	36.0	37.4	38.1
Households	11,061	59,248	101,228
Avg Household Income	\$75,165	\$93,335	\$104,041

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Lease

2211 - 20th Sideroad Rd. Innisfil, ON

Existing GLA

57,547 SF

Approx Buildable Area

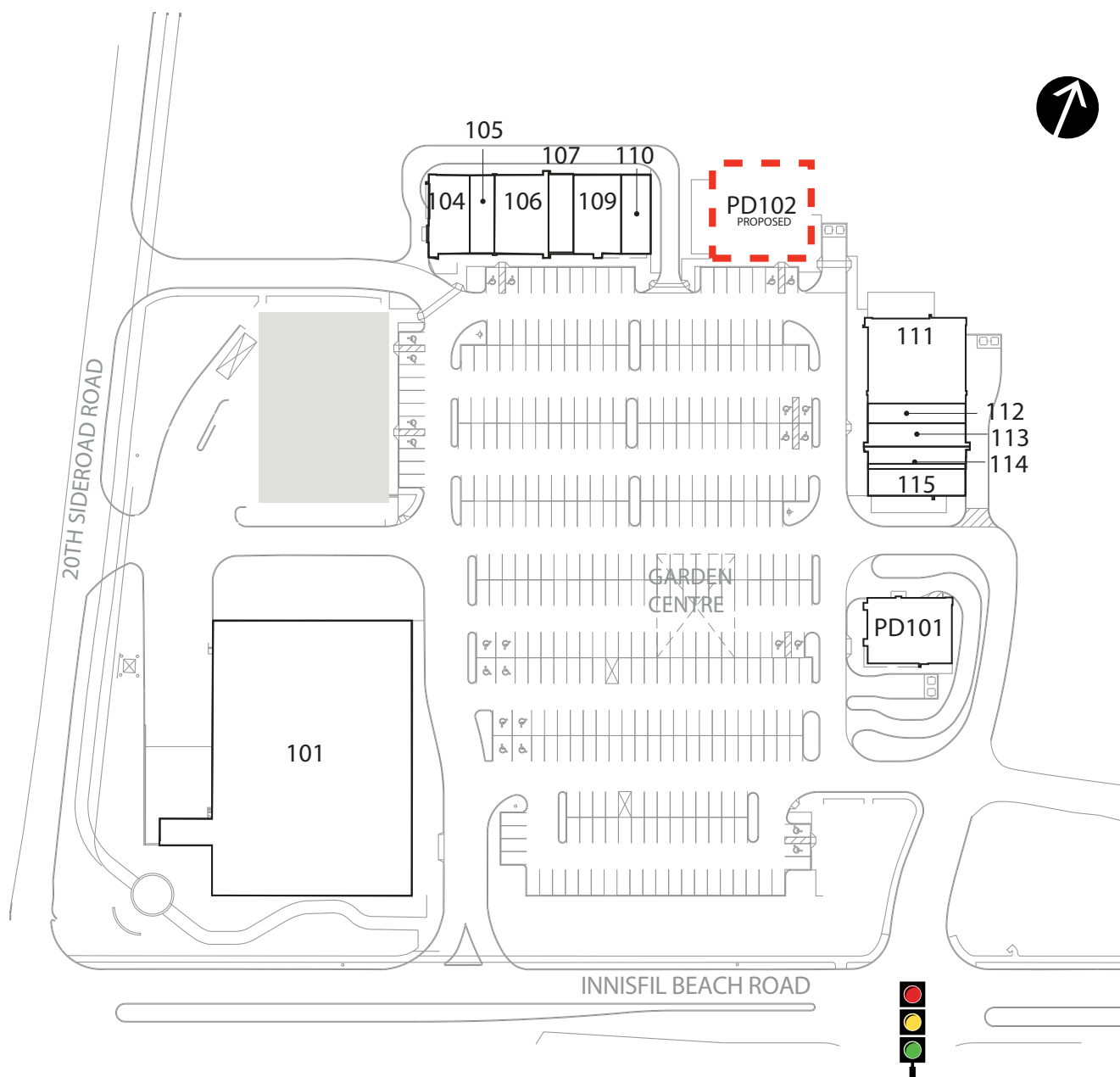
3,500 SF

Major Tenants

No Frills, Starbucks, Global Pet Foods,
Swiss Chalet-Harveys

Demographic

	1 KM	3 KM	5 KM
Population	5,933	21,202	36,494
Avg Age	35.4	37.5	39.3
Households	1,716	6,738	12,449
Avg Household Income	\$135,247	\$142,038	\$137,447

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Lease

1162 Division St. Kingston, ON

Existing GLA

37,863 SF

Approx Buildable Area

5,600 SF

Major Tenants

No Frills

Demographic**1 KM****3 KM****5 KM****Population**

4,533

28,604

86,107

Avg Age

34.4

38.0

37.3

Households

2,034

13,800

40,413

Avg Household Income

\$71,265

\$80,802

\$101,249

Scan to
Lease

1375 Weber St.

Kitchener, ON

Existing GLA

90,894 SF

Approx Buildable Area

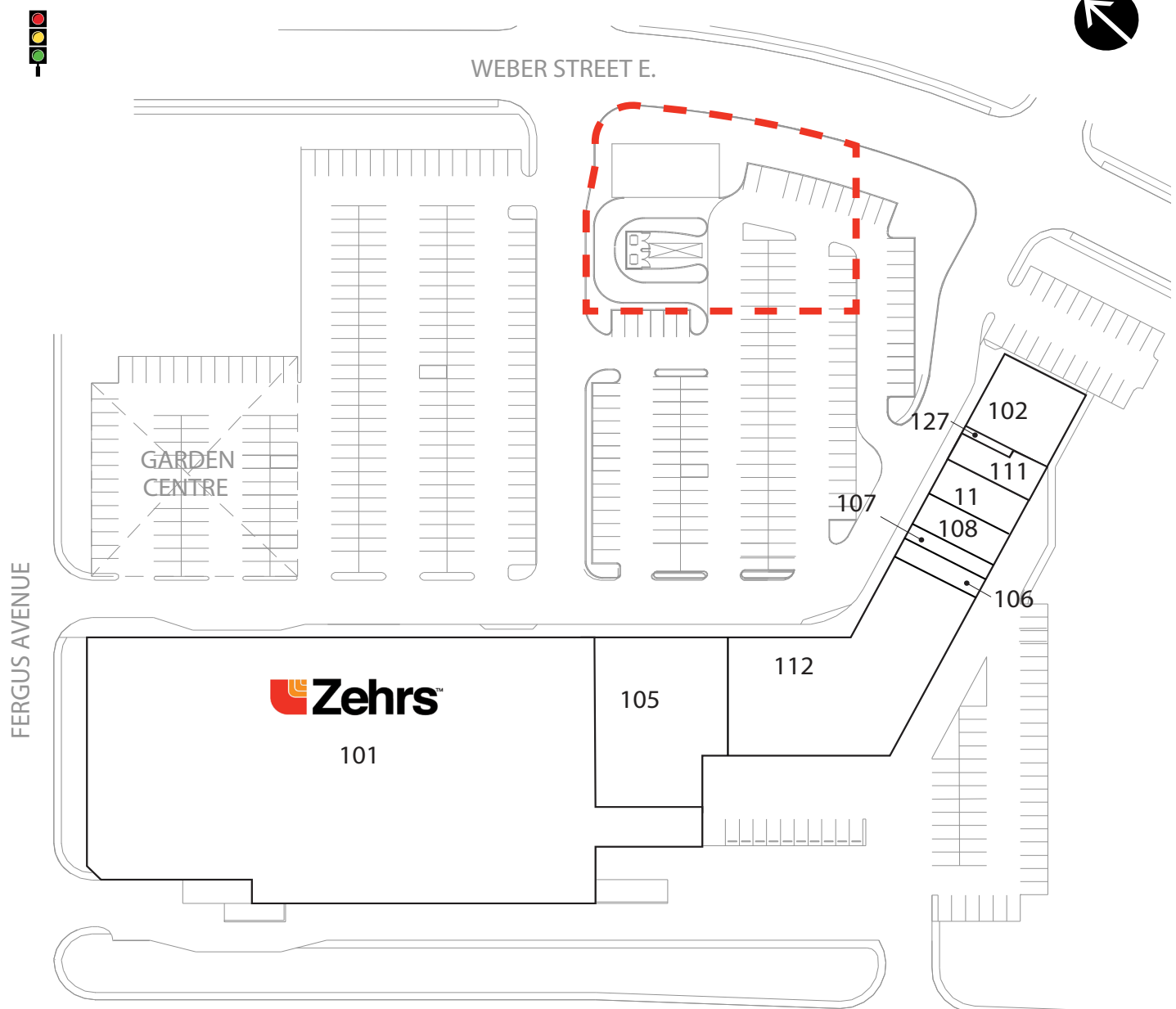
3,000 SF

Major Tenants

Zehrs, Fit4Less, BMO, Dollarama

Demographic

	1 KM	3 KM	5 KM
Population	15,402	65,564	162,800
Avg Age	33.8	36.2	35.9
Households	5,555	24,766	63,426
Avg Household Income	\$83,618	\$108,244	\$113,489

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Lease

Real Canadian Superstore,
Shoppers Drug Mart



Scan to
Lease



90 C-Line

Orangeville, ON

Existing GLA

25,139 SF

Approx Buildable Area

27,600 SF

Major Tenants

No Frills

Demographic

1 KM

3 KM

5 KM

Population

5,476

30,312

37,215

Avg Age

38.5

38.8

39.2

Households

1,844

11,076

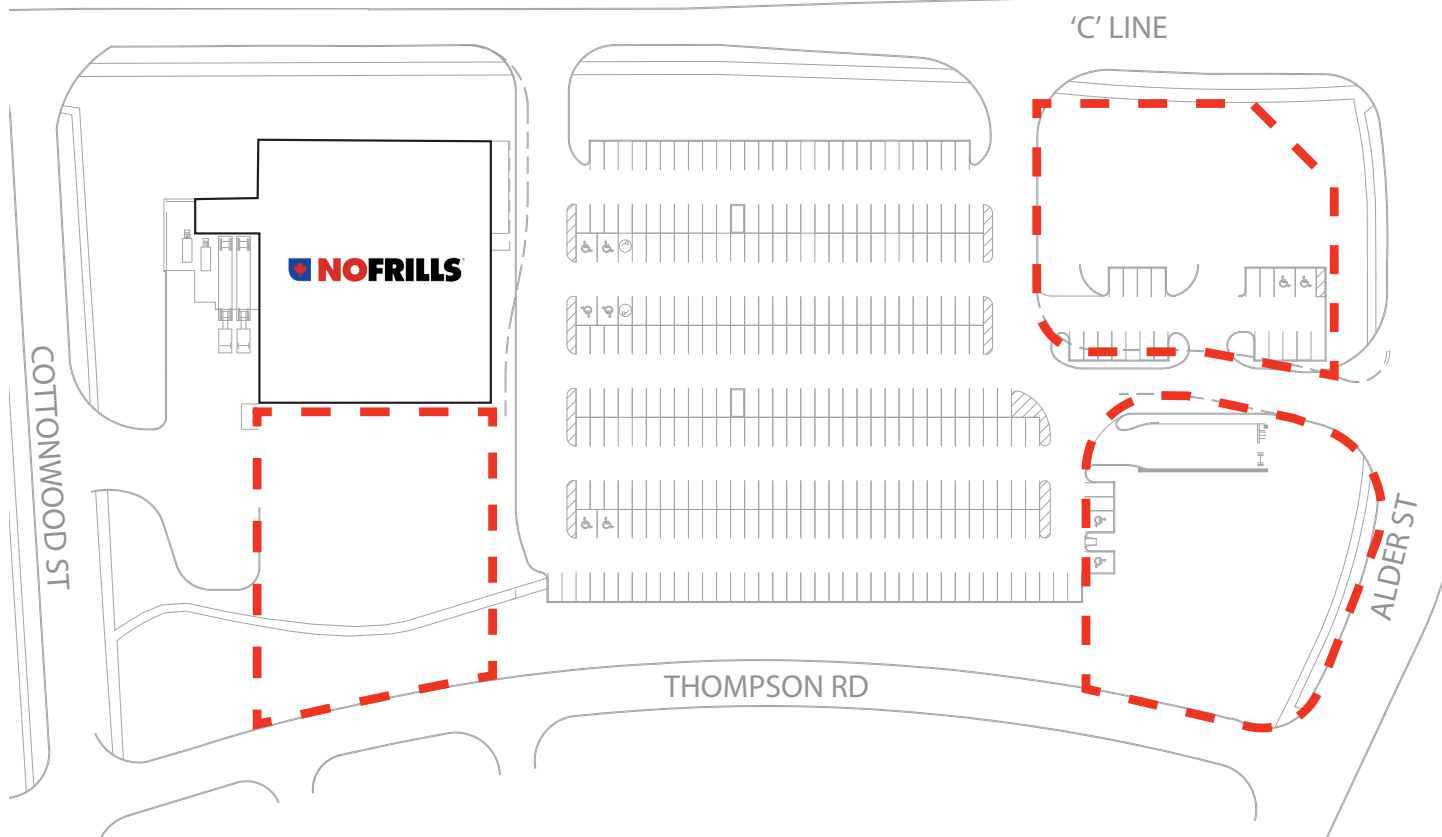
13,382

Avg Household Income

\$152,590

\$139,007

\$148,690


 Scan to
Lease


Mapleridge Plaza

Peterborough, ON

Existing GLA

75,701 SF

Approx Buildable Area

TBD

Major Tenants

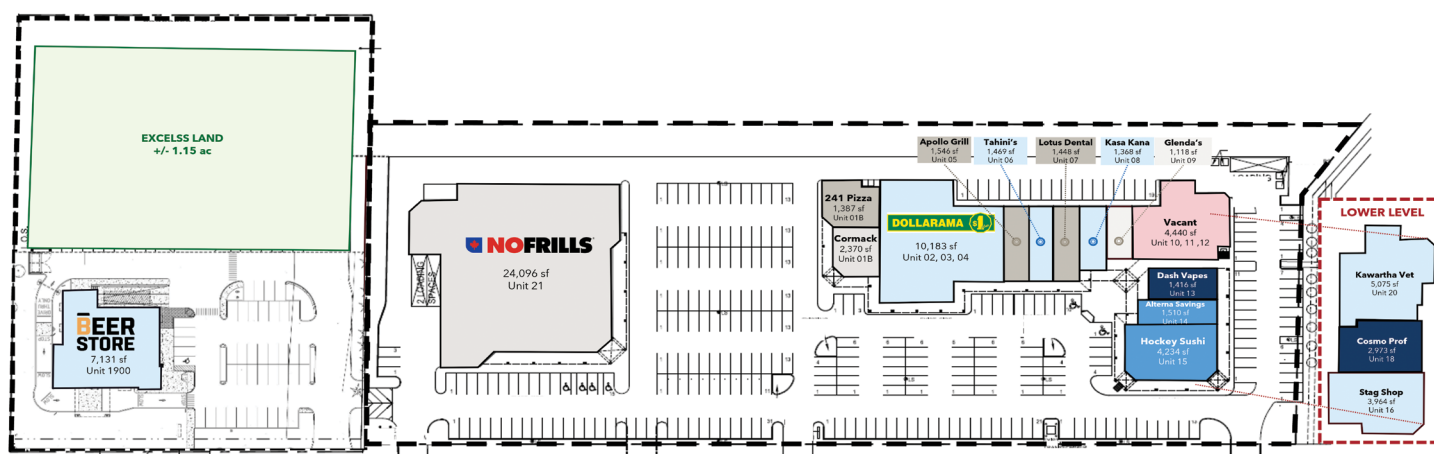
No Frills, Dollarama, Beer Store

Demographic

	1 KM	3 KM	5 KM
Population	4,072	19,648	48,818
Avg Age	43	45	42
Households	1,481	7,482	19,776
Avg Household Income	\$120,360	\$132,173	\$114,091



Scan to
Lease



150 Prescott Centre Dr.

Prescott, ON

Existing GLA

44,600 SF

Approx Buildable Area

17,000 SF

Major Tenants

Your Independent Grocer

Demographic**1 KM****3 KM****5 KM****Population**

833

4,978

6,056

Avg Age

48.1

50.5

50.6

Households

289

2,028

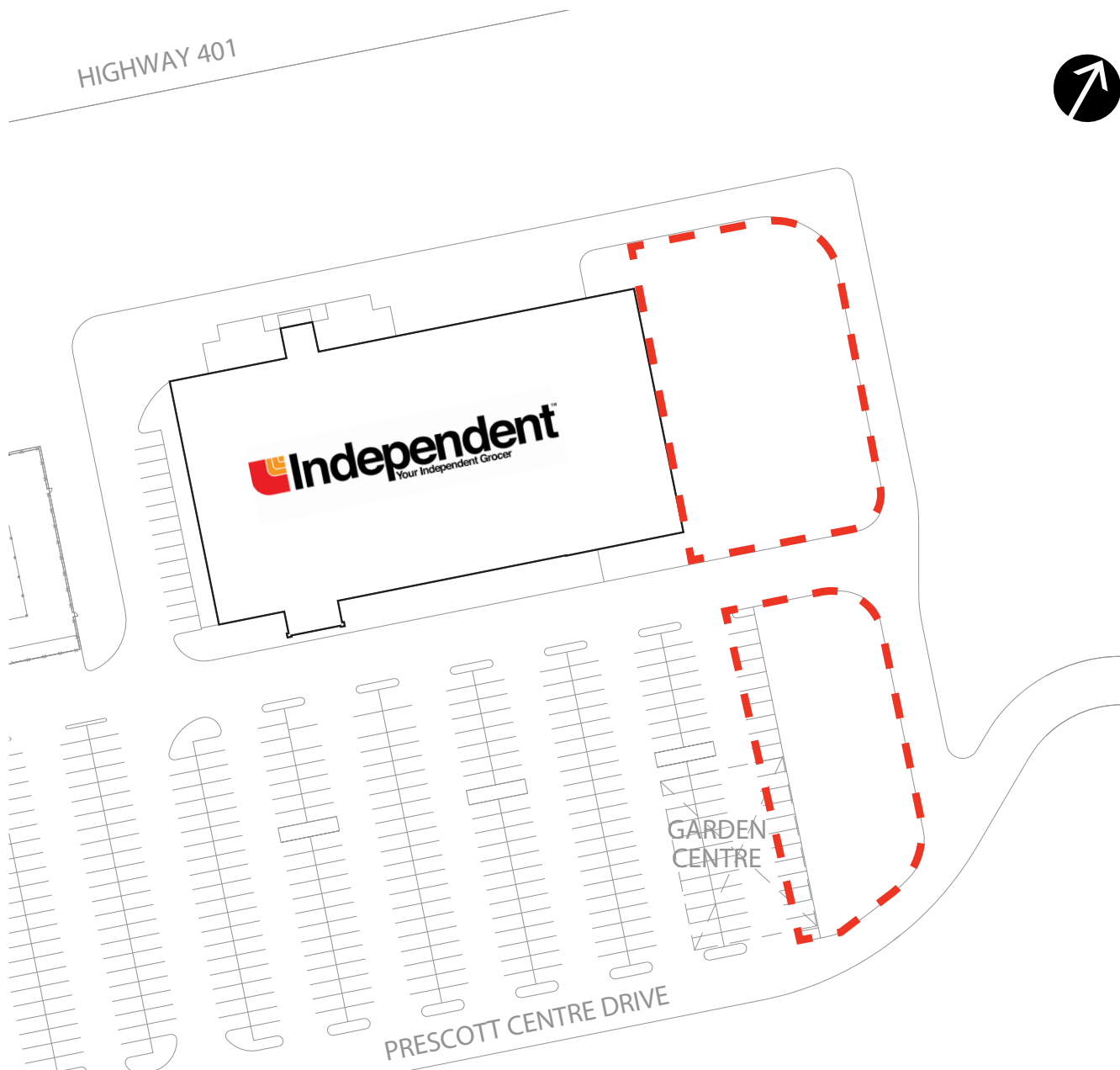
2,448

Avg Household Income

\$92,069

\$97,908

\$103,252

Scan to
Lease

971 Carrick St.

Thunder Bay, ON

Existing GLA

140,181 SF

Approx Buildable Area

3,300 SF

Major Tenants

Your Independent Grocer

Demographic**1 KM****3 KM****5 KM****Population**

1,390

28,258

74,086

Avg Age

36.6

37.9

41.0

Households

549

12,173

33,104

Avg Household Income

\$69,344

\$96,088

\$104,150



Scan to
Lease



24 - 45th St. S

Wasaga Beach, ON

Existing GLA

81,748 SF

Approx Buildable Area

9,500 SF

Major Tenants

Real Canadian Superstore, Canadian Tire

Demographic**1 KM****3 KM****5 KM****Population**

2,959

11,939

15,421

Avg Age

52.9

52.4

52.1

Households

1,283

4,960

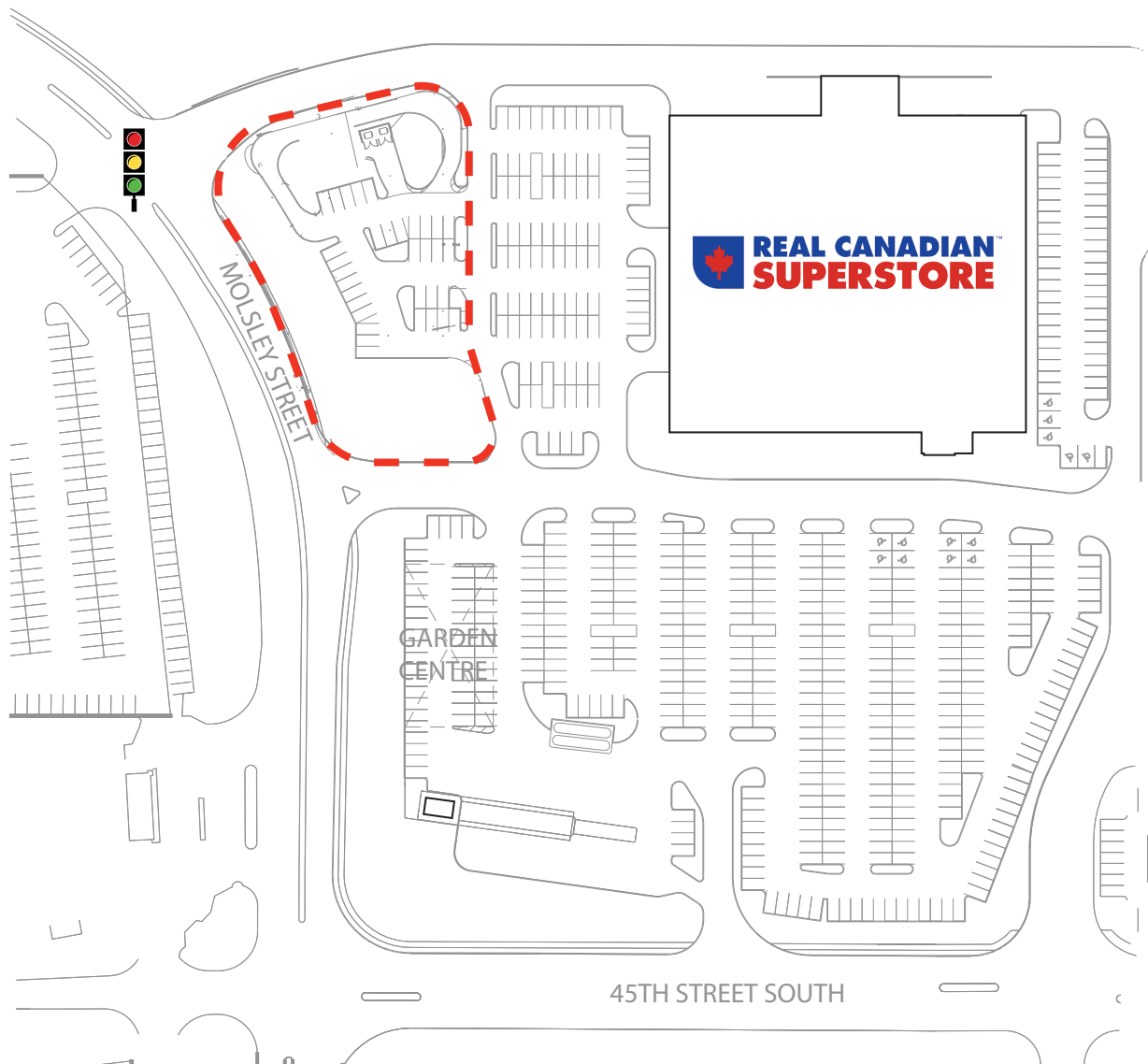
6,392

Avg Household Income

\$113,867

\$115,328

\$116,176

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Lease

Site Name	City	Province	Type
100 8802 - 100th St.	Fort Saskatchewan	AB	Excess Land Opportunity
5080 43rd Ave.	Innisfail	AB	Excess Land Opportunity
3515 Mayor McGrath Dr. S	Lethbridge	AB	Excess Land Opportunity
5561 Hwy. #53	Ponoka	AB	Excess Land Opportunity
101 900 Pine Rd.	Strathmore	AB	Excess Land Opportunity
4734 50th Ave.	Vegreville	AB	Excess Land Opportunity
4420 52nd Ave.	Whitecourt	AB	Excess Land Opportunity
290 First St. N	Gravenhurst	ON	Excess Land Opportunity
1521 Highway 11 W	Hearst	ON	Excess Land Opportunity
504 Main St. N	Mount Forest	ON	Excess Land Opportunity
1244 Goderich St.	Port Elgin	ON	Excess Land Opportunity
293 Dundas St. E	Trenton	ON	Excess Land Opportunity
70 Island Rd.	Toronto	ON	Excess Land Opportunity
400 Glen Hill Dr.	Whitby	ON	Excess Land Opportunity
375 Chemin d'Aylmer	Aylmer	QC	Excess Land Opportunity
130 Av. Lépine	Gatineau	QC	Excess Land Opportunity
2840 Boul. Des Promenades	Ste-Marthe-sur-le-lac	QC	Excess Land Opportunity
7201 Boul. Laurier	Terrebonne	QC	Excess Land Opportunity
120 Boul. Arthabaska	Victoriaville	QC	Excess Land Opportunity
126 South Albion St.	Amherst	NS	Excess Land Opportunity
5178 Hwy. #3	Upper Tantallon	NS	Excess Land Opportunity
115 Campbell Dr.	Rothsay	NB	Excess Land Opportunity

