Prime Development Opportunities



ChoiceProperties

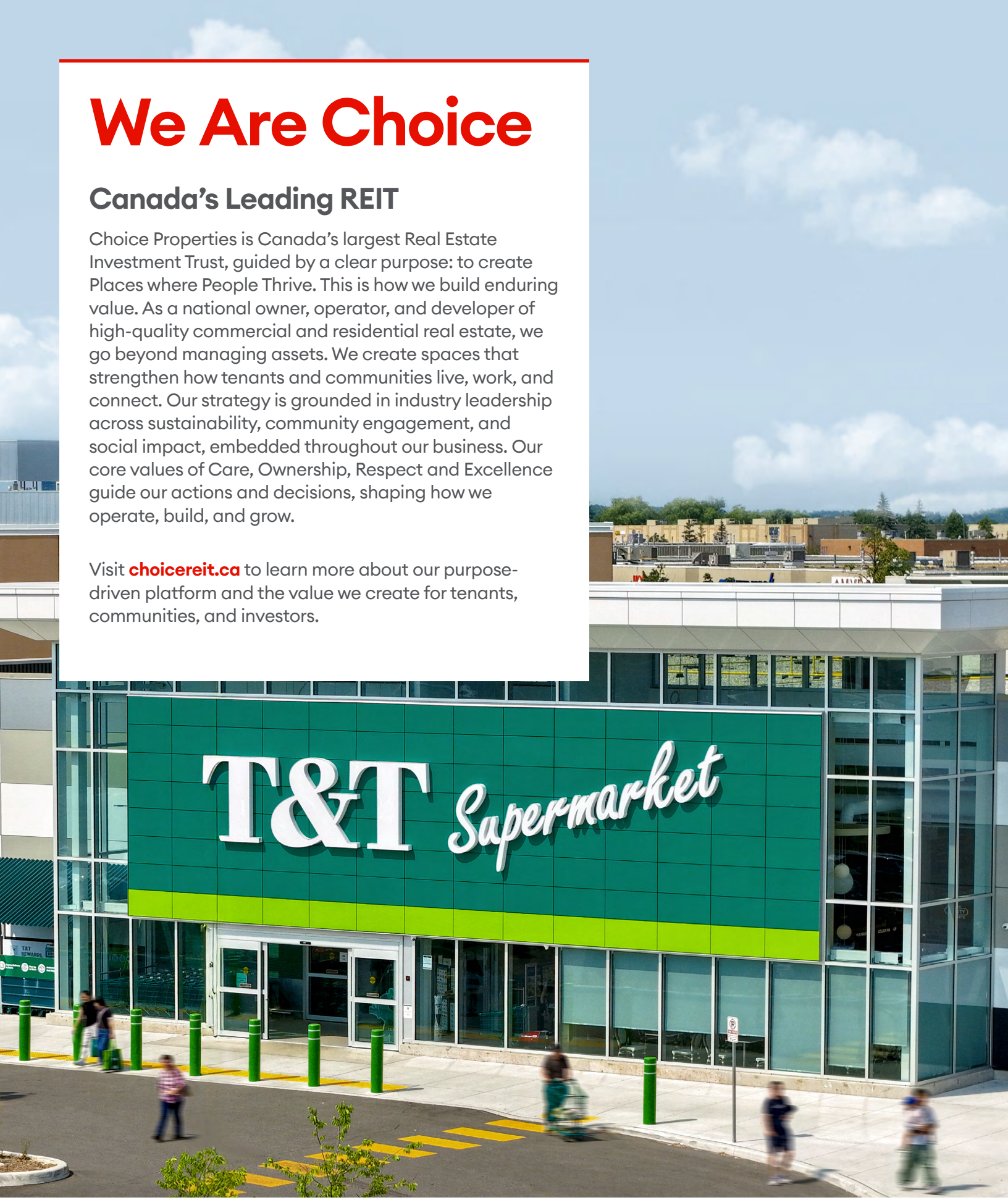
Places People Thrive®

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 Square Feet	563 Properties
$11.8B Fair Value	97.4% Occupancy



Industrial

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

22.2M Square Feet	124 Properties
$4.6B Fair Value	98.6% Occupancy



Mixed-Use and Residential

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

1.8M Square Feet	12 Properties
$0.9B Fair Value	94.3% Occupancy

Properties Under Development

A Pipeline Positioned for Growth

18.6M Square Feet	1.3M Active Developments	10M SF Zoned & Ready
7.3M SF In Planning	19 Sites Under Development	$381M Total Active Investment

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.

Scan to view our full portfolio of properties under development

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Development Summary

Active Developments

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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

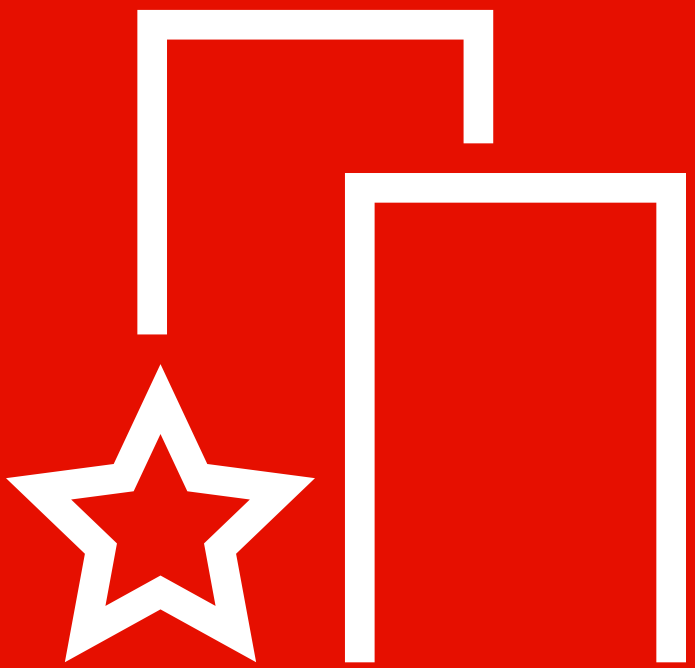
Alberta
69 8802 - 100th St., Fort Saskatchewan
70 10702 - 83rd Ave., Grand Prairie
71 100 Campsite Rd., Spruce Grove
72 900 Pine Rd., Strathmore
73 70 Hewlett Park Landing, Sylvan Lake
74 10851 100th St., Westlock
75 4420 - 52nd Ave.,Whitecourt

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, Haggersville
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

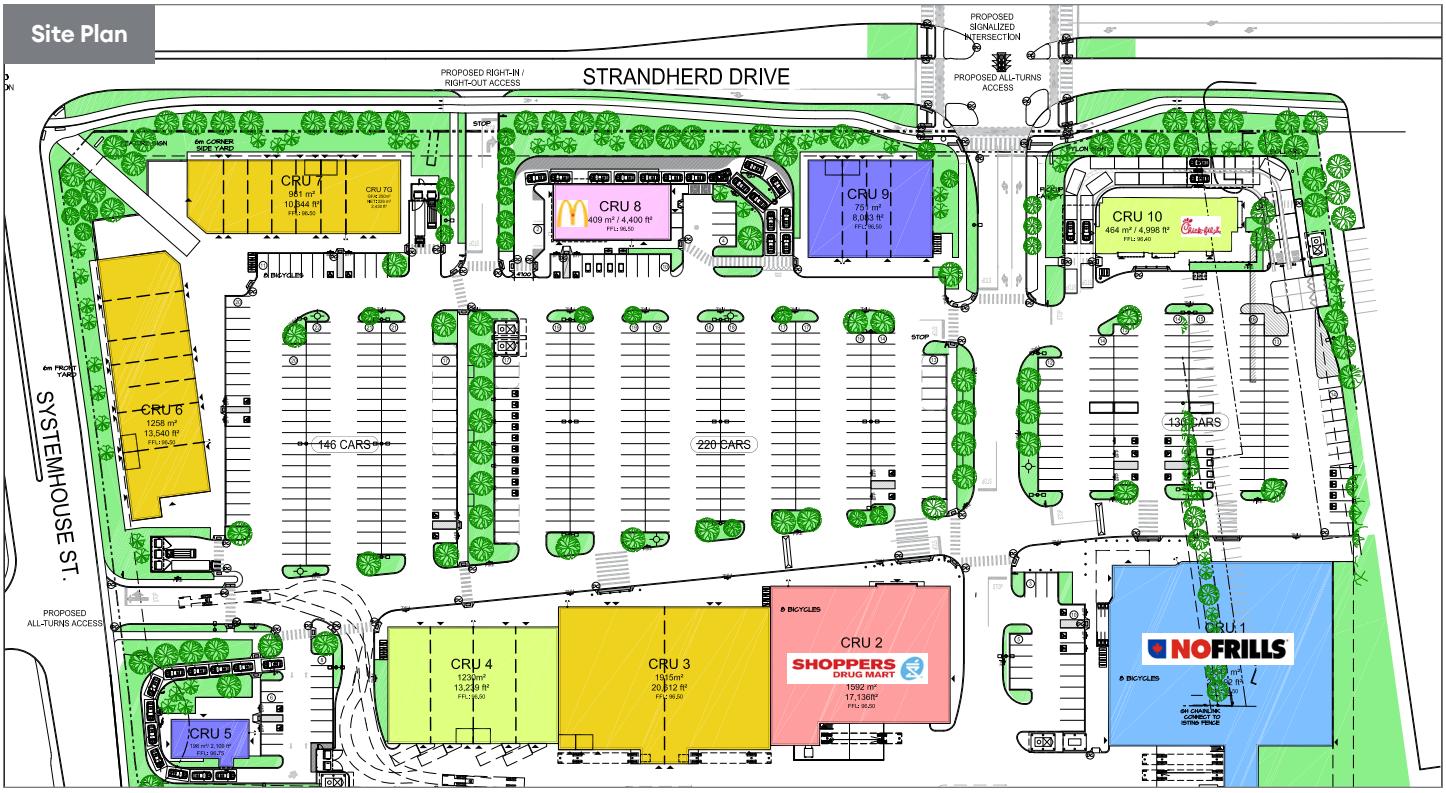
NOFRILLS SHOPPERS DRUG MART

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

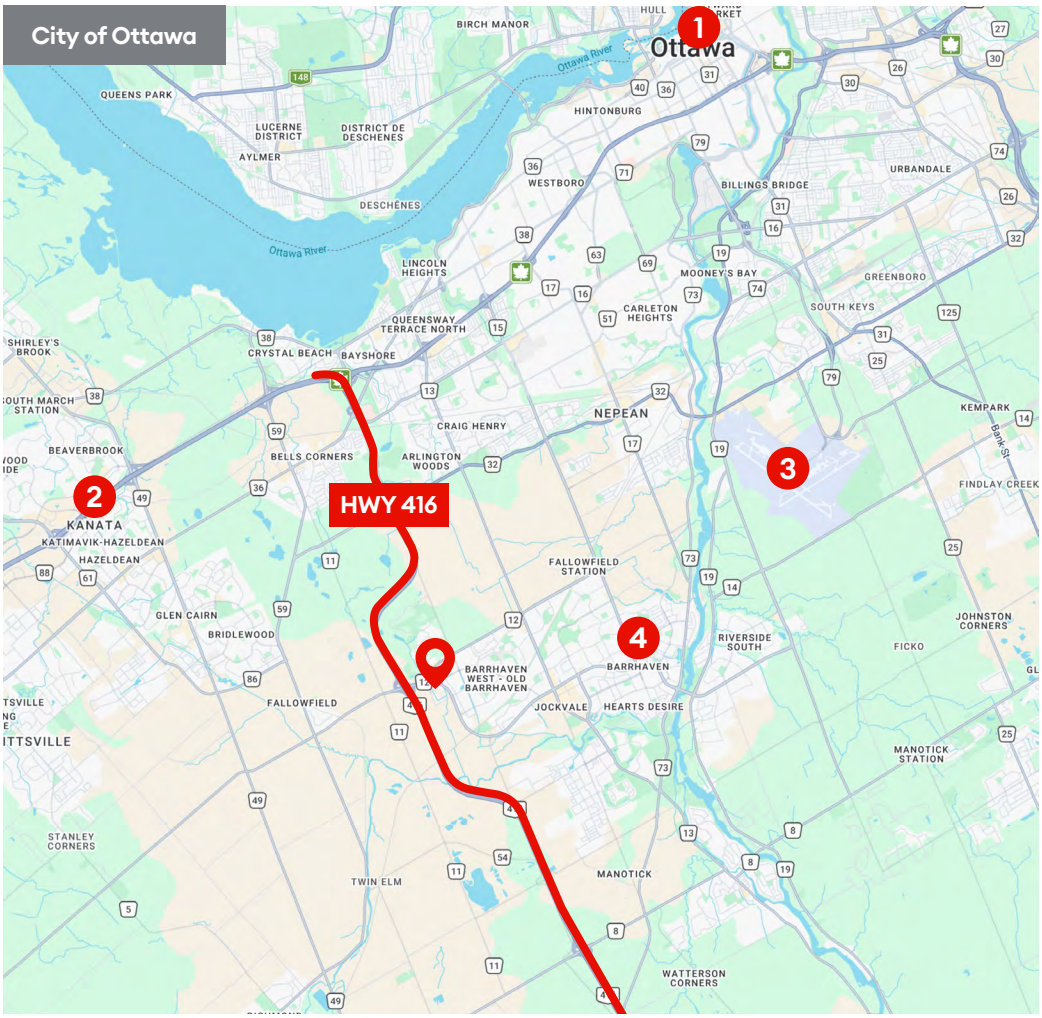
Leasing Information

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

Site Plan



City of Ottawa



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

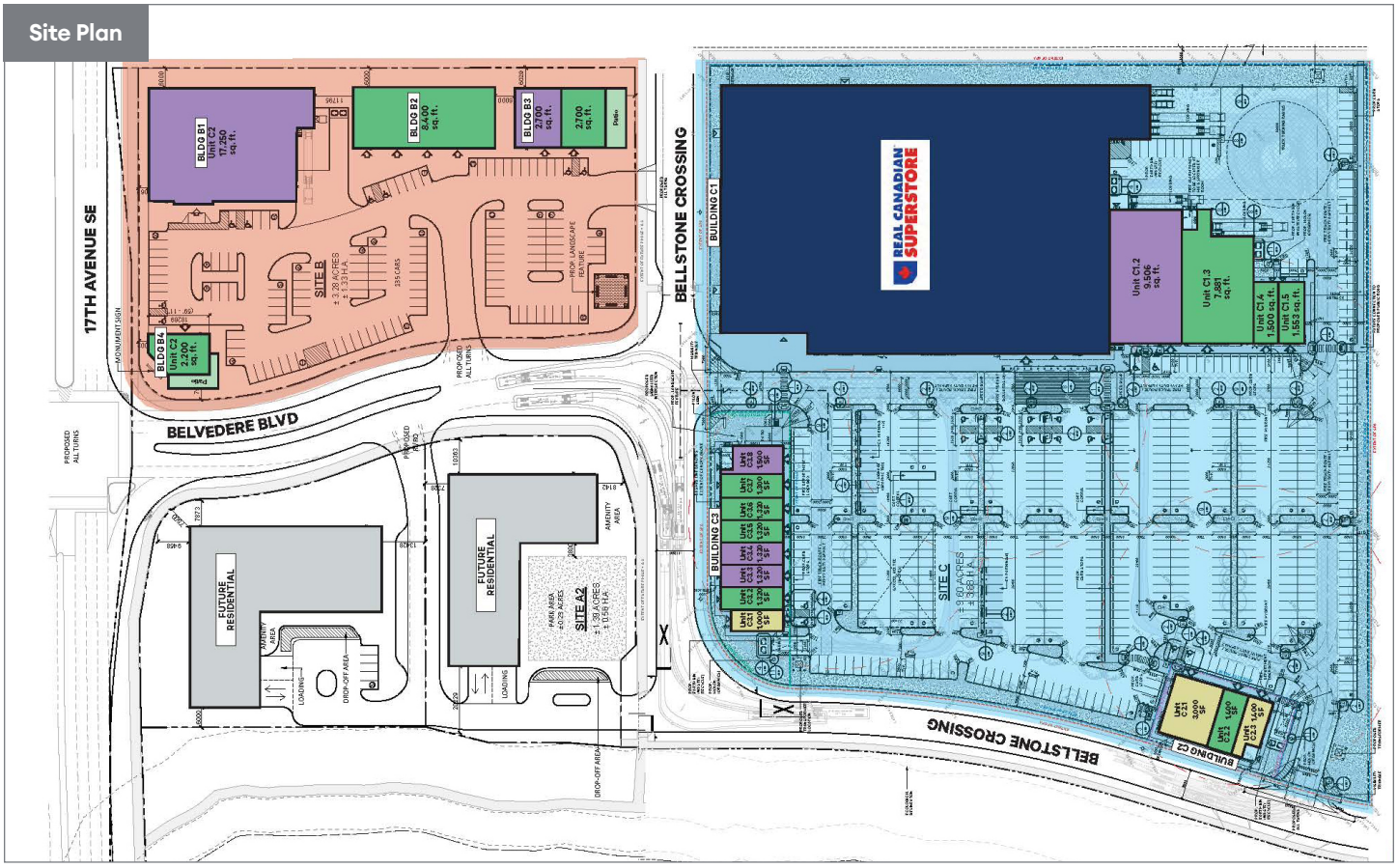
REAL CANADIAN SUPERSTORE

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

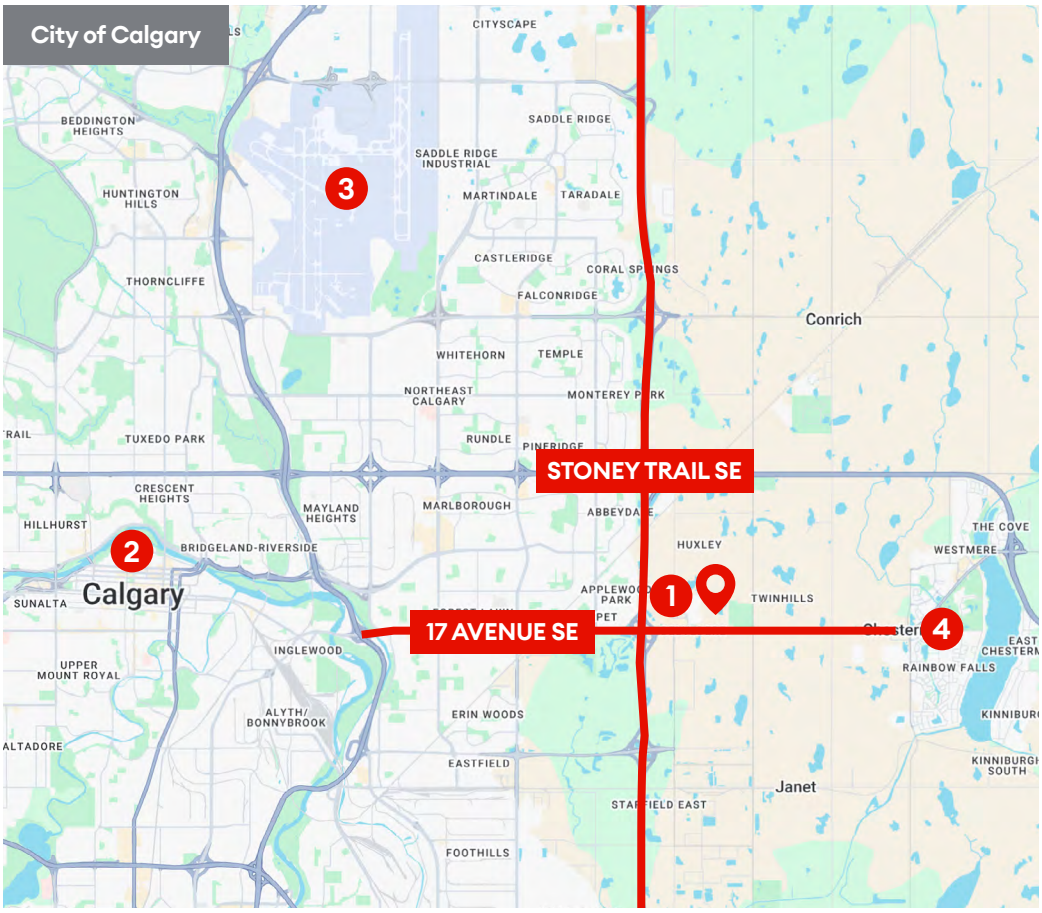
Leasing Information

Available Unit Info	Square Footage	Posession 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



City of Calgary



View of the Neighbourhood

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

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



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

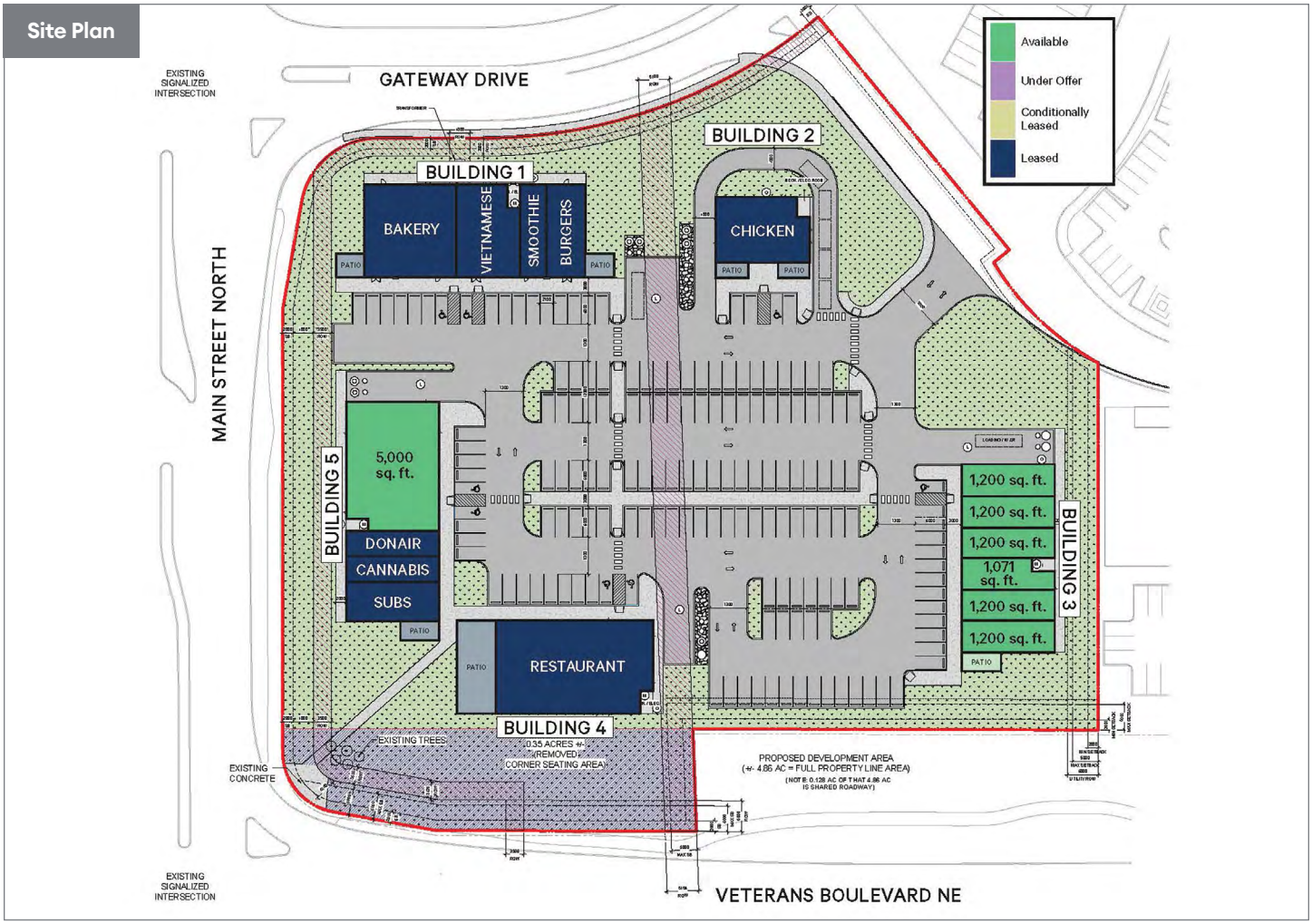
REAL CANADIAN SUPERSTORE · DOLLARAMA · Party City · Fit 4 Less everybodyhappy

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

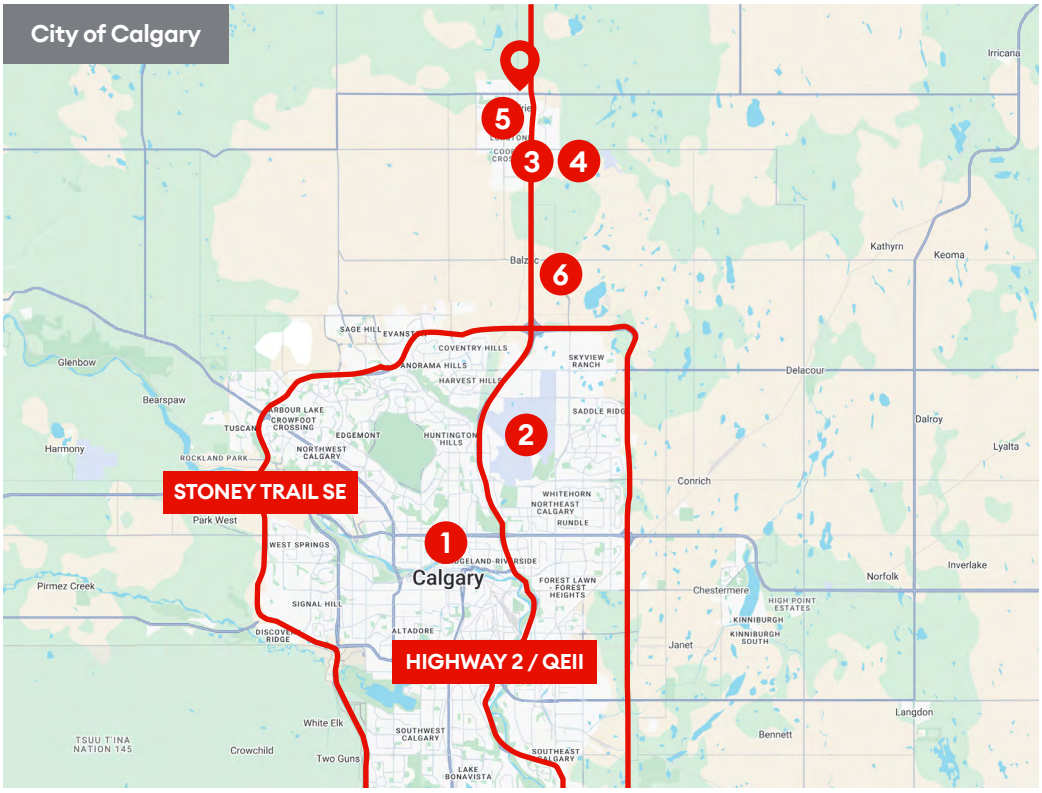
Leasing Information

Available Unit Info	Square Footage	Posession 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

Site Plan



City of Calgary



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

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



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

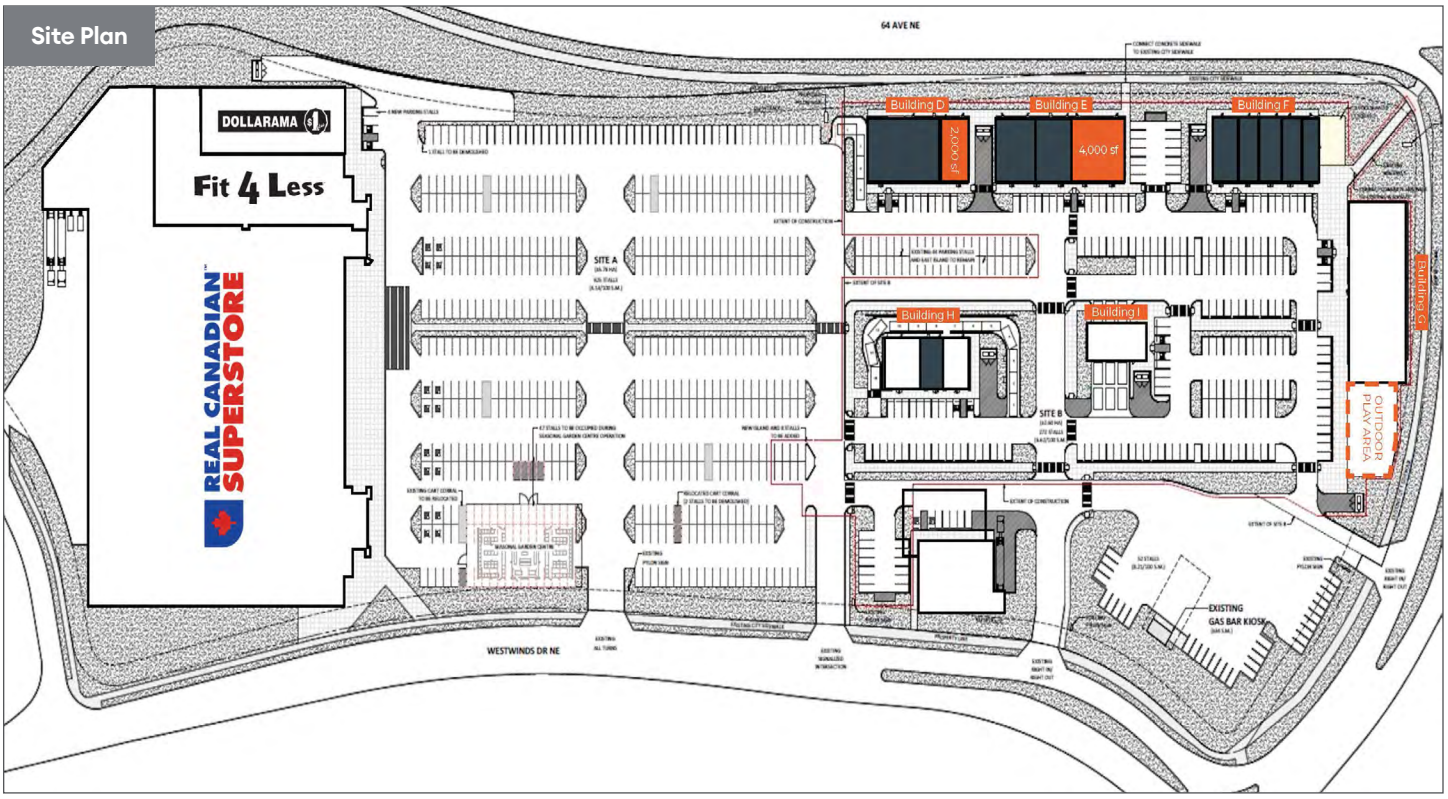
REAL CANADIAN SUPERSTORE · DOLLARAMA · Fit 4 Less everybodyhappy

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

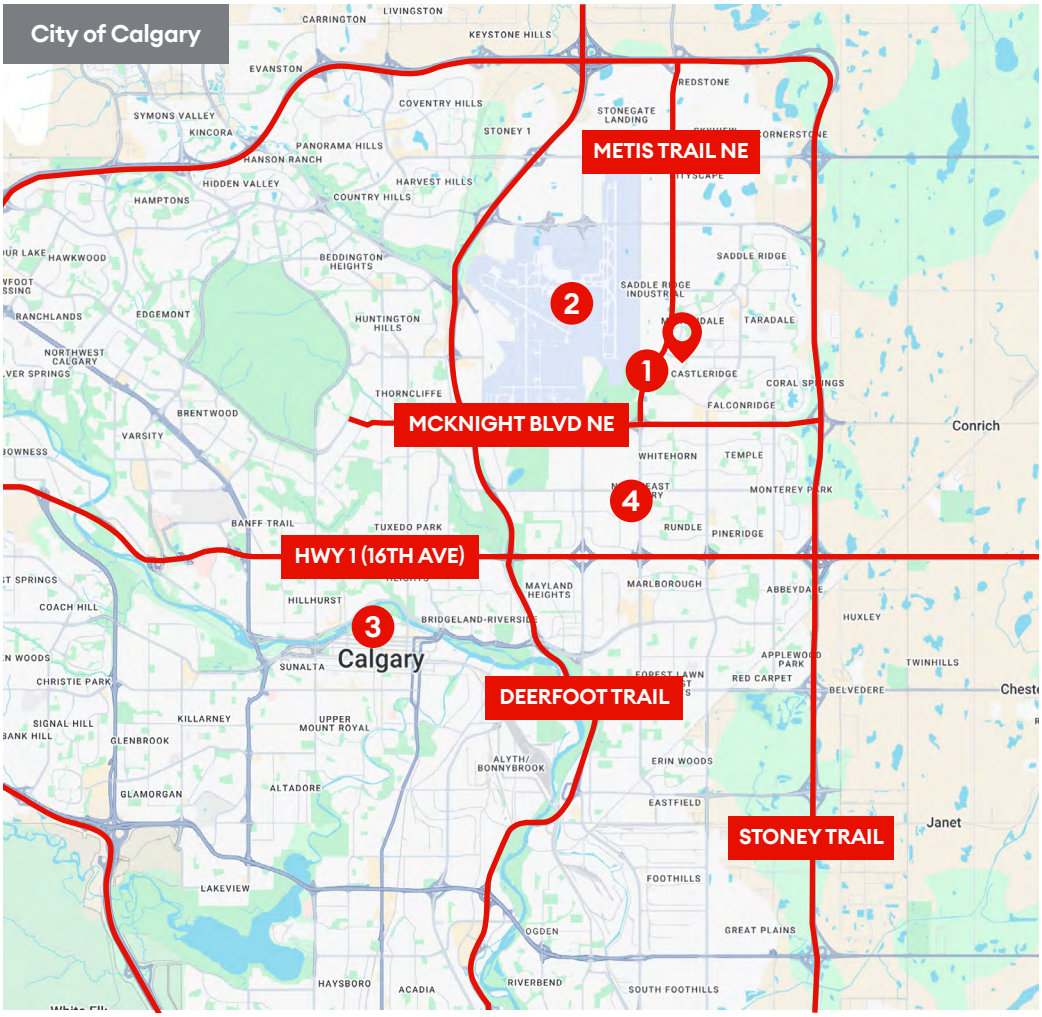
Leasing Information

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

Site Plan



City of Calgary

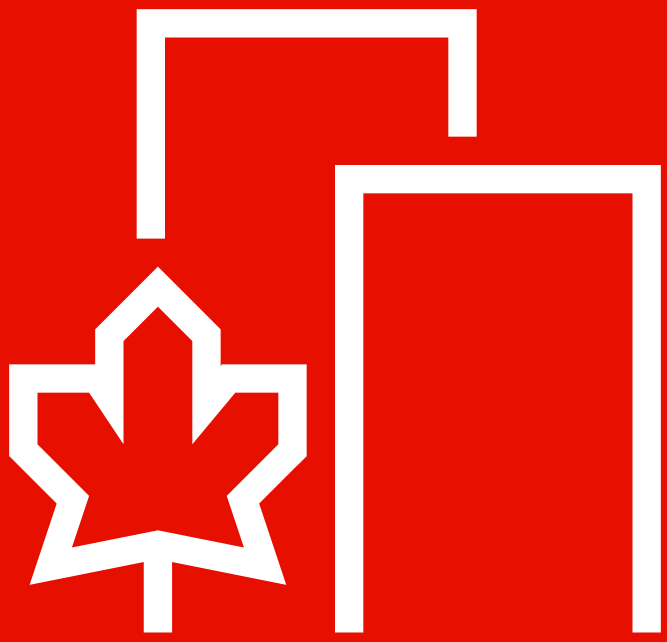


View of the Neighbourhood

- Our Site
- 1 McKnight–Westwinds CTrain Station
- 2 Calgary International Airport
- 3 Calgary Downtown
- 4 Peter Lougheed Centre Hospital

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

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



Active Development

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

Scan to Lease



Active Development

6435 Metral Dr.
Nanaimo, BC

Existing GLA
141,616 SF

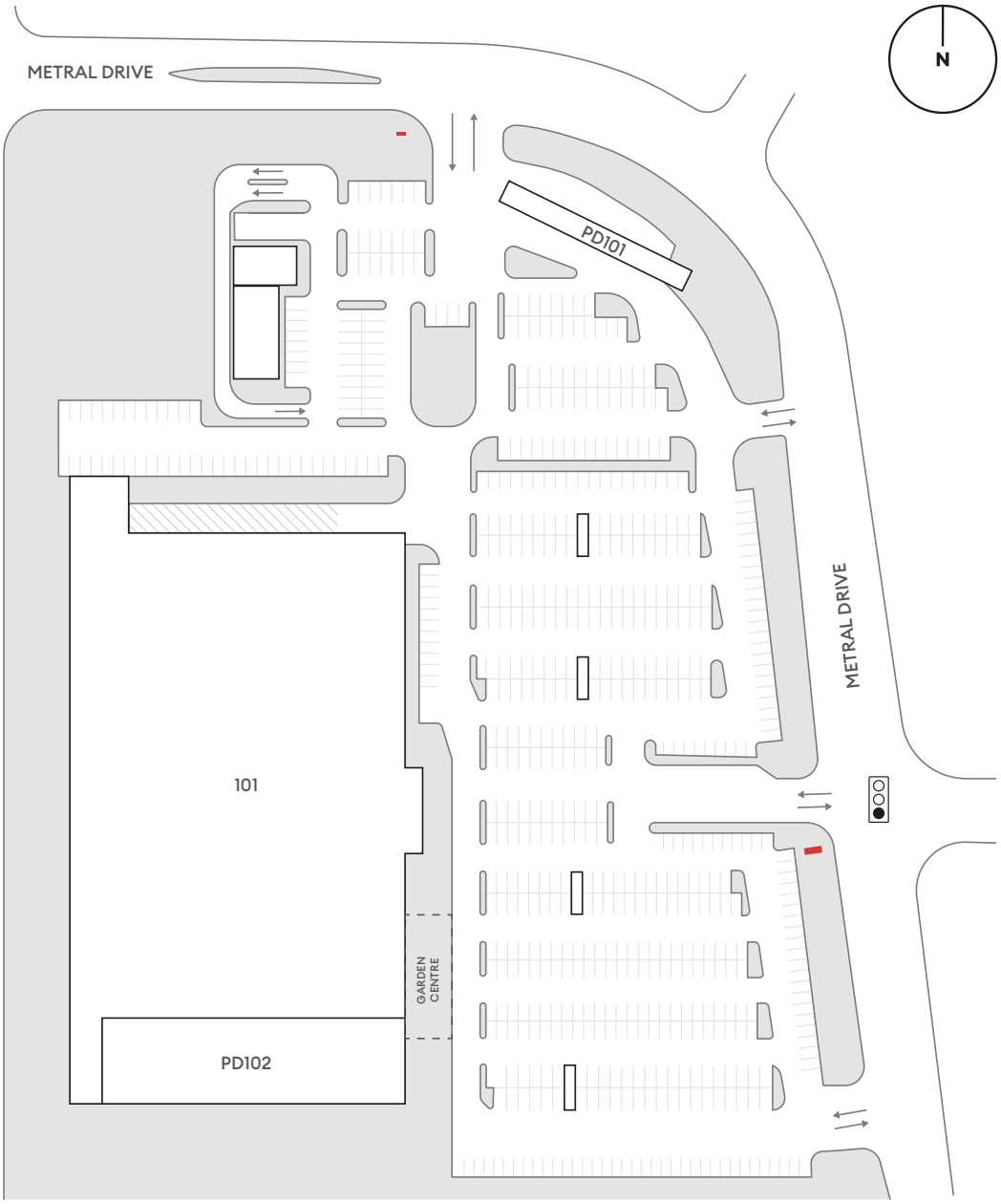
Approx Buildable Area
4,169 SF

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

Scan to Lease



Ontario

Active Developments



Active Development

361 South Service Rd.
Grimsby, ON

Existing GLA
90,229 SF

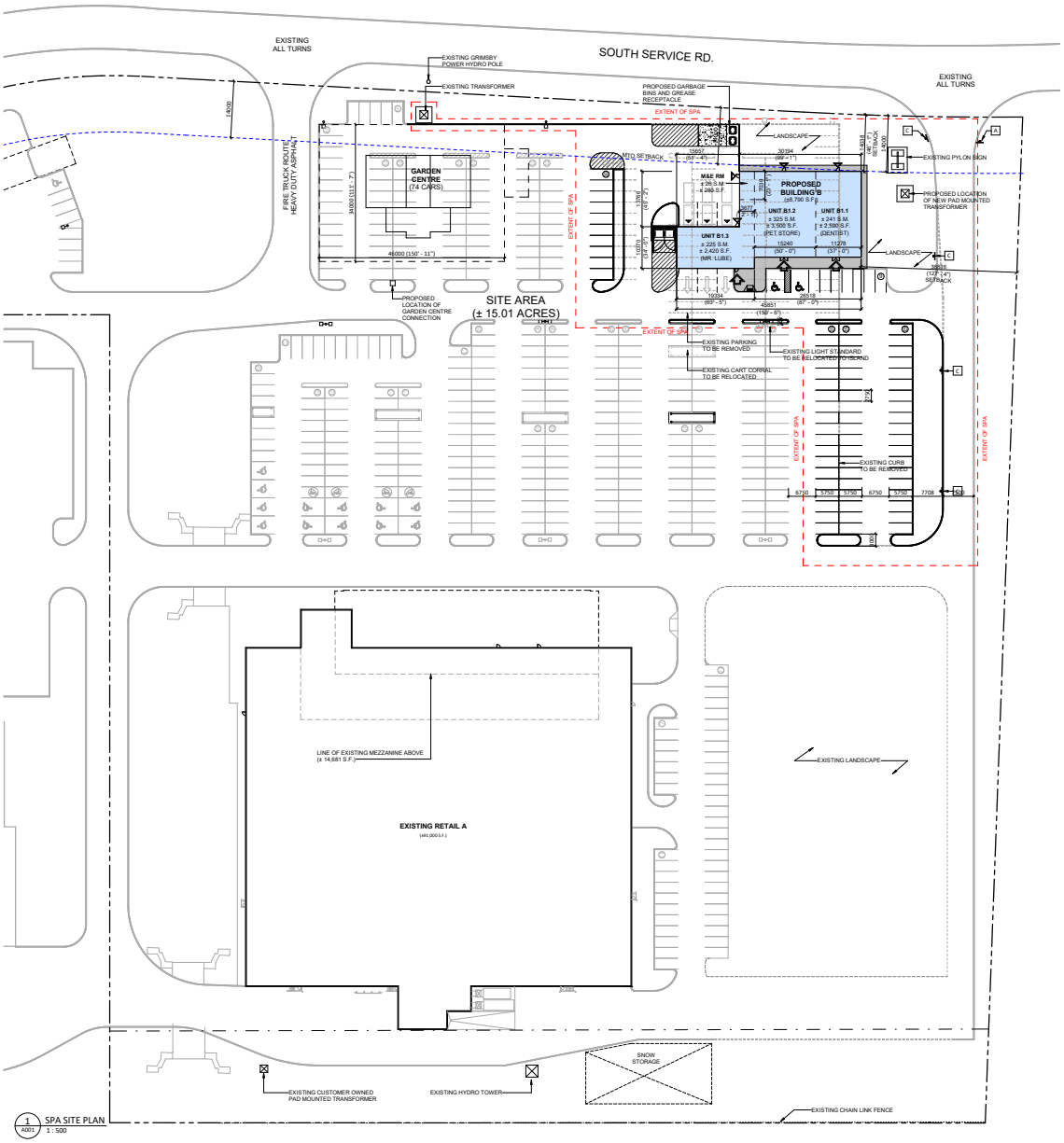
Approx Buildable Area
8,800 SF

Major Tenants
Real Canadian Superstore

Occupancy Date
Q4 2028

Demographic	1 KM	3 KM	5 KM
Population	4,553	15,821	33,682
Avg Age	39.2	41.3	41.4
Households	1,954	6,578	12,669
Avg Household Income	$155,663	$139,791	$162,363

Scan to Lease



Active Development

215 Talbot St. E
Leamington, ON

Existing GLA
13,736 SF

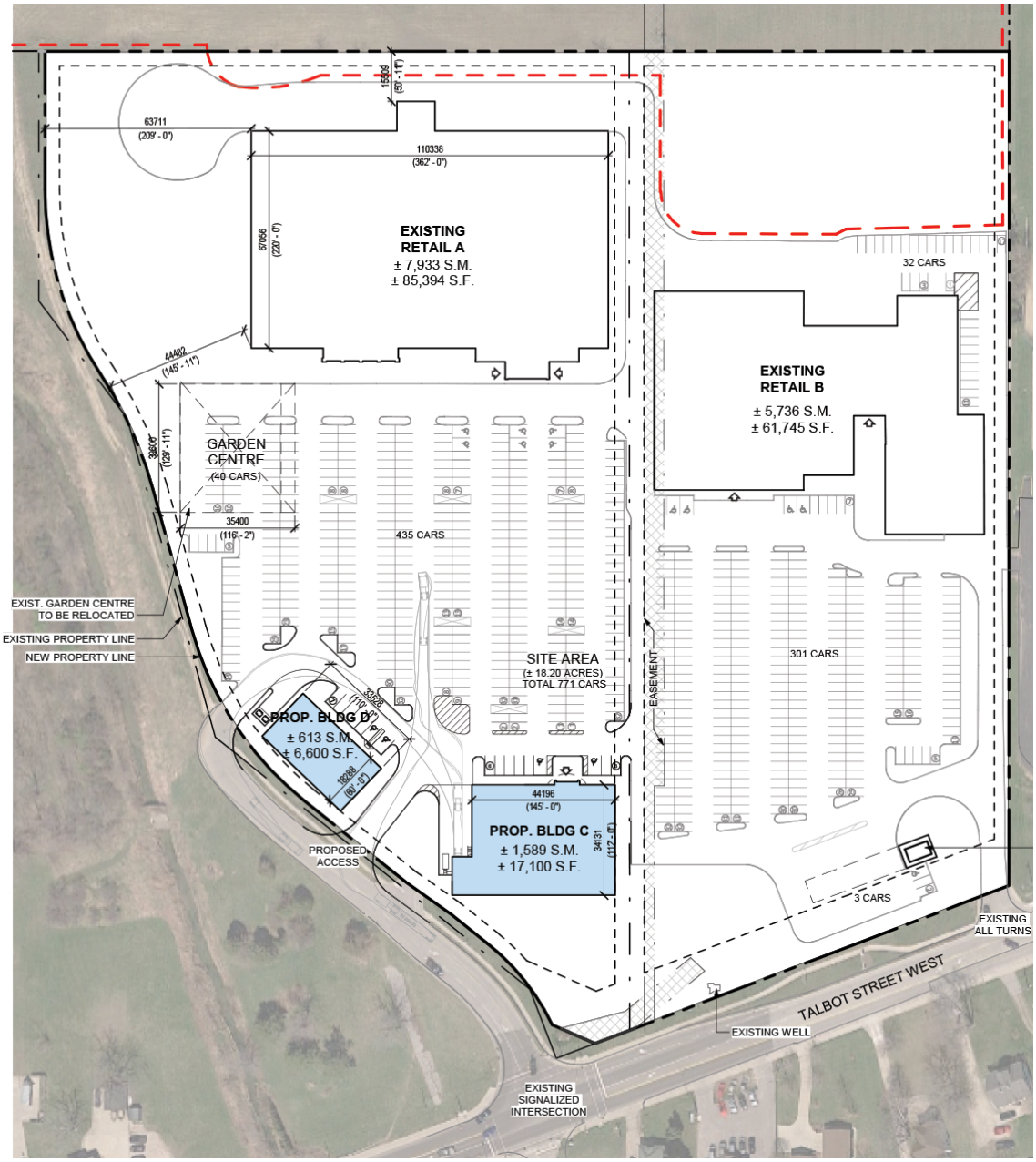
Approx Buildable Area
6,600 SF

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

Scan to Lease



Active Development

1205 Oxford St. W
London, ON

Existing GLA
108,516 SF

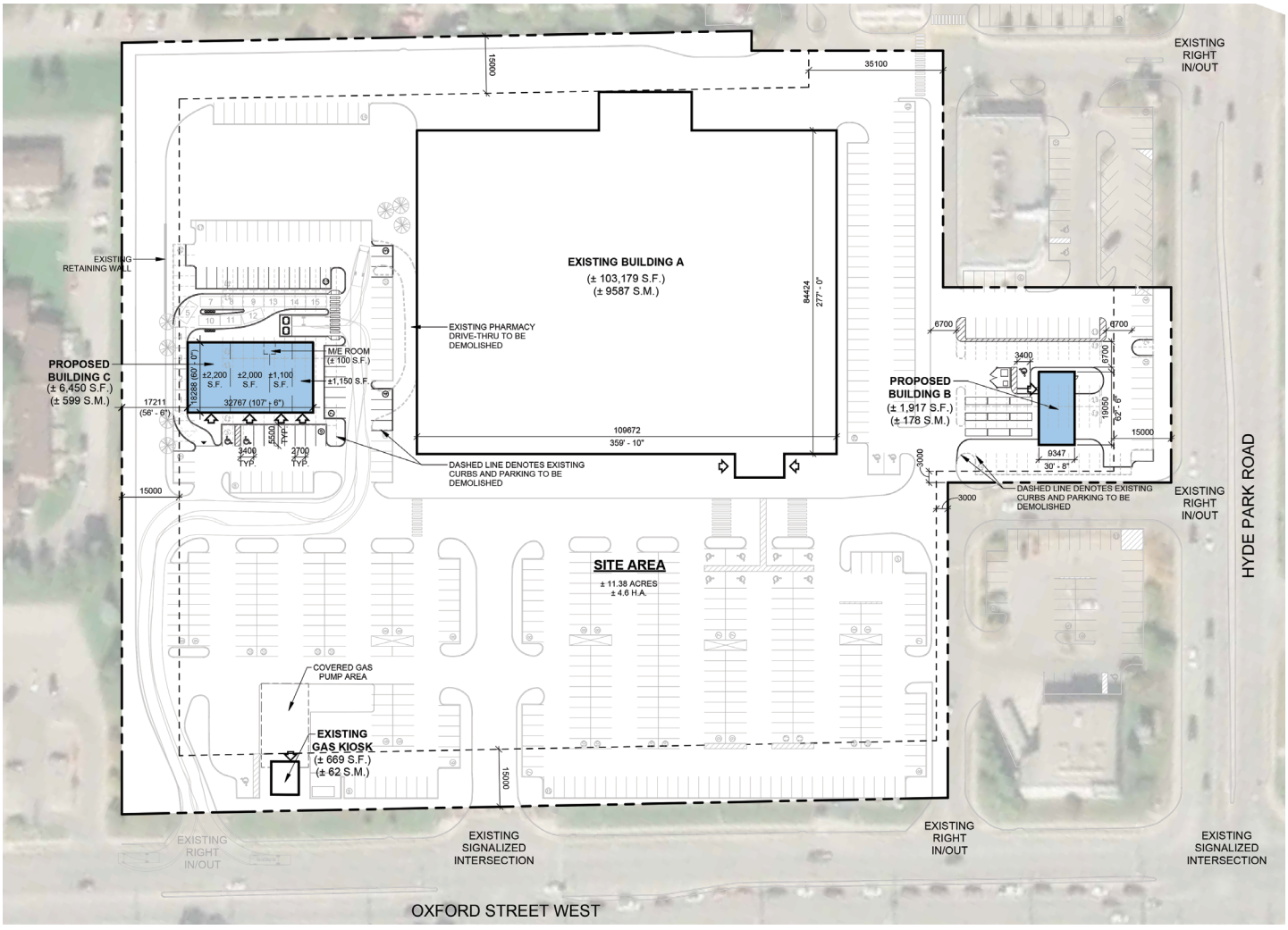
Approx Buildable Area
8,400 SF

Major Tenants
Real 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

Scan to Lease



Active Development

820 Main St. E
Milton, ON

Existing GLA
117,753 SF

Approx Buildable Area
76,200 SF

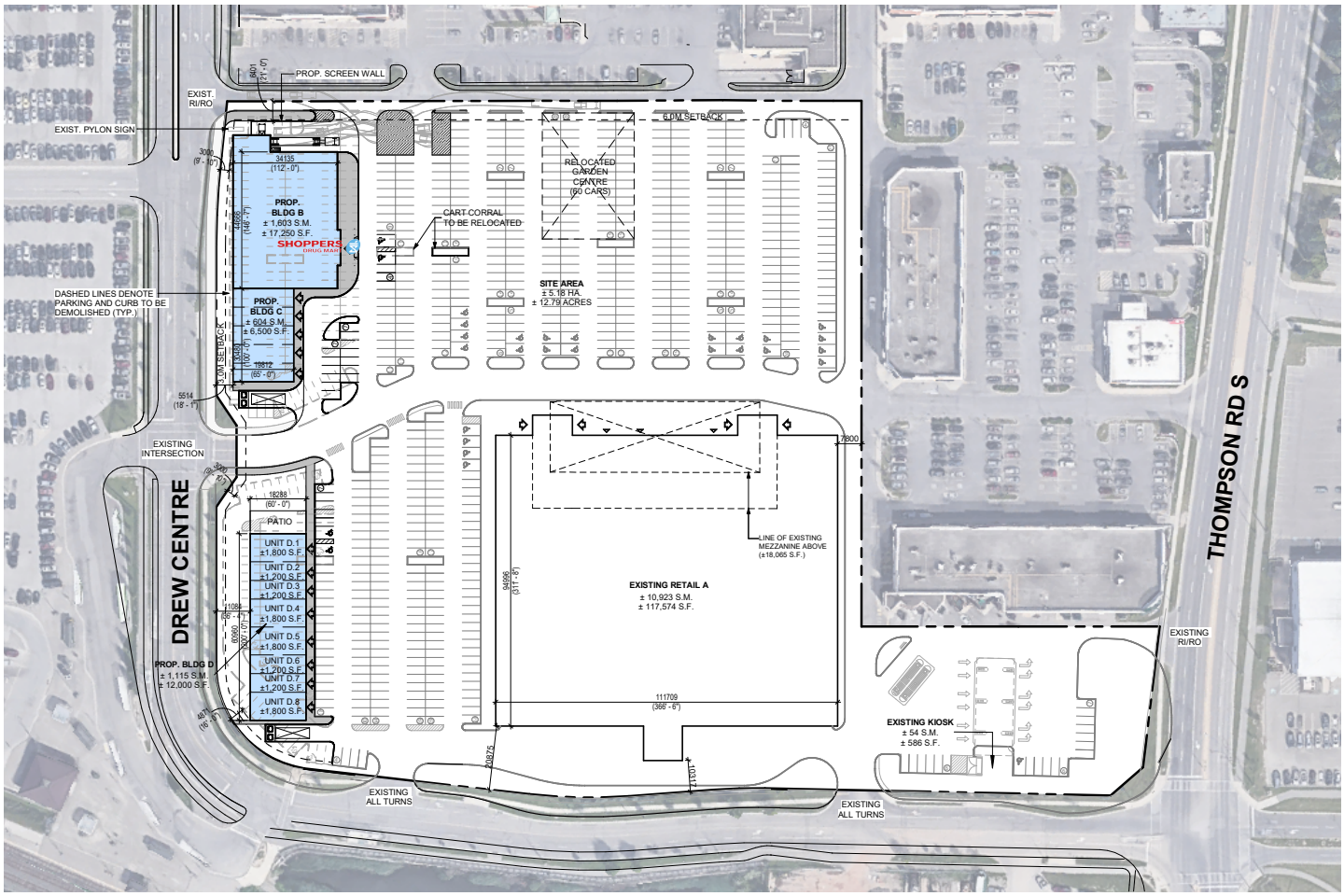
Major Tenants
Real Canadian Superstore

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

Scan to Lease



Active Development

3850 Cambrian Rd.
Ottawa, ON

Existing GLA
0 SF

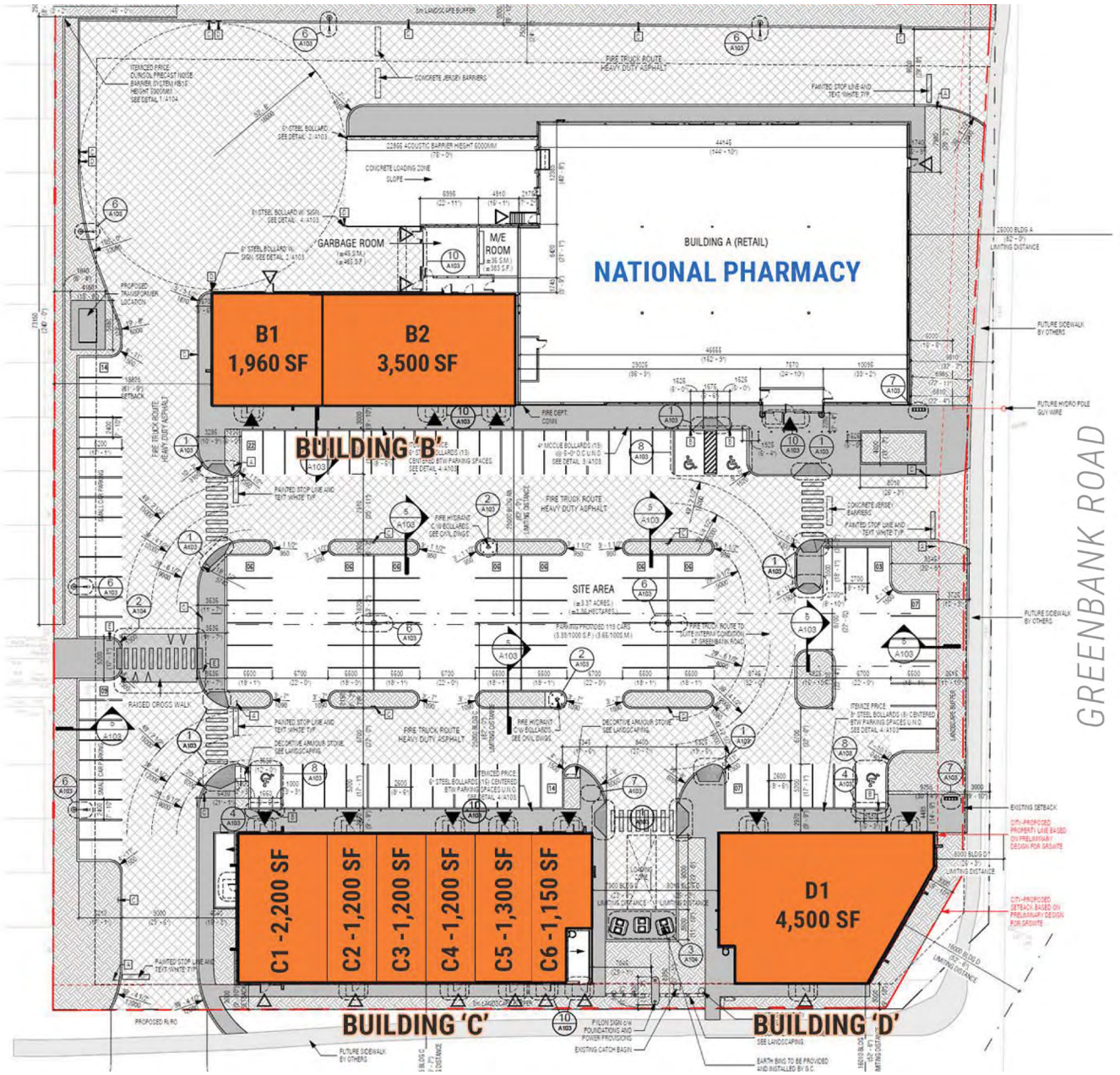
Approx Buildable Area
35,299 SF

Major Tenants
Shoppers Drug Mart, Bank of Montreal

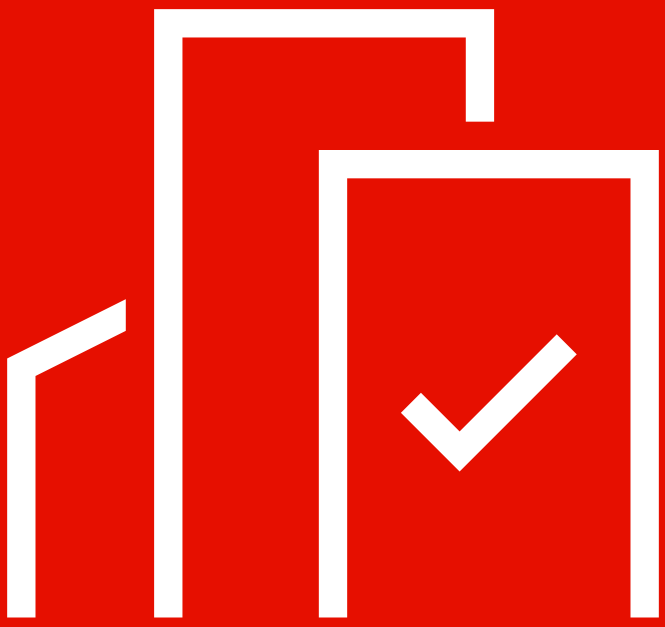
Occupancy Date
Q3 2028

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

Scan to Lease



Development Opportunities



British Columbia

Development Opportunities



7550 King George Hwy.
Surrey, BC

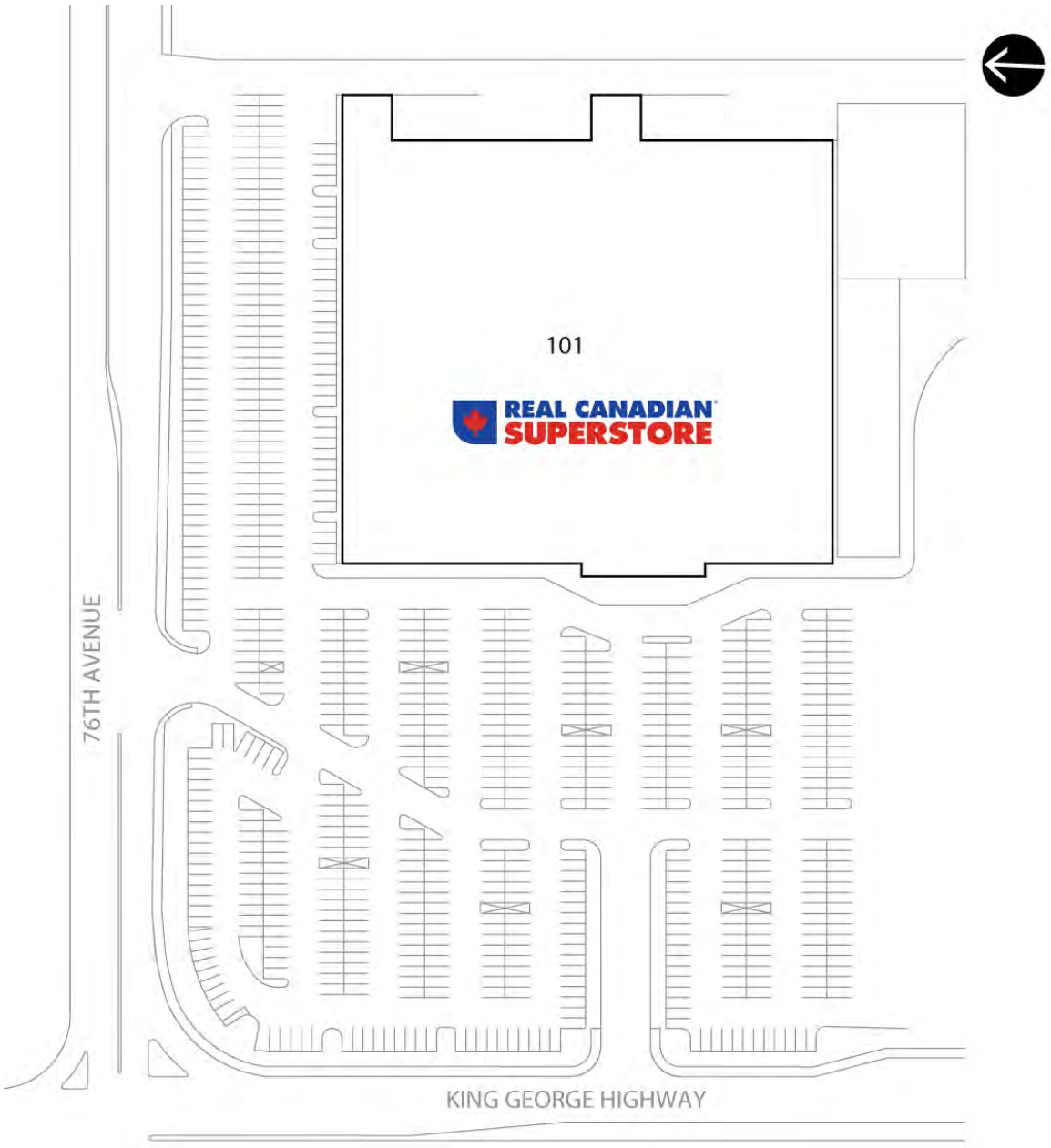
Existing GLA
139,332 SF

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

Scan to Lease



Alberta

Development Opportunities



5031 - 44th St.
Lloydminster, AB

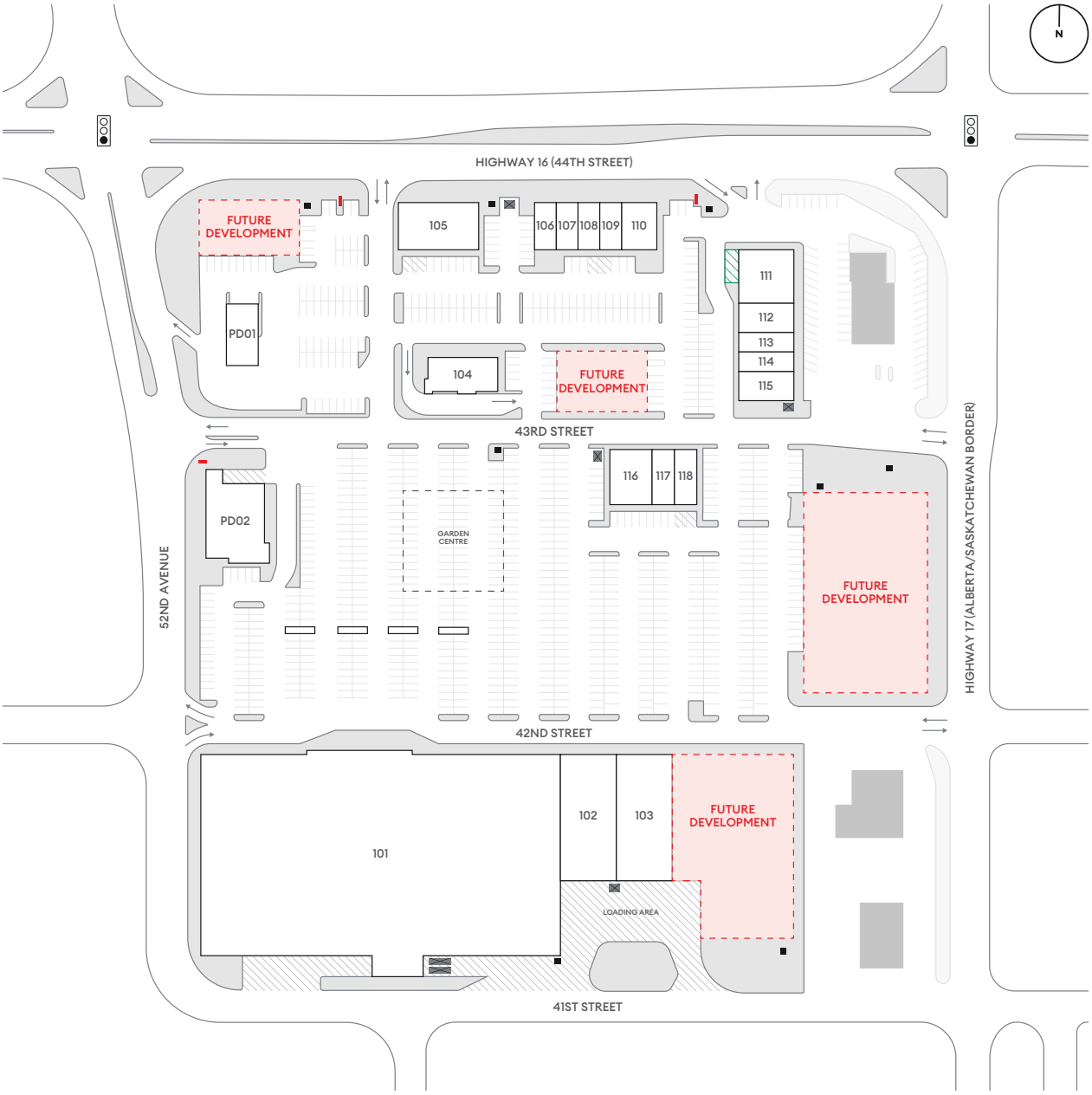
Existing GLA
162,363 SF

Approx Buildable Area
47,000 SF

Major Tenants
Real 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

Scan to Lease



Manitoba

Development Opportunities



130 Path Hwy. 12 N
Steinbach, MB

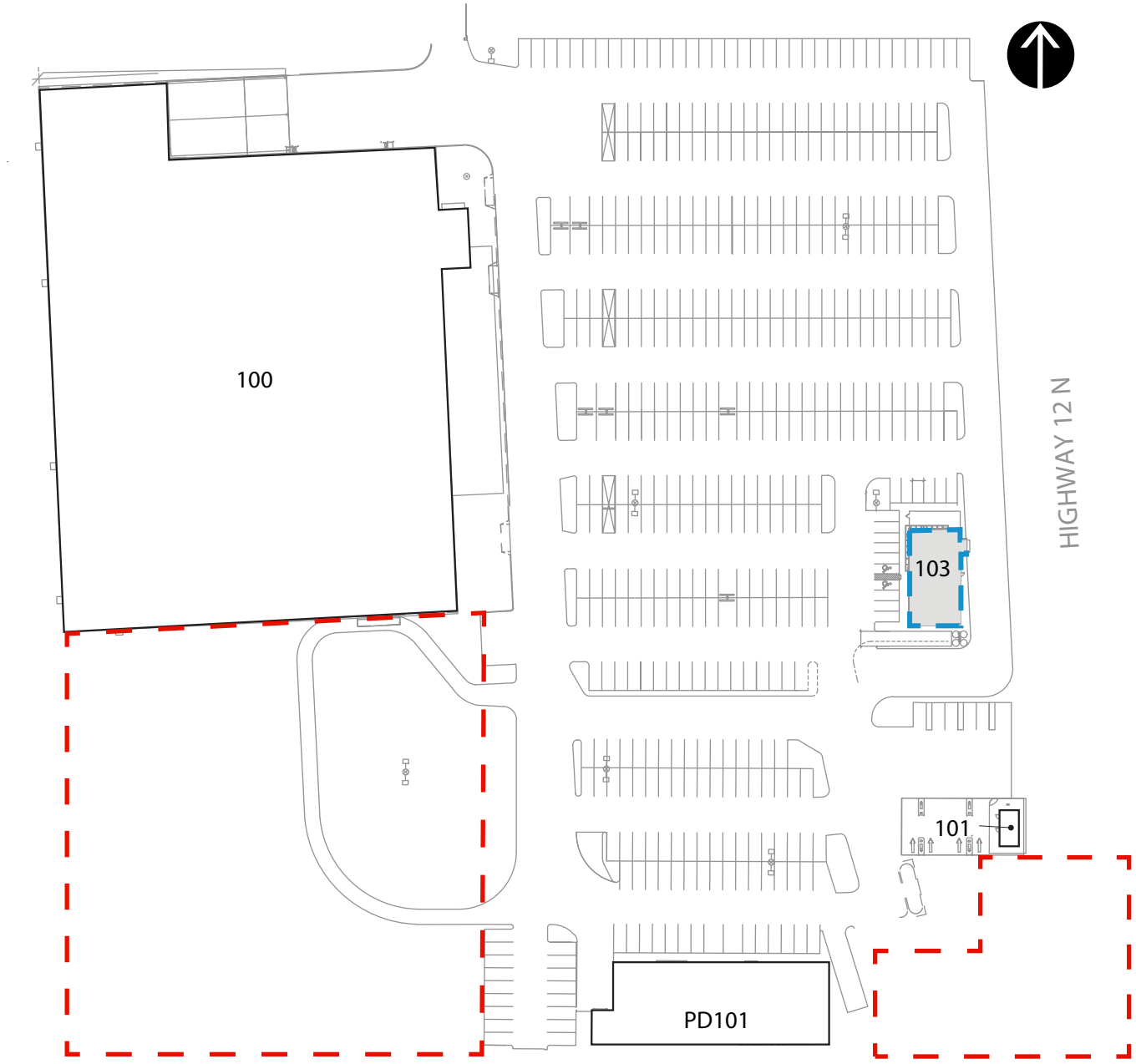
Existing GLA
106,041 SF

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

Scan to Lease



Ontario

Development Opportunities



15900 Bayview Ave.
Aurora, ON

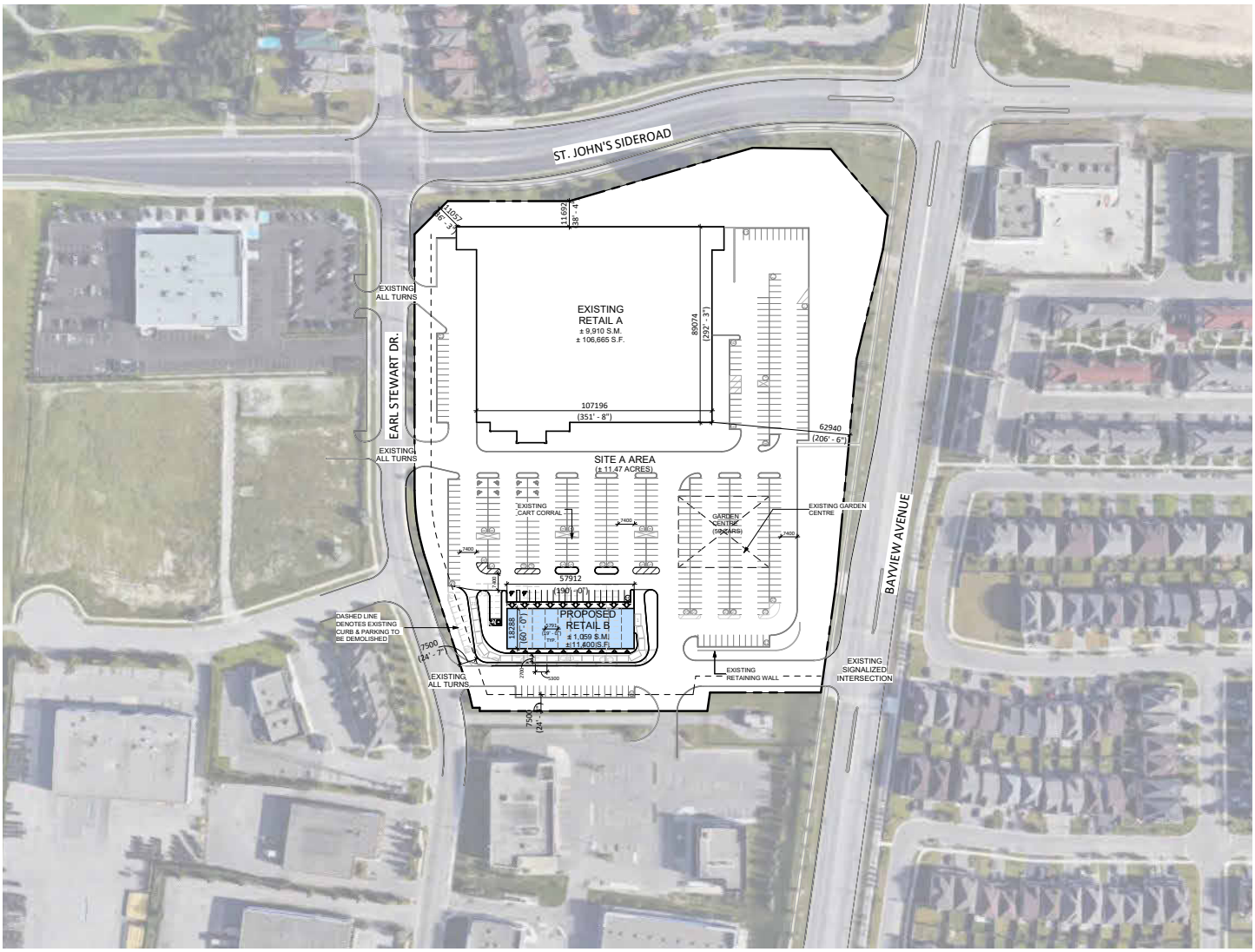
Existing GLA
106,665 SF

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

Scan to Lease



1025 & 1059 Plains Rd.
Burlington, ON

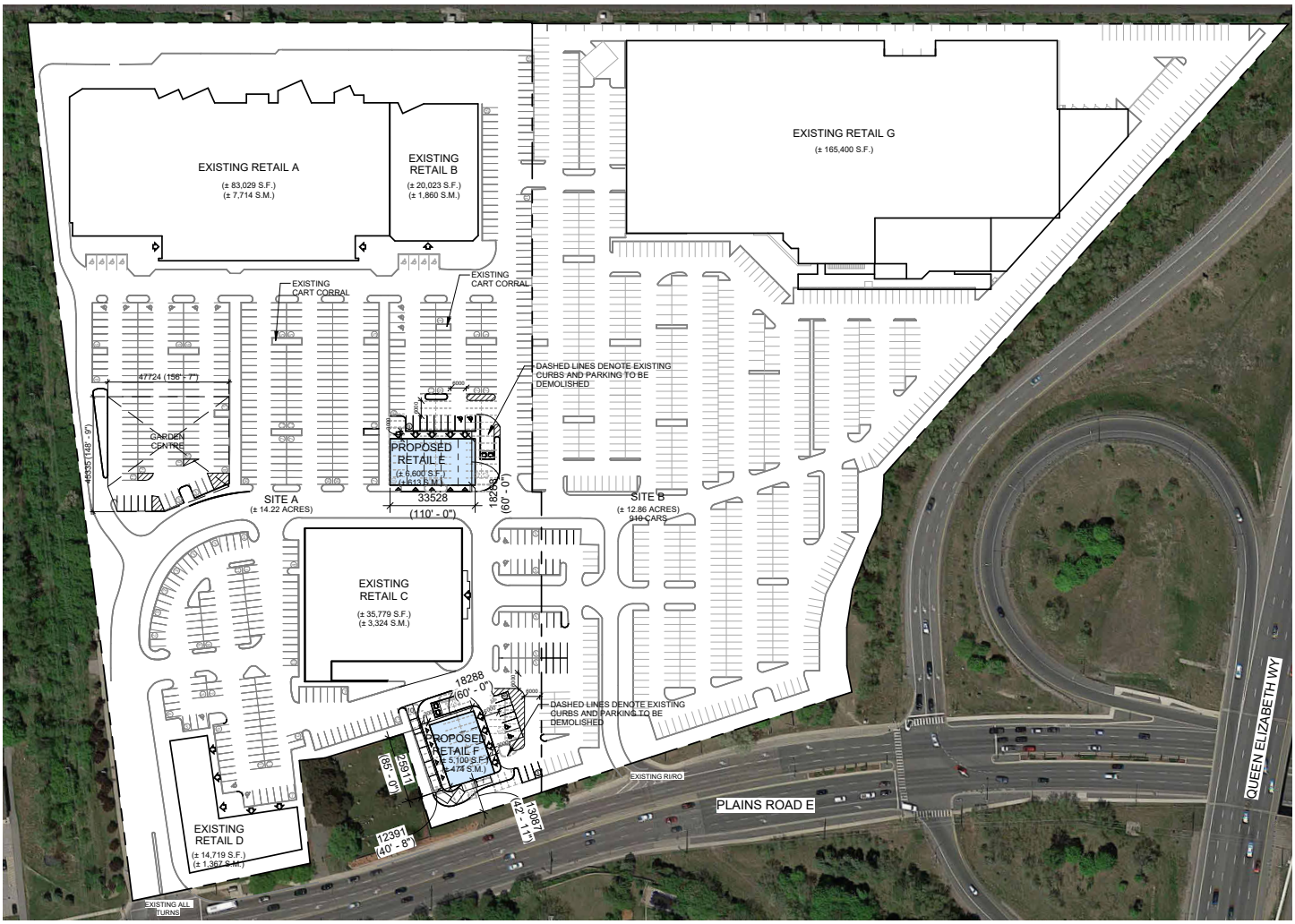
Existing GLA
151,262 SF

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

Scan to Lease



1045 Paisley Rd.
Guelph, ON

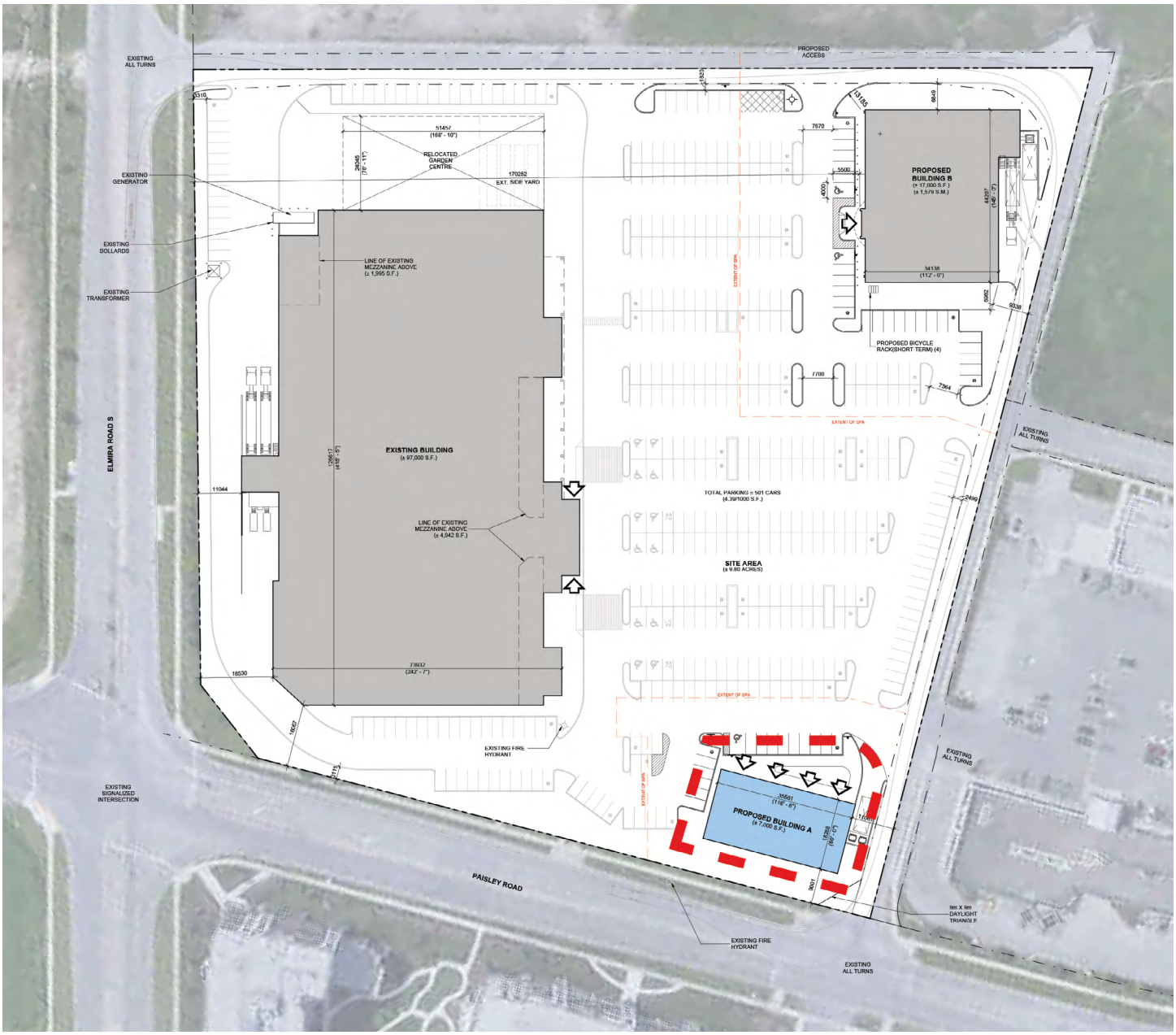
Existing GLA
96,983 SF

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

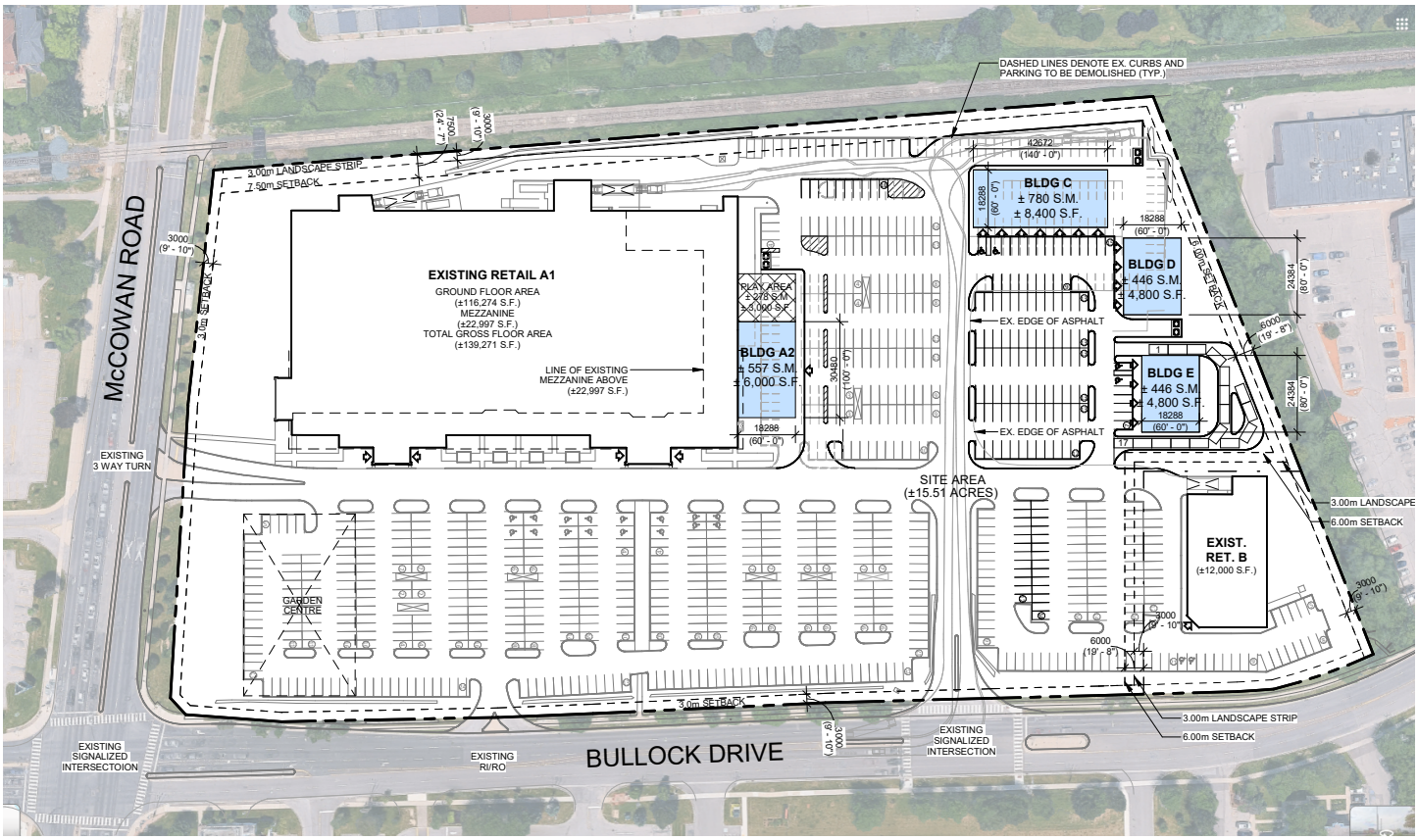
Existing GLA
128,564 SF

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

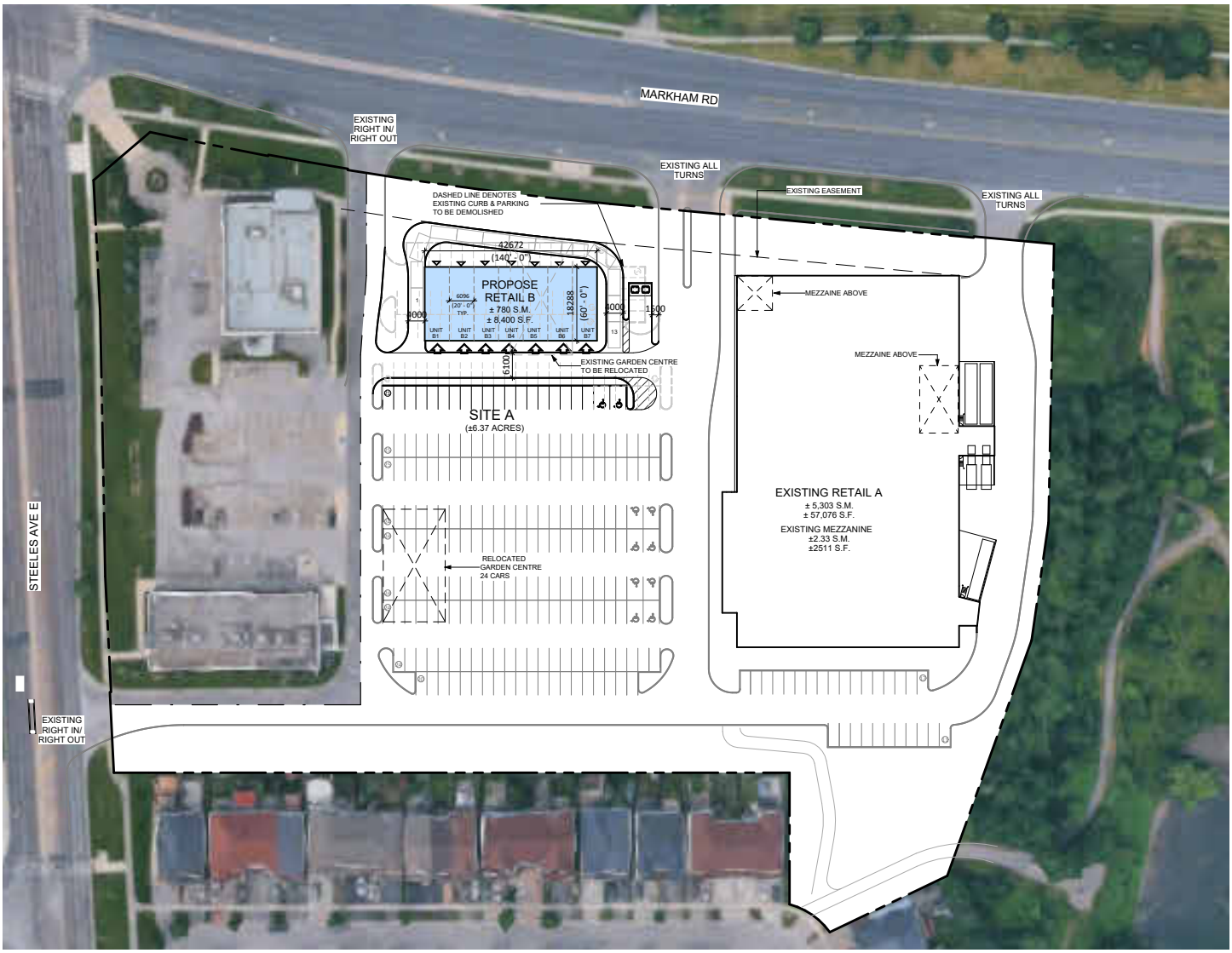
Existing GLA
55,890 SF

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

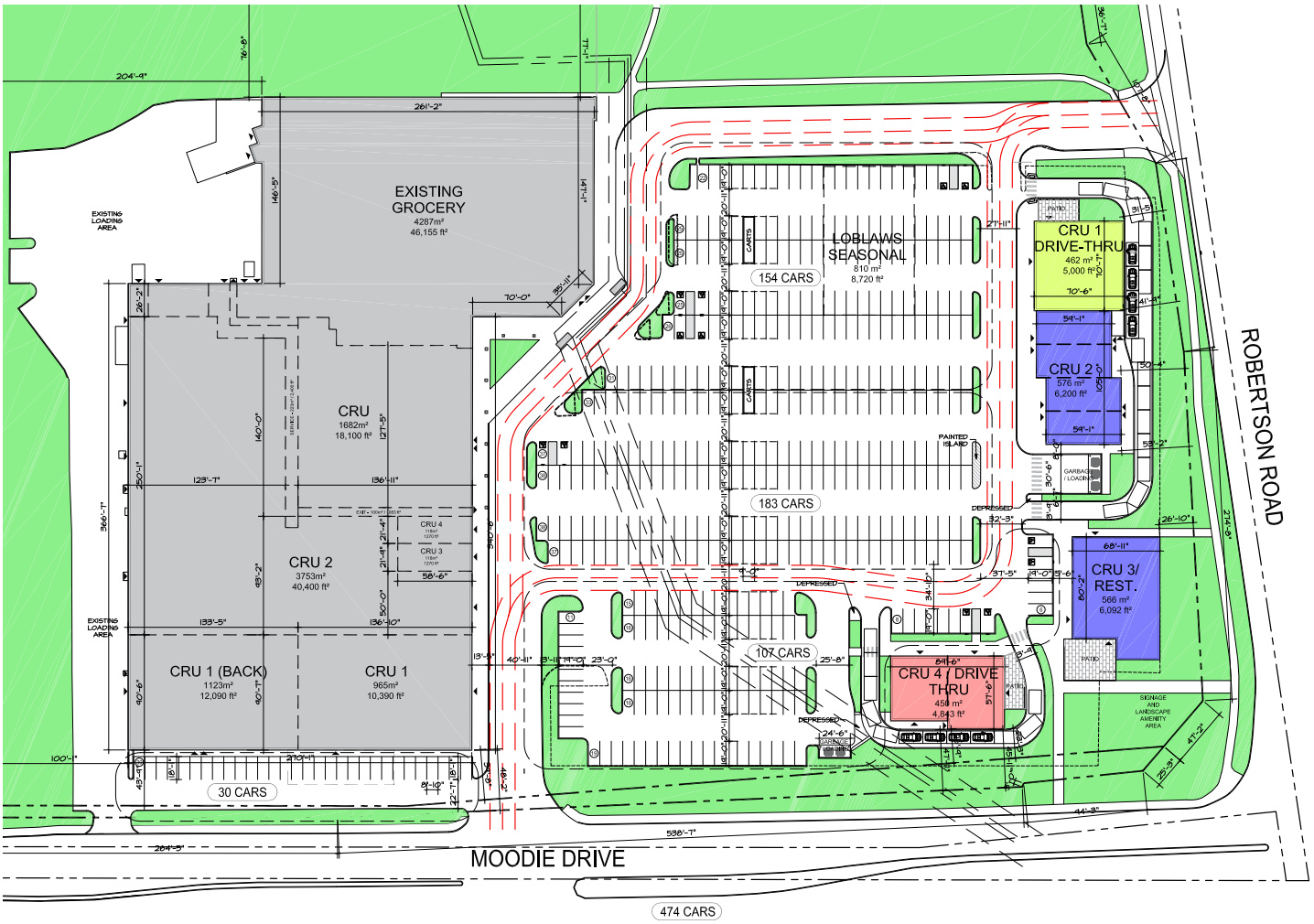
Existing GLA
131,281 SF

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

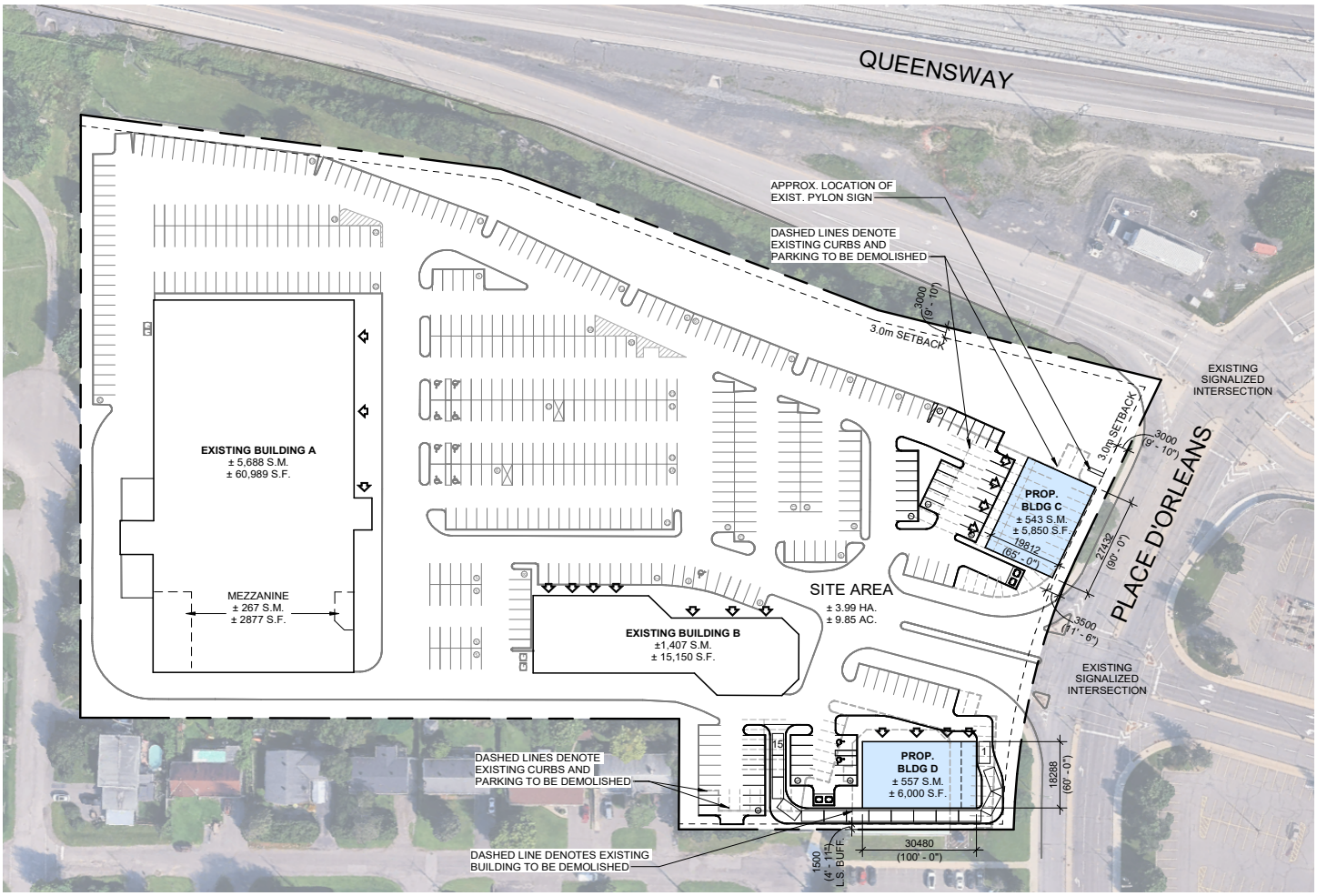
Existing GLA
81,354 SF

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

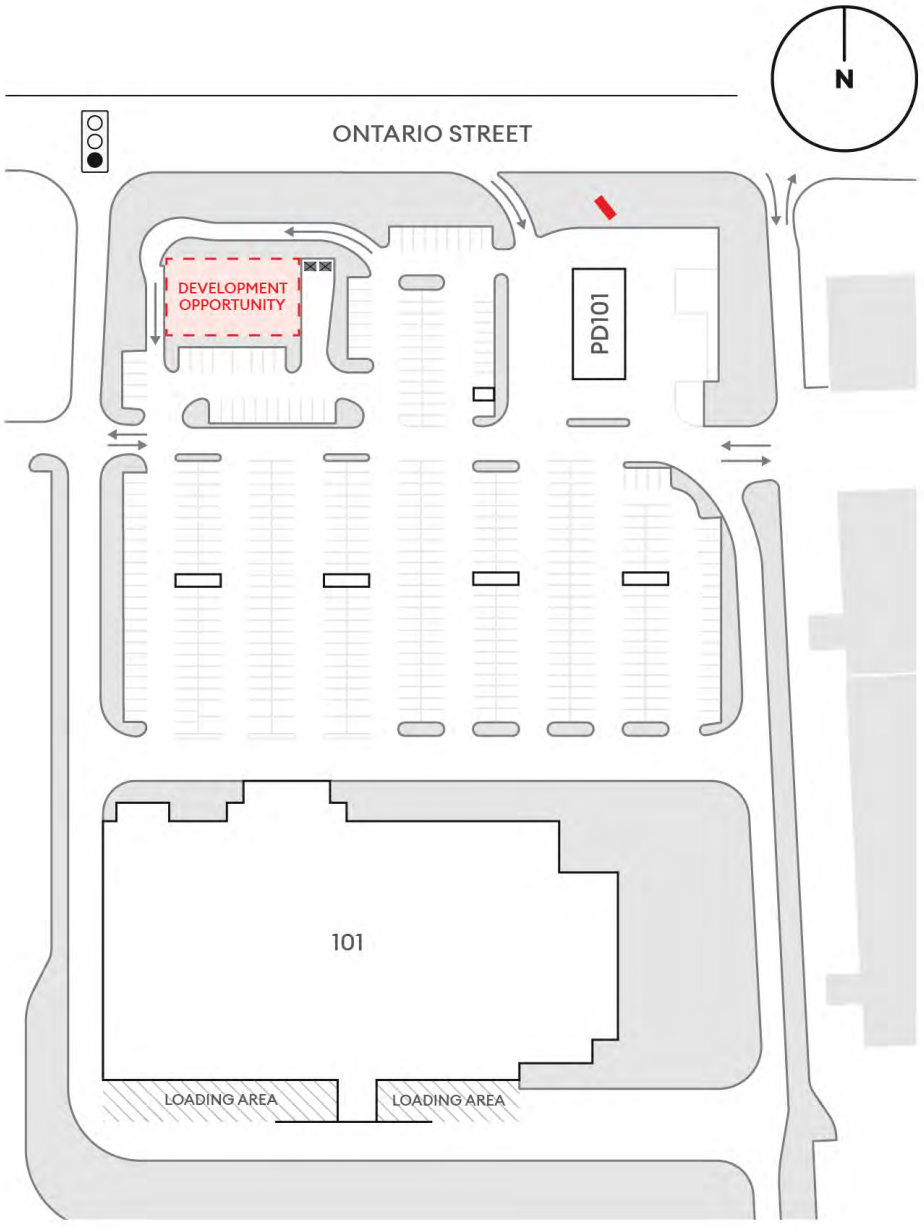
Existing GLA
82,093 SF

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

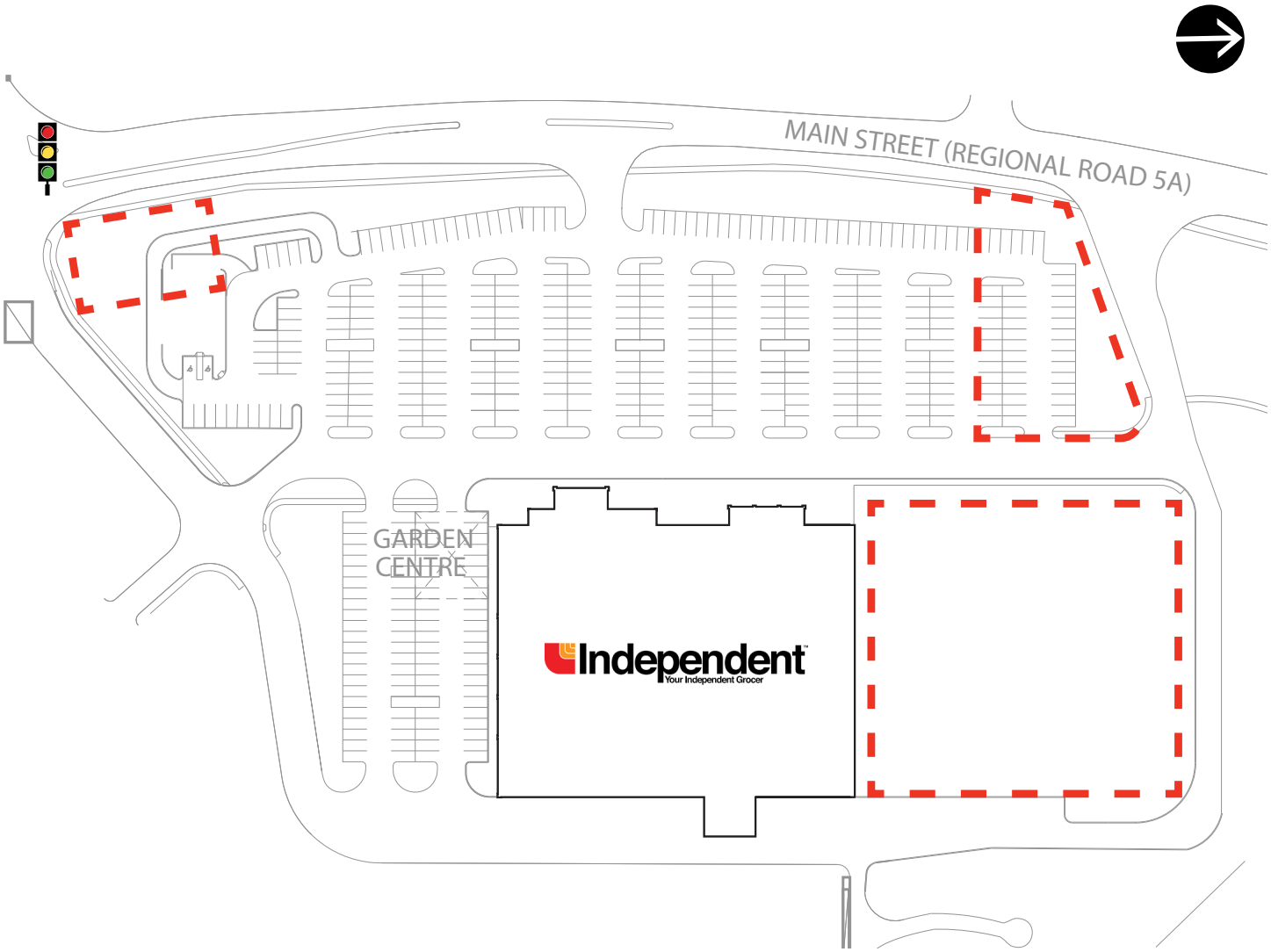
Existing GLA
68,924 SF

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

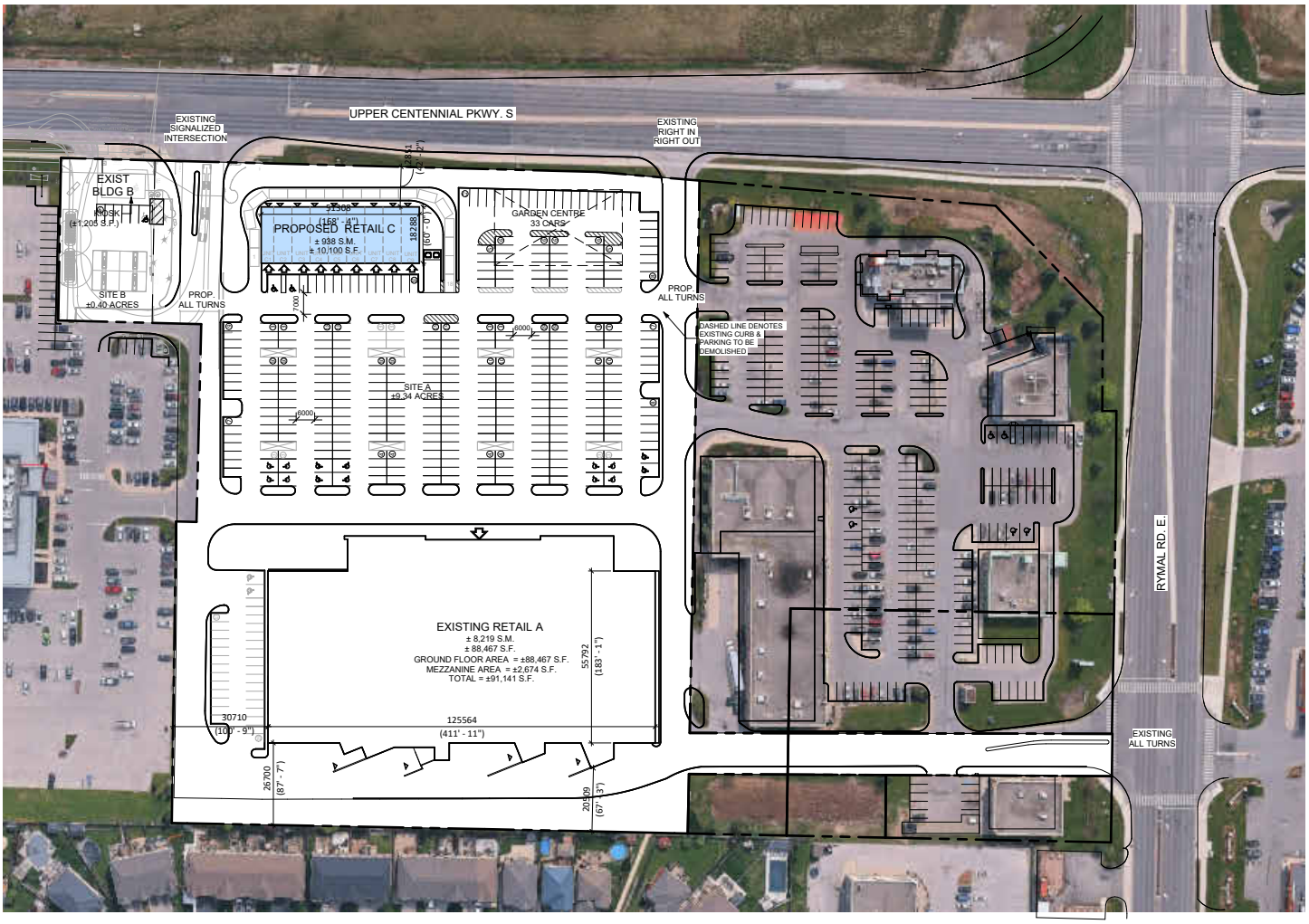
Existing GLA
88,088 SF

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

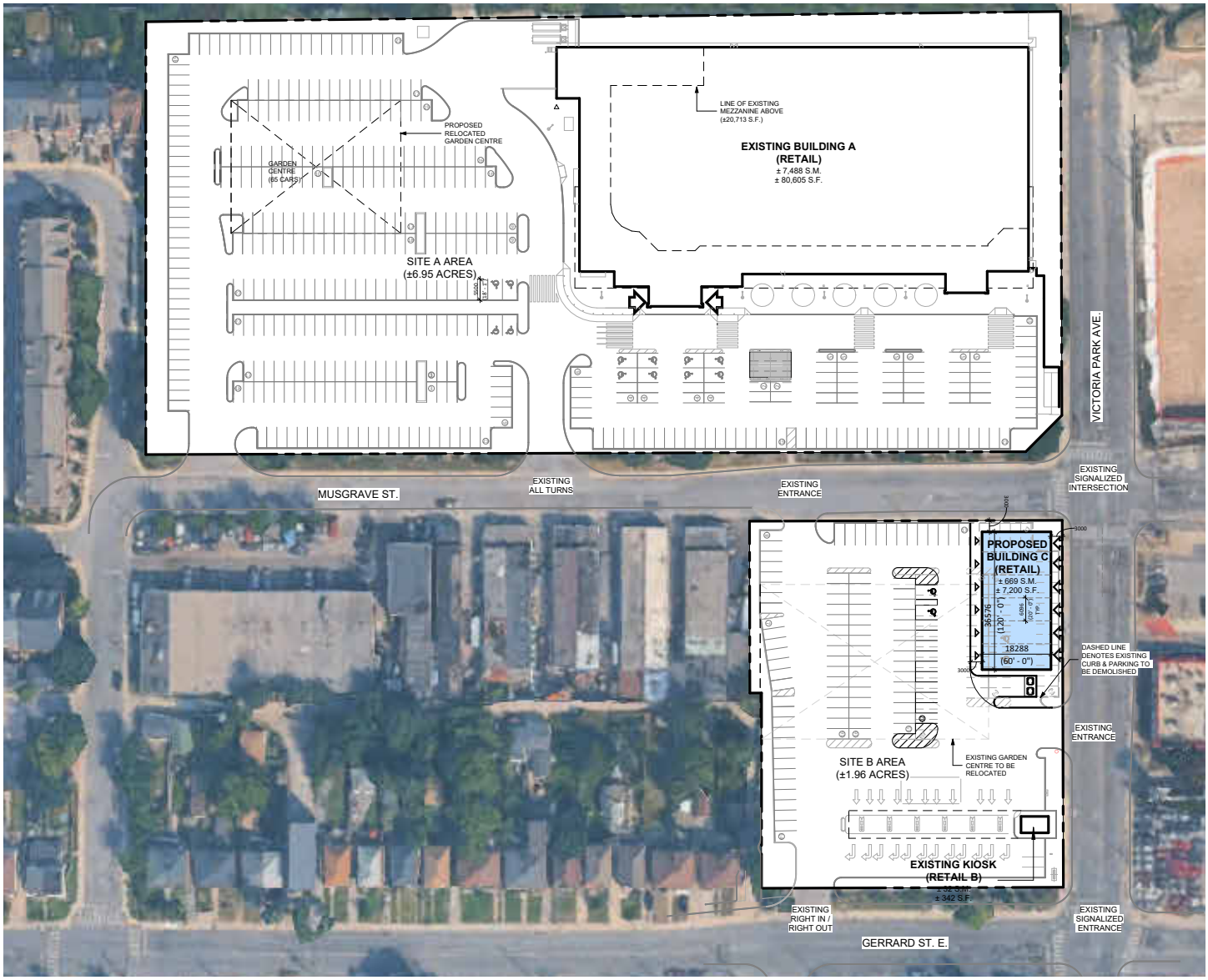
Existing GLA
80,987 SF

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

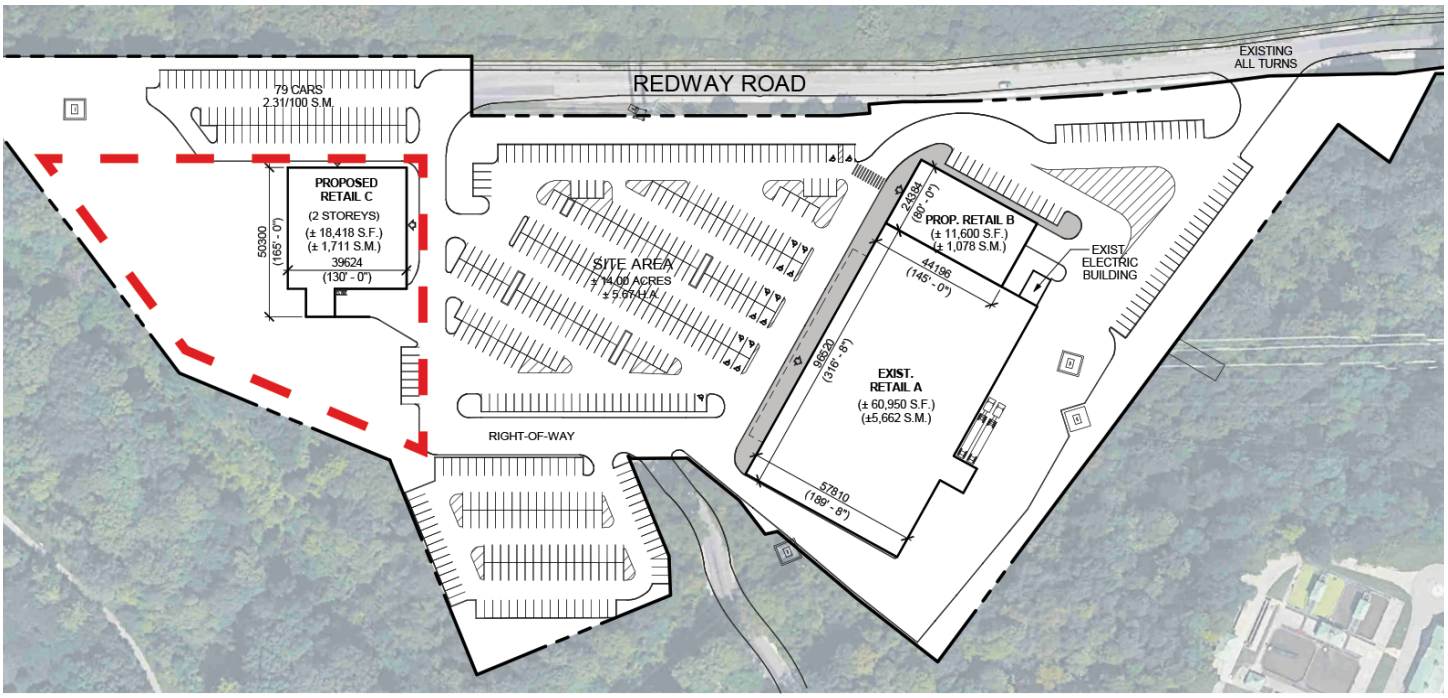
Existing GLA
60,950 SF

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

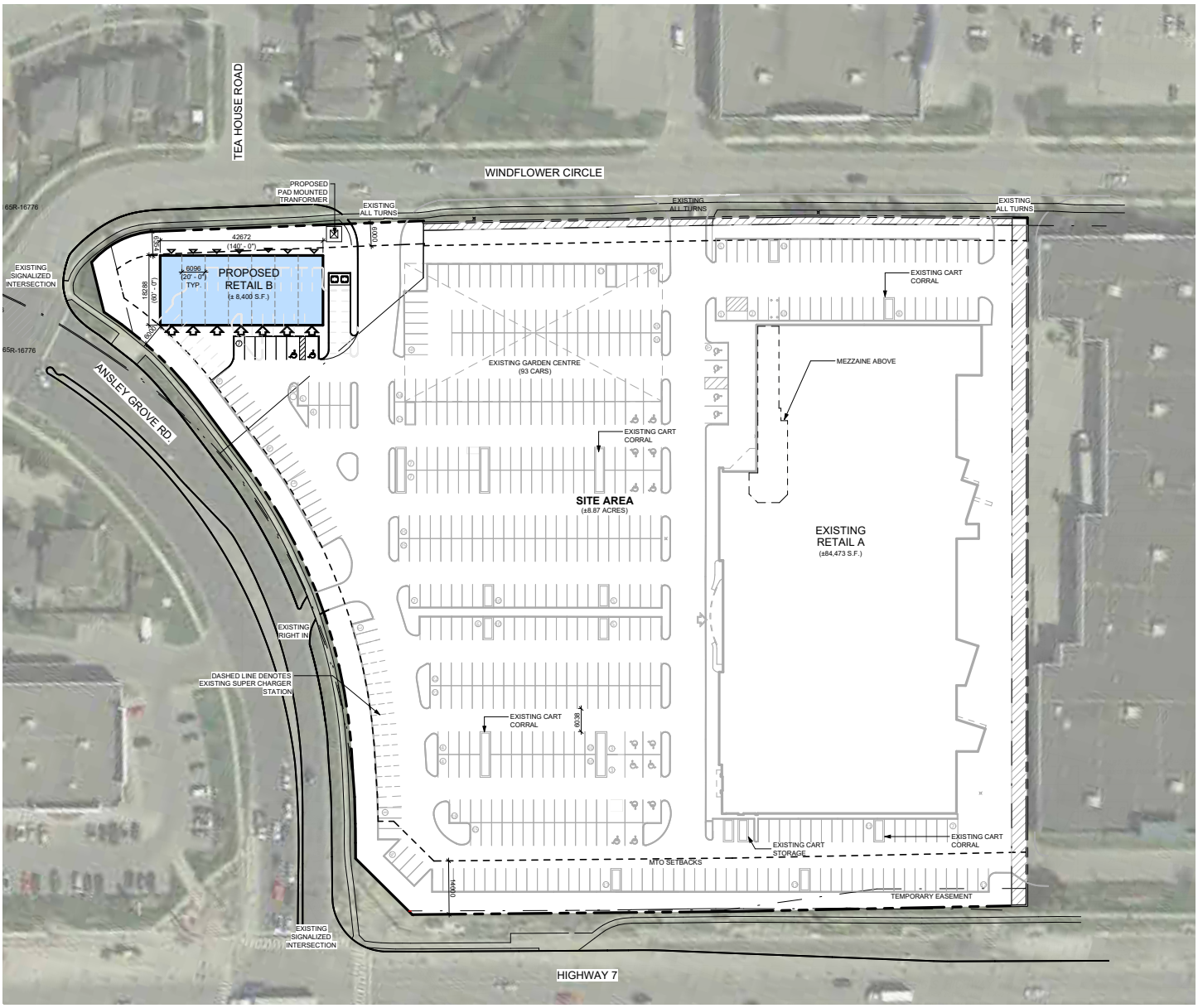
Existing GLA
84,667 SF

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

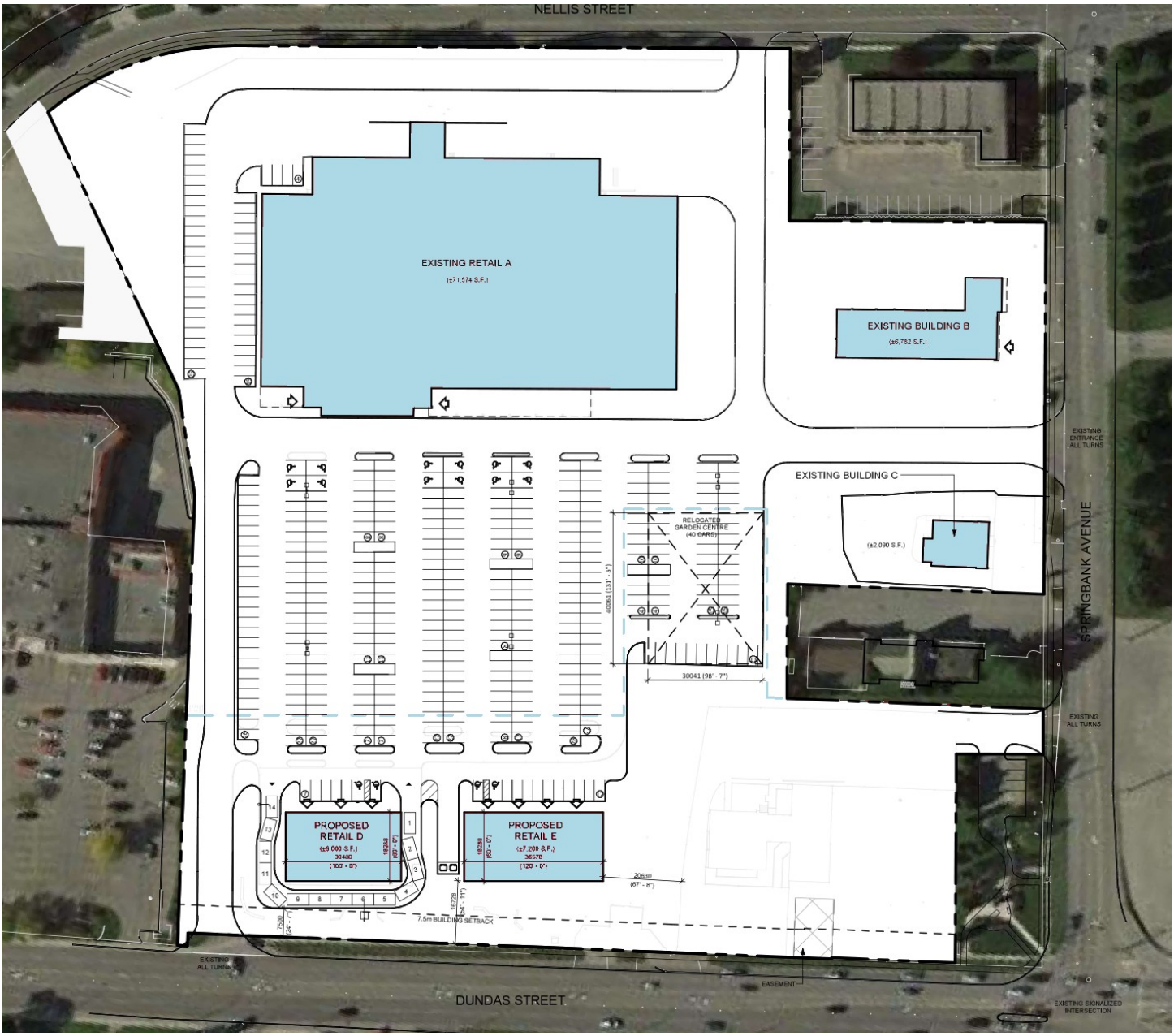
Existing GLA
78,347 SF

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



444 Curé-Labelle
Laval, QC

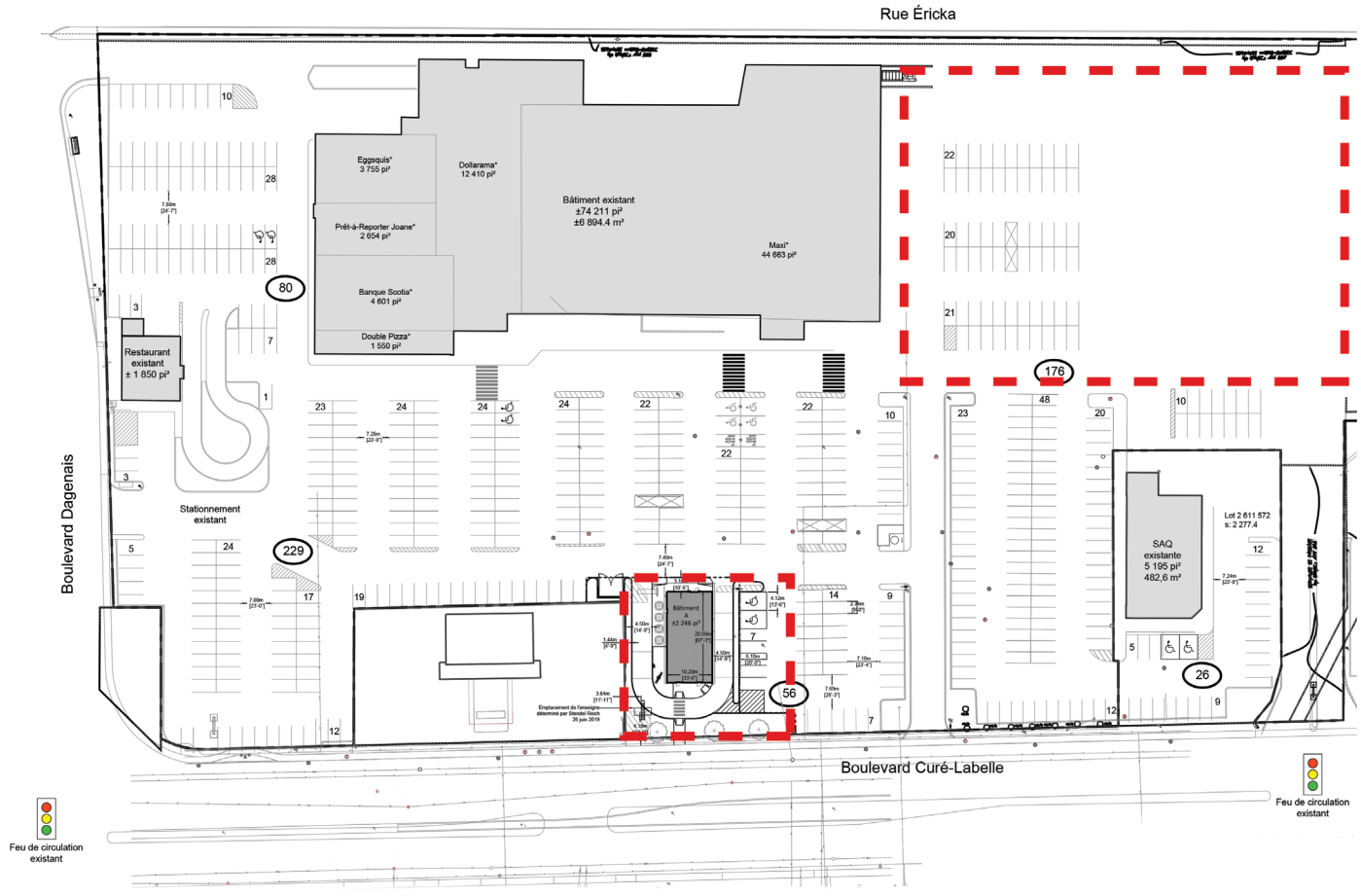
Existing GLA
76,633 SF

Approx Buildable Area
35,000 SF

Major Tenants
Tenant Name

Demographic	1 KM	3 KM	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

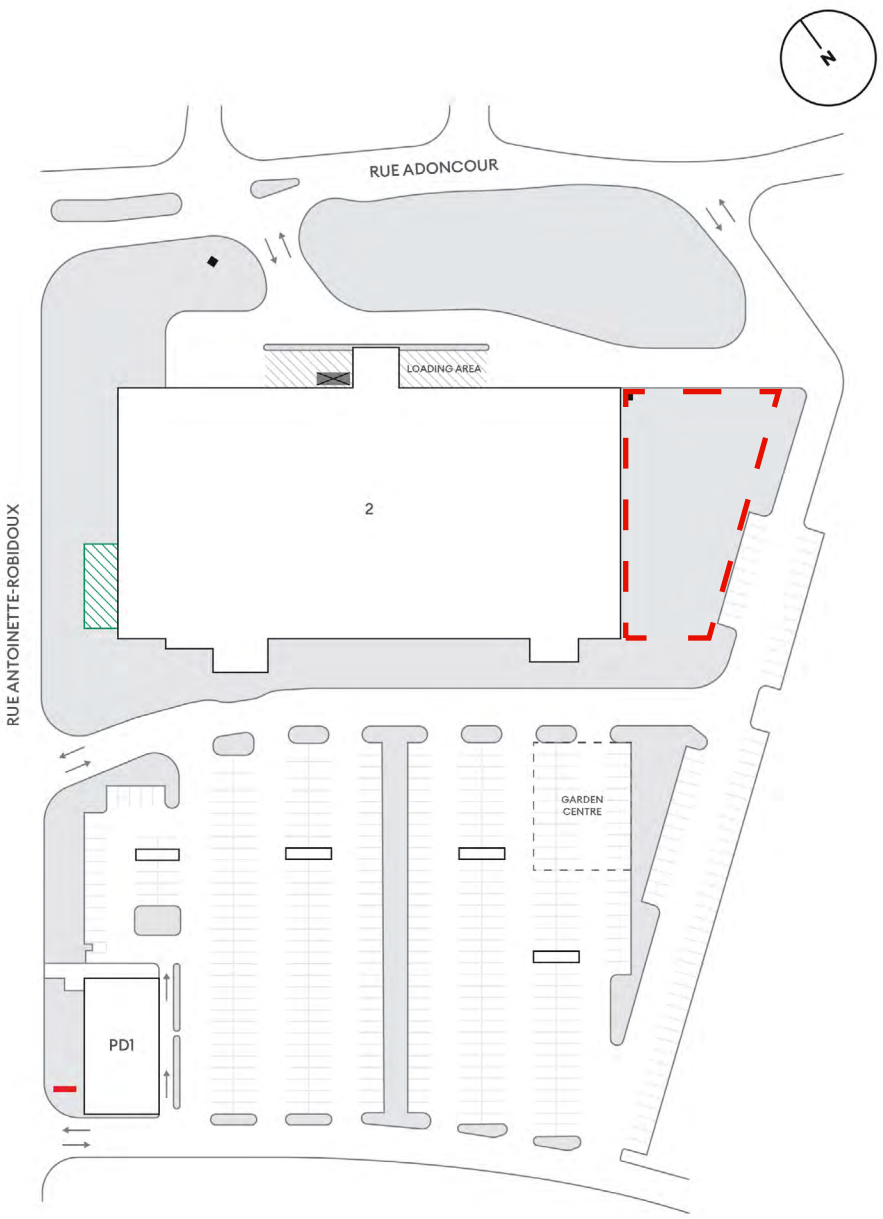
Existing GLA
83,184 SF

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
Longueil, QC

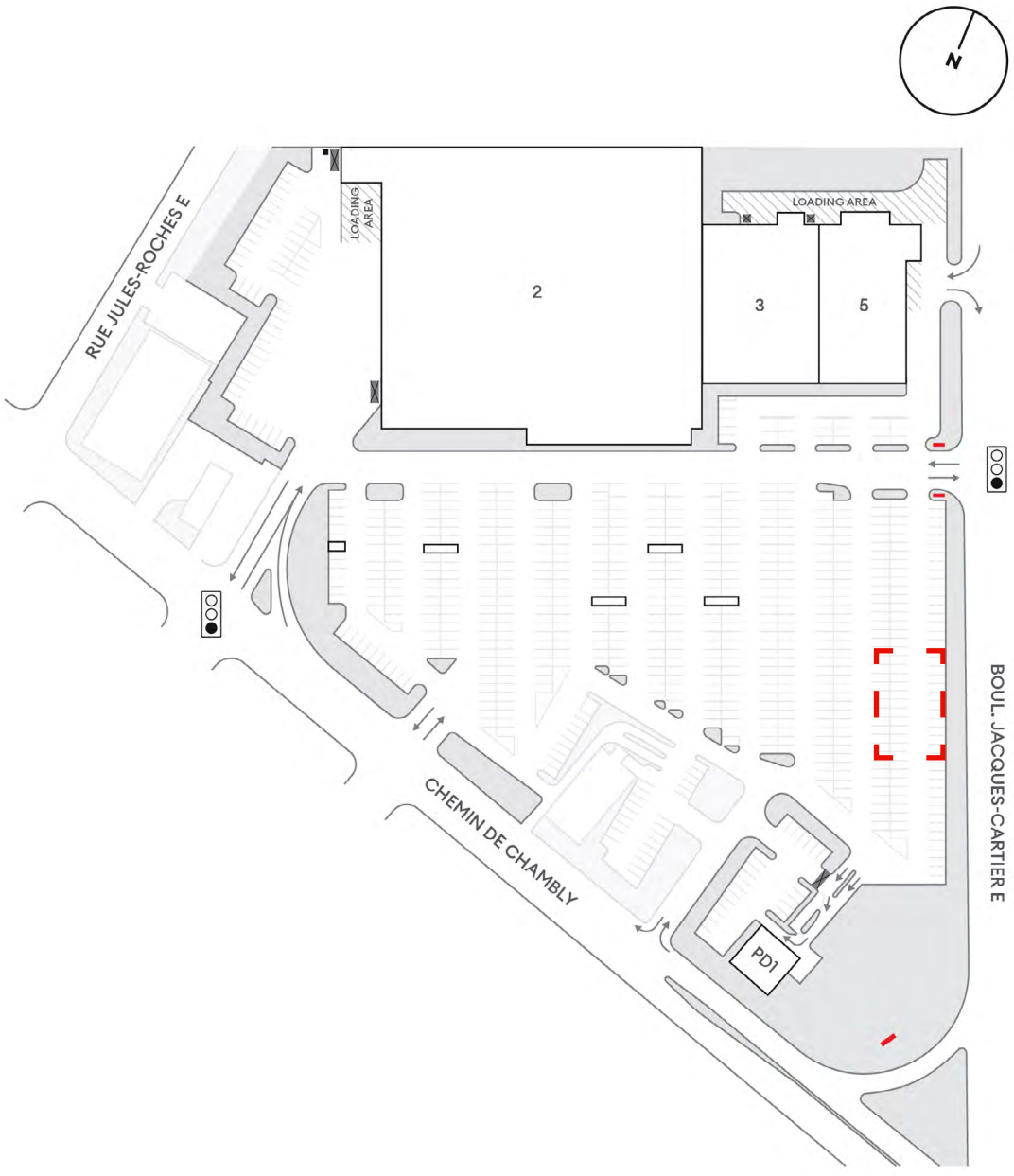
Existing GLA
137,764 SF

Approx Buildable Area
5,000 SF

Major Tenants
Tim 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

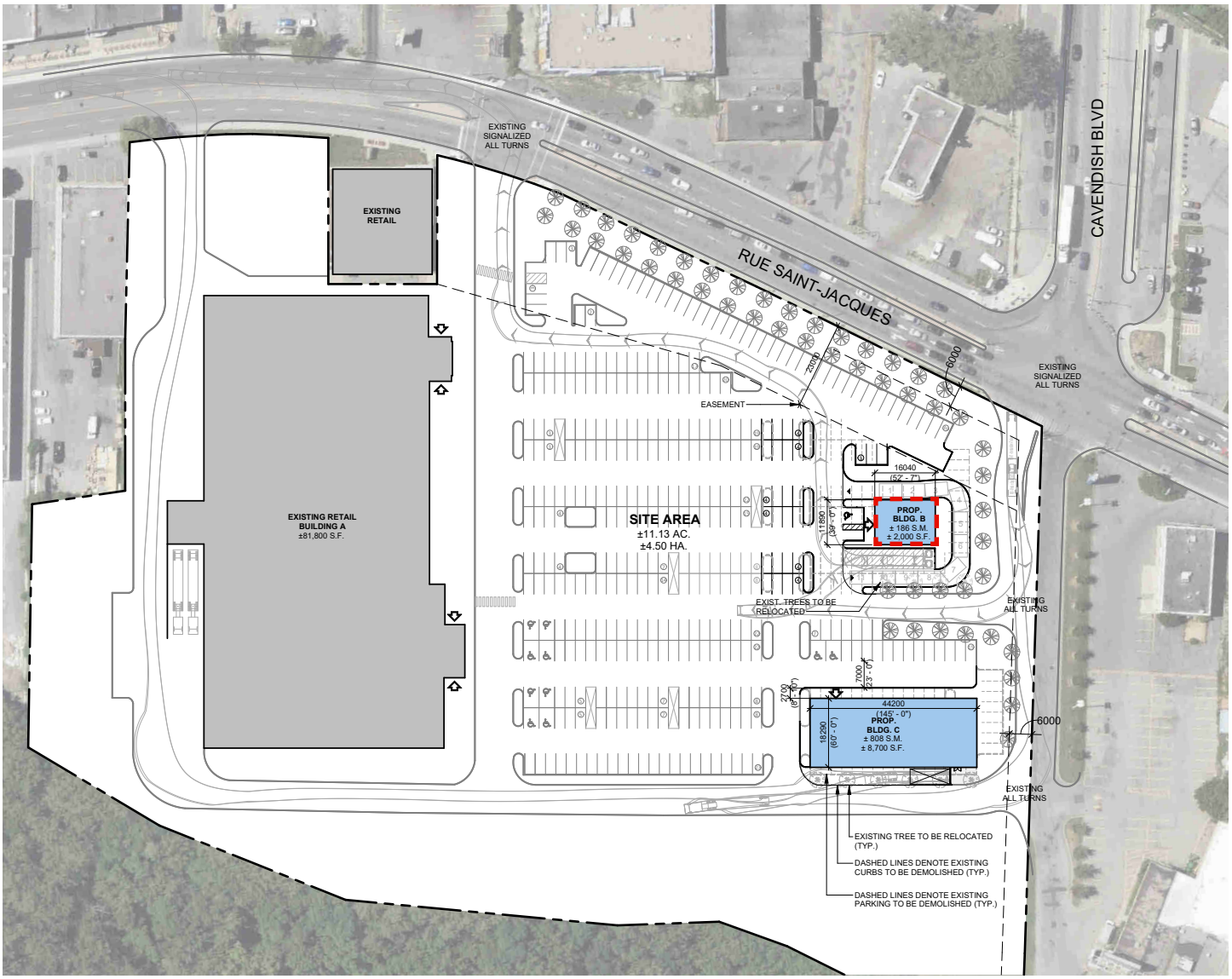
Existing GLA
81,492 SF

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

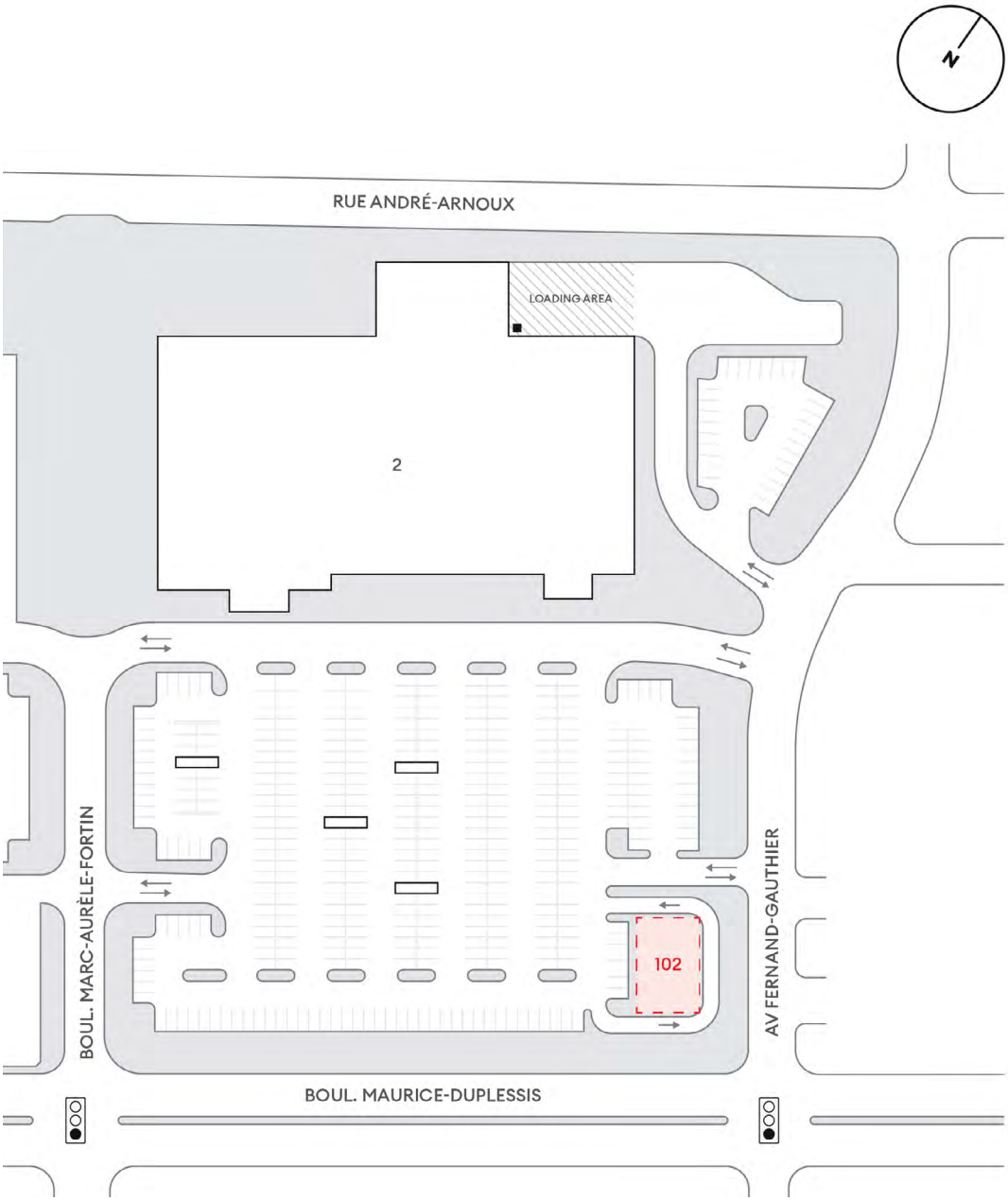
Existing GLA
75,856 SF

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

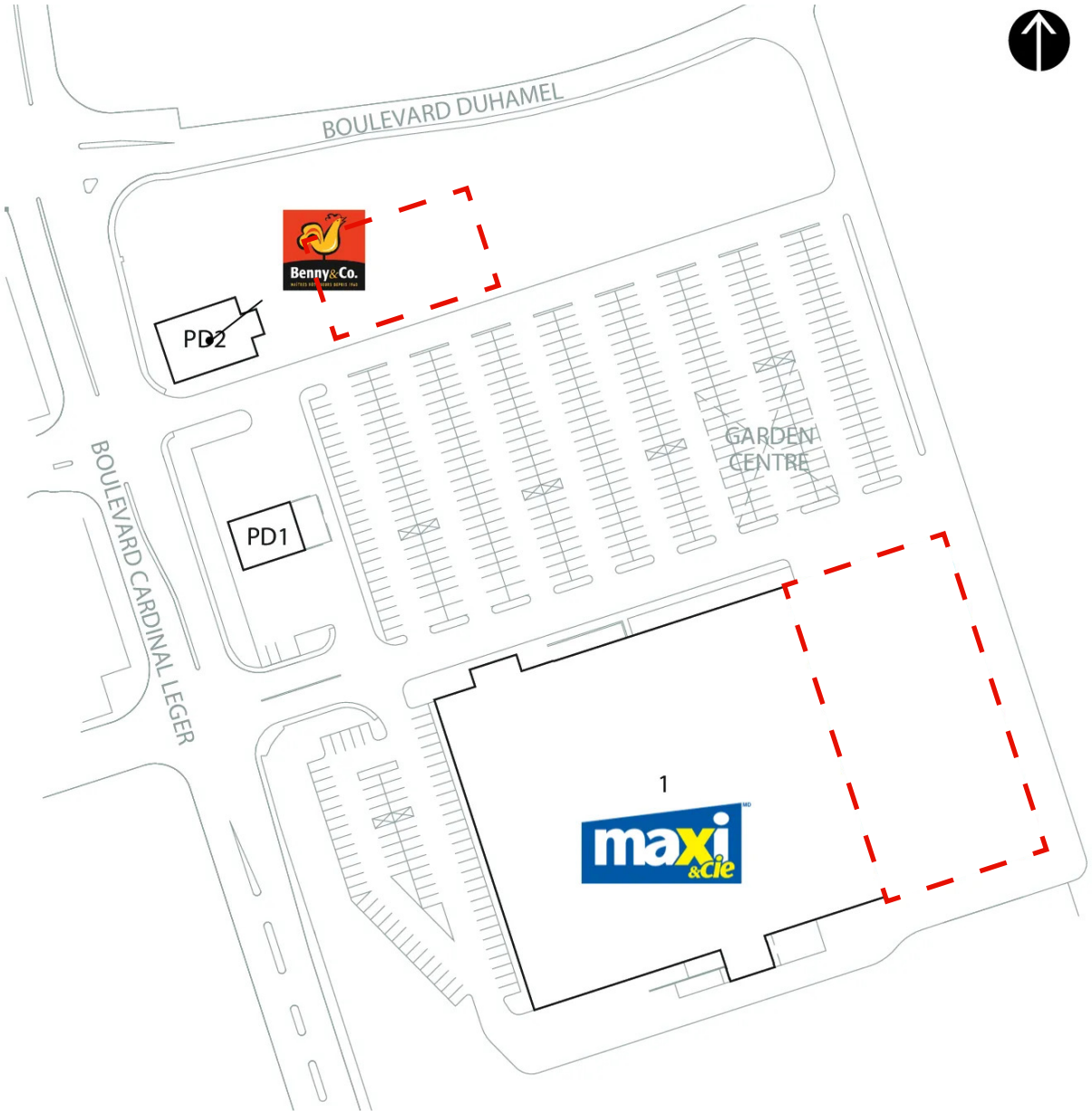
Existing GLA
101,608 SF

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

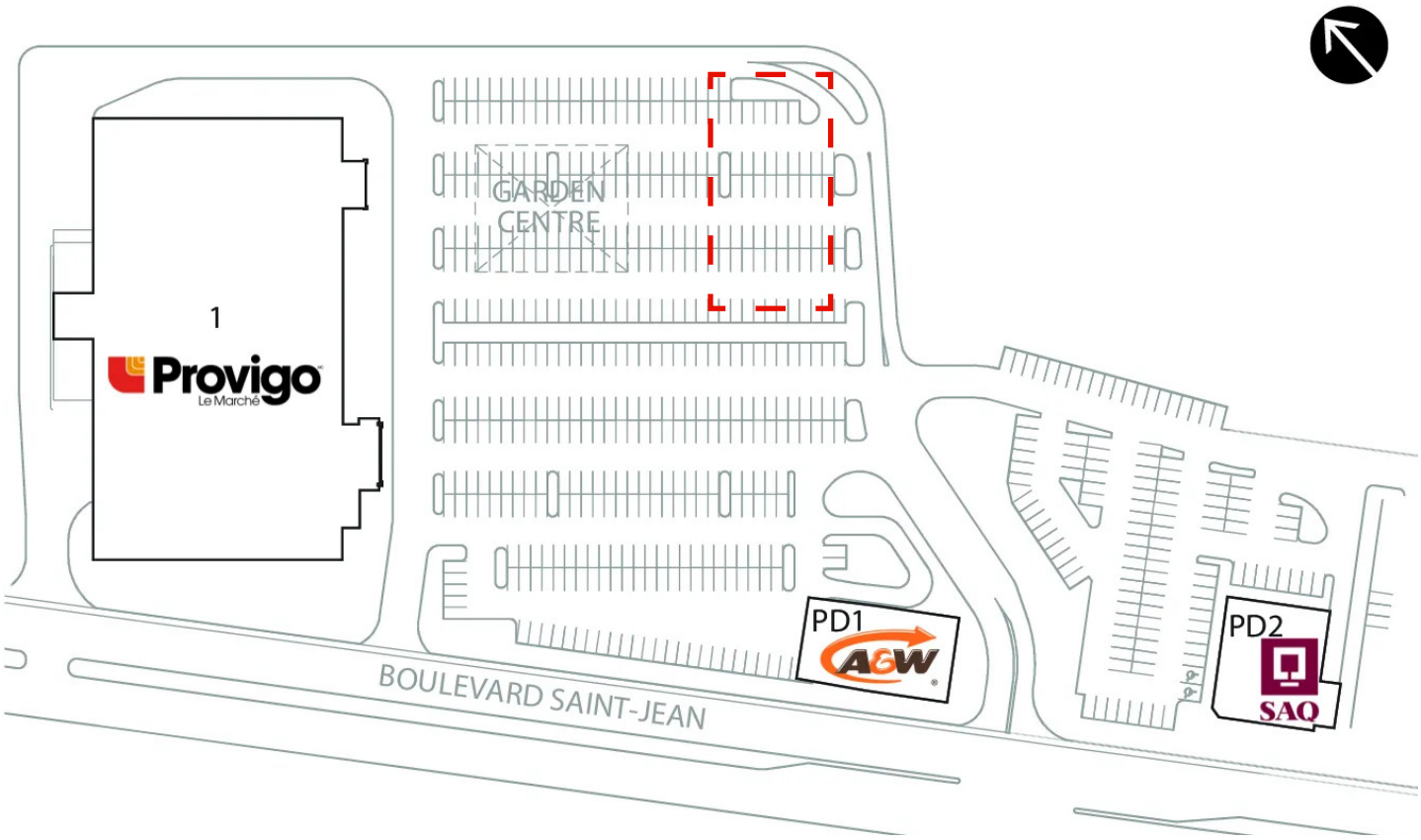
Existing GLA
80,995 SF

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

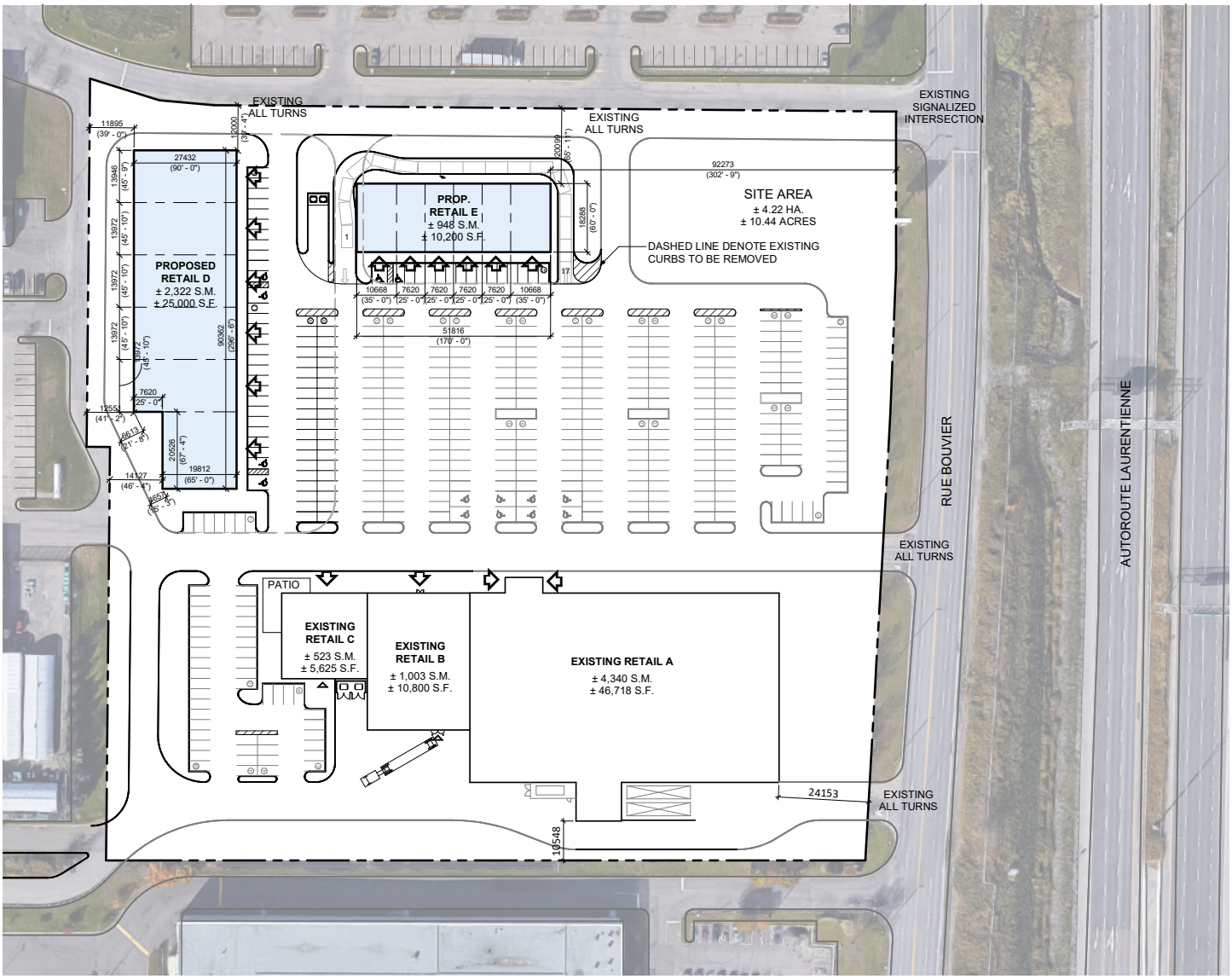
Existing GLA
62,866 SF

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 Tenants
Maxi & 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

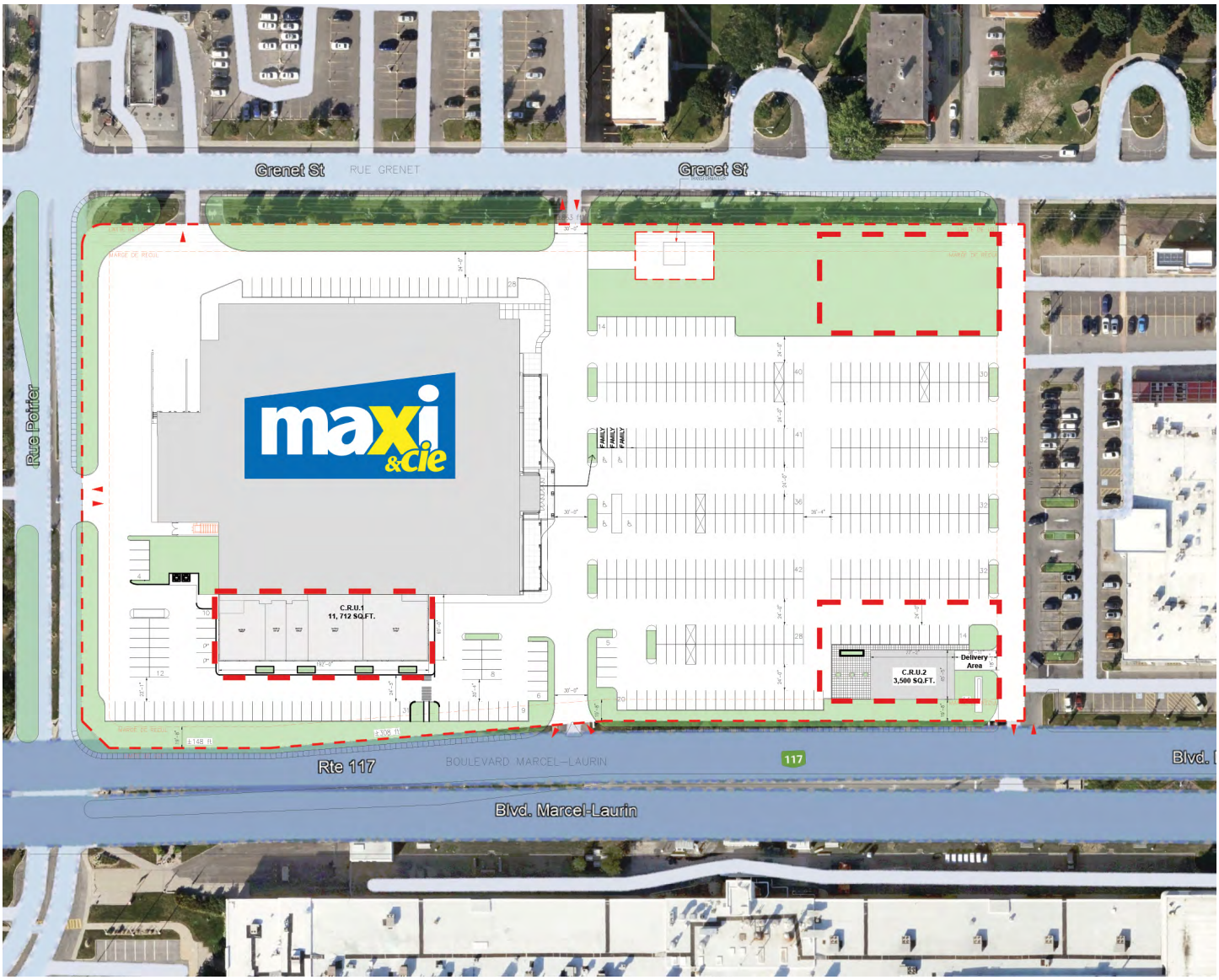
Existing GLA
80,331 SF

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

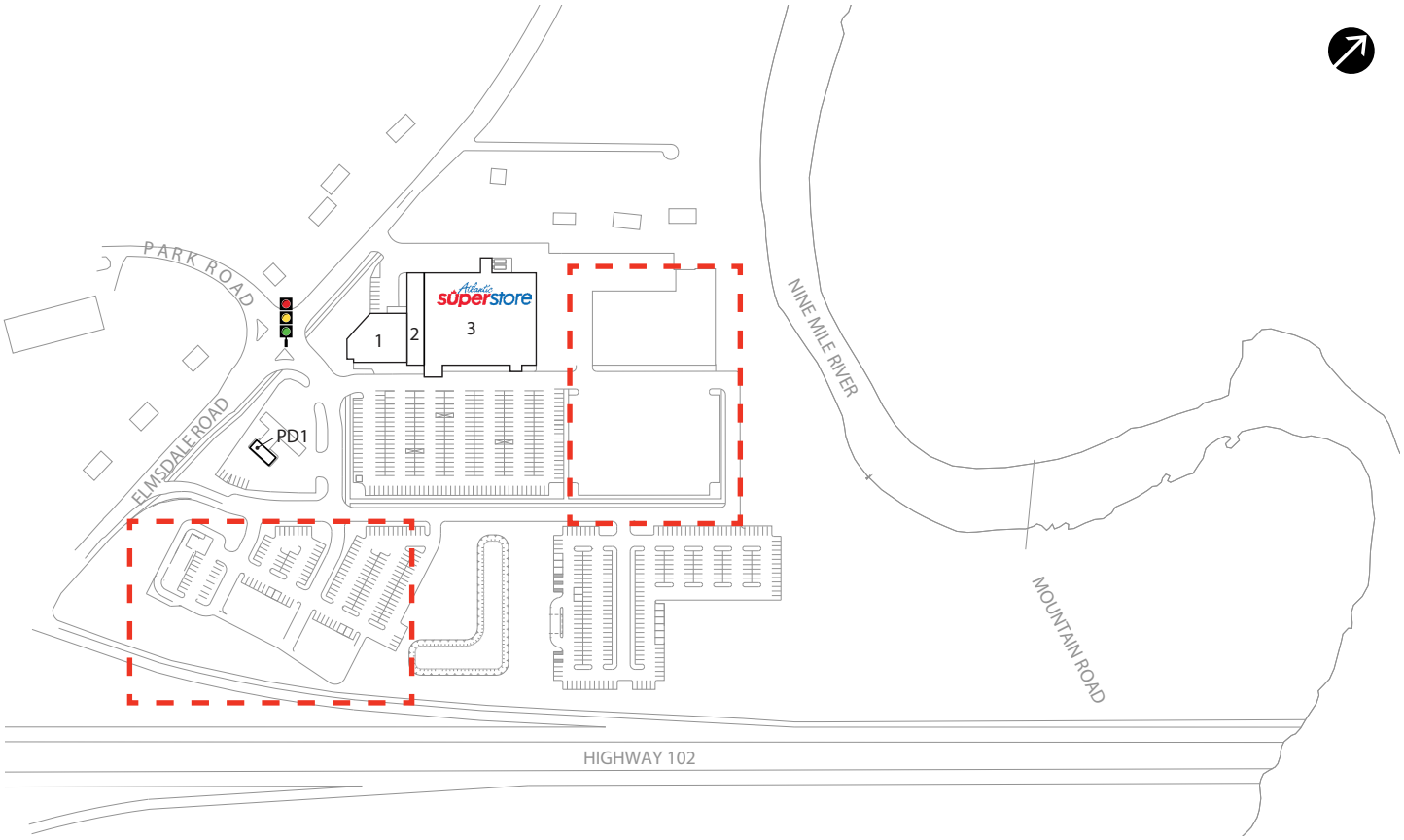
Existing GLA
58,649 SF

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

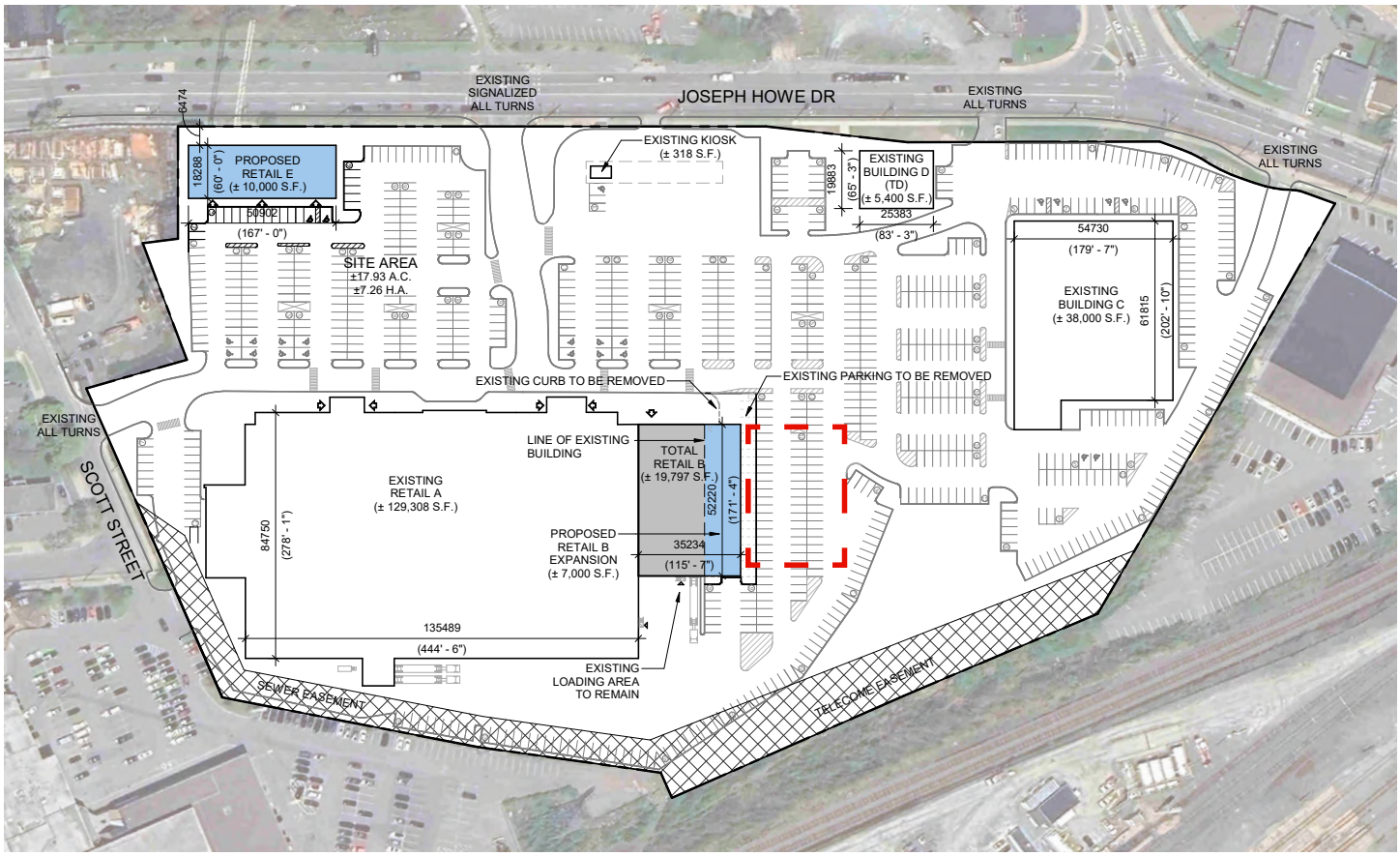
Existing GLA
187,968 SF

Approx Buildable Area
20,000 SF

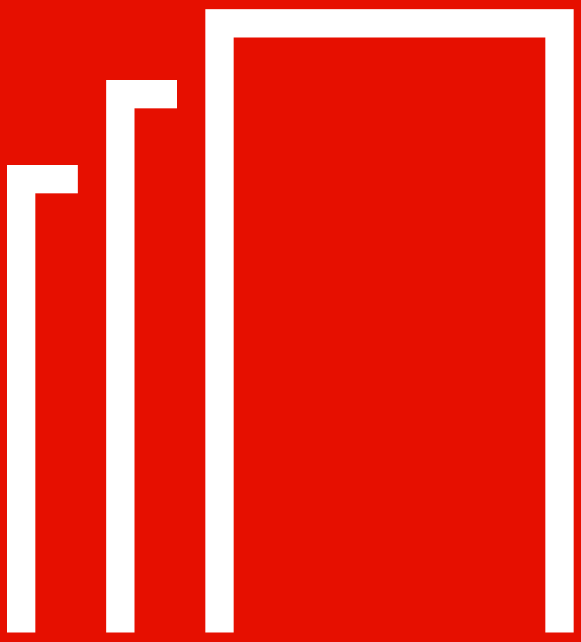
Major Tenants
Atlantic Superstore, NSLC, Goodlife Fitness, TD

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

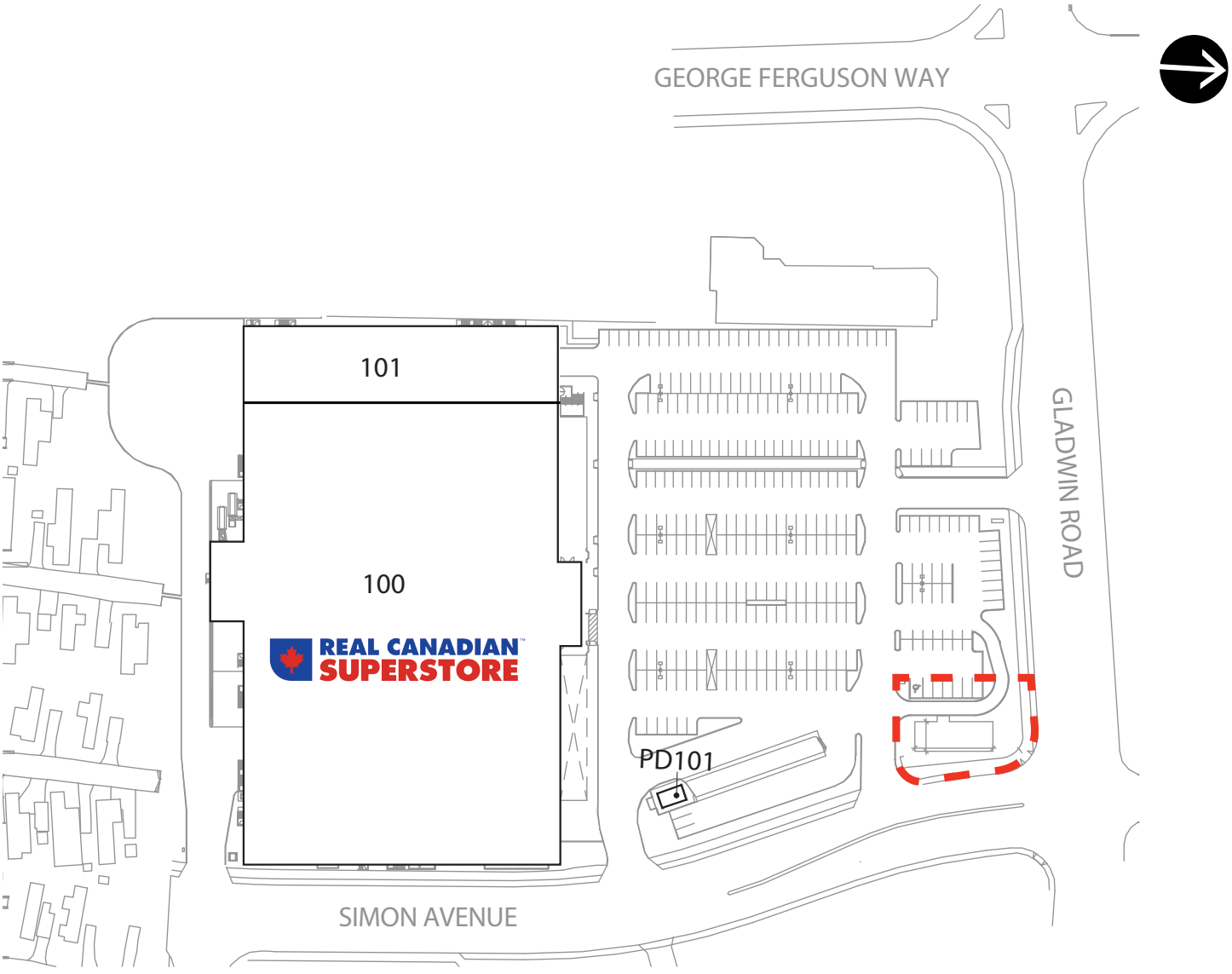
Existing GLA
141,570 SF

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



3185 Grandview Hwy.
Vancouver, BC

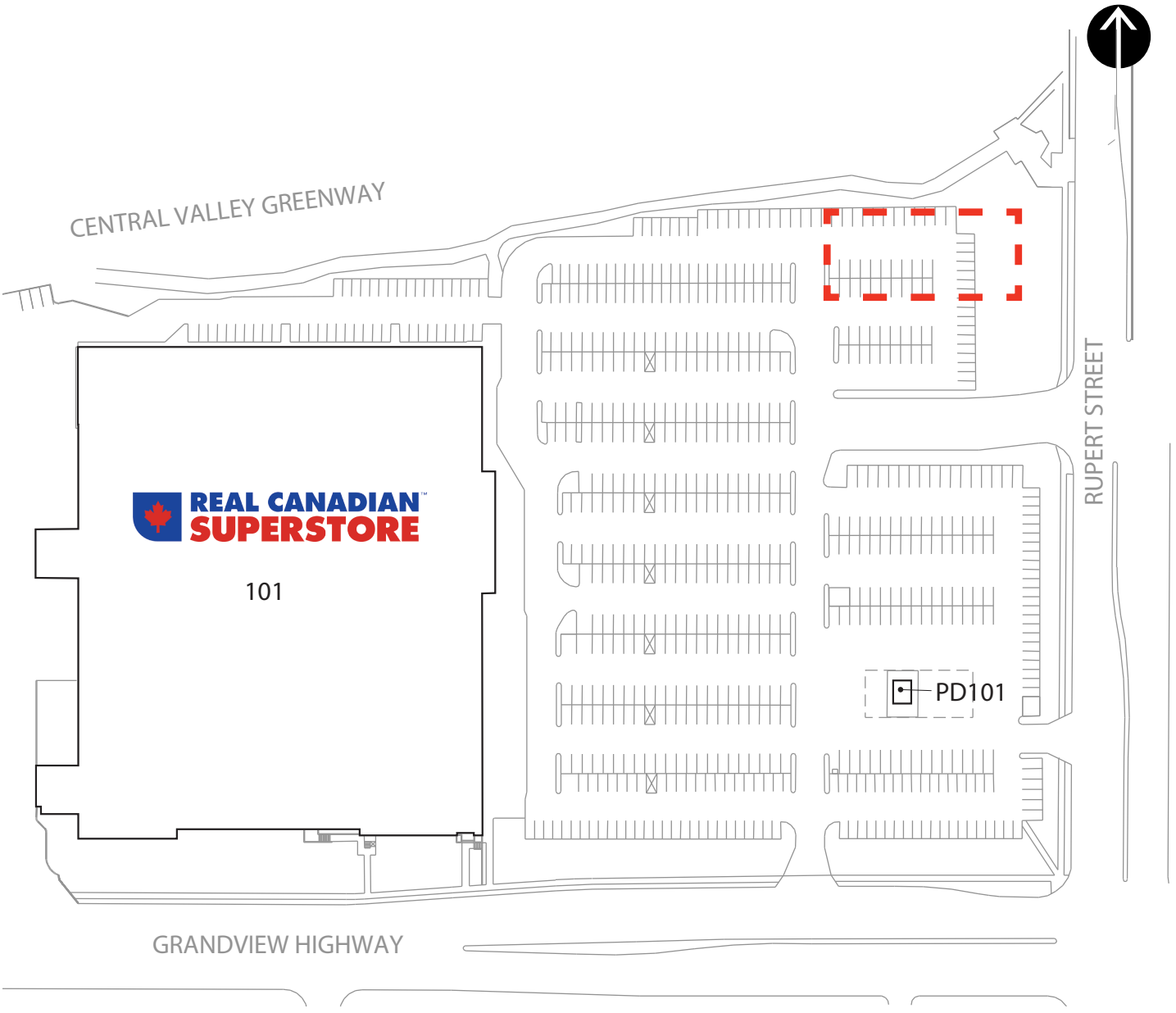
Existing GLA
136,570 SF

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

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Alberta

Green Field & PAD Opportunities



8802 - 100th St.
Fort Saskatchewan, AB

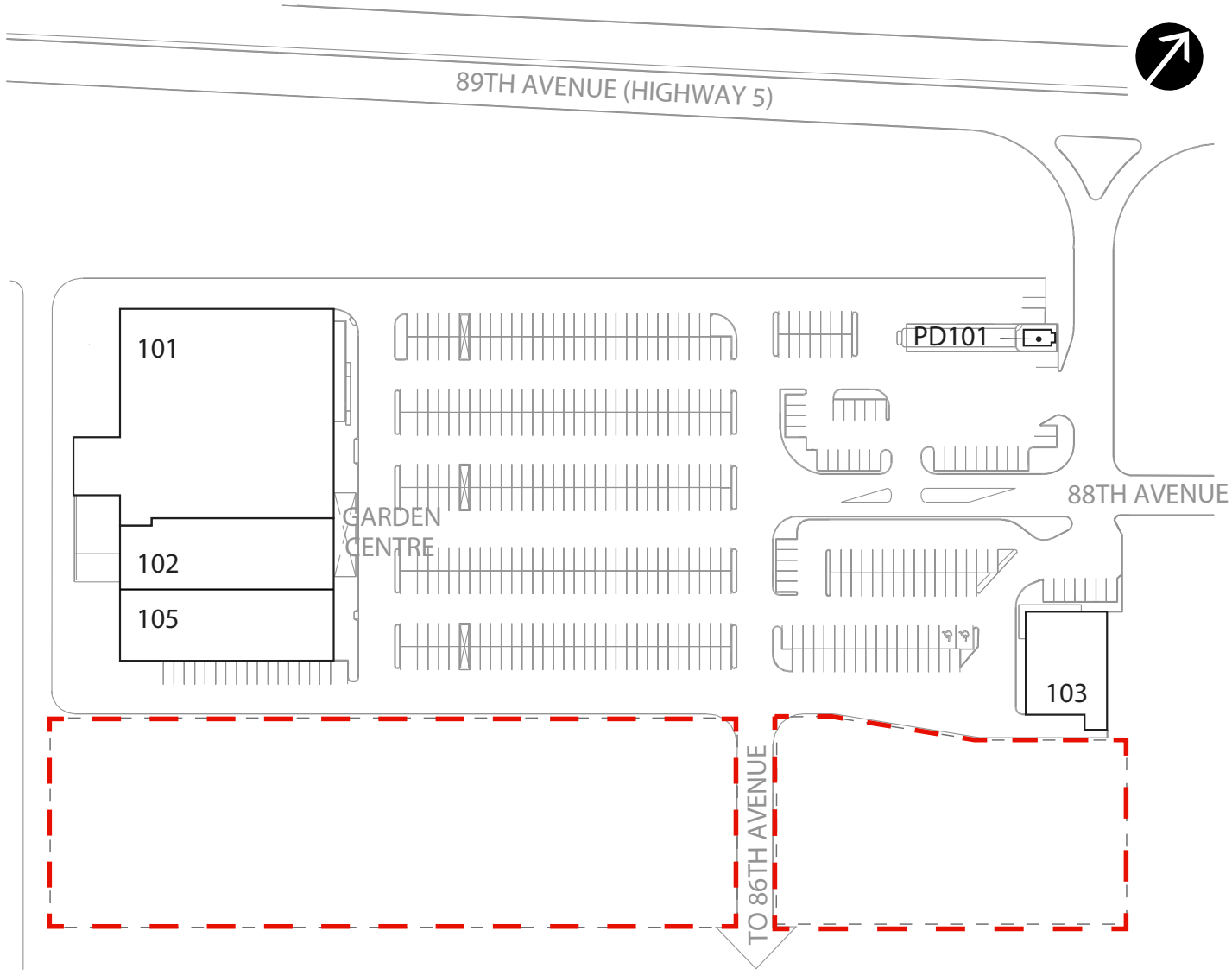
Existing GLA
60,911 SF

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

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10702 - 83rd Ave.
Grande Prairie, AB

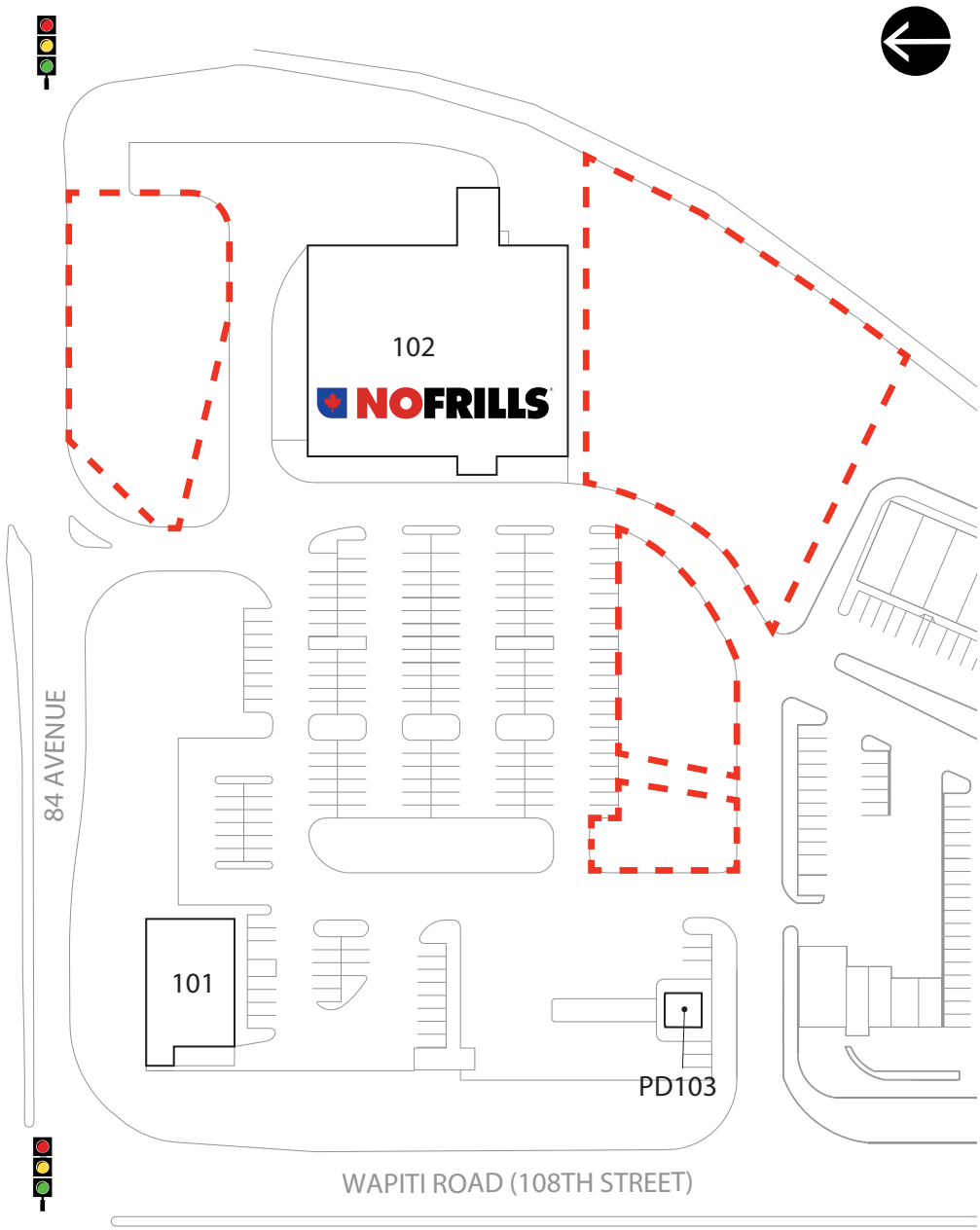
Existing GLA
33,375 SF

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

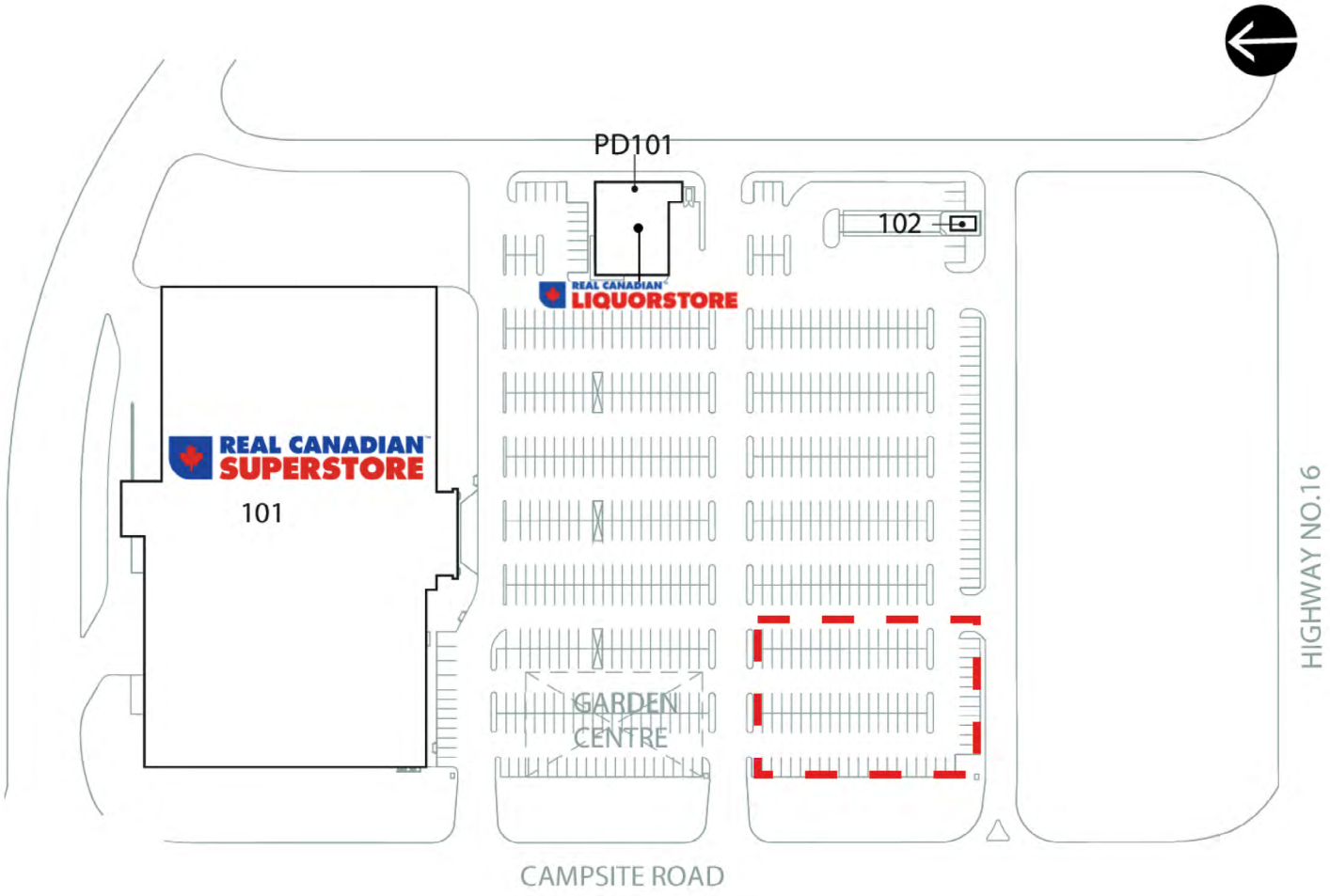
Existing GLA
134,941 SF

Approx Buildable Area
6,000 SF

Major Tenants
Real 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

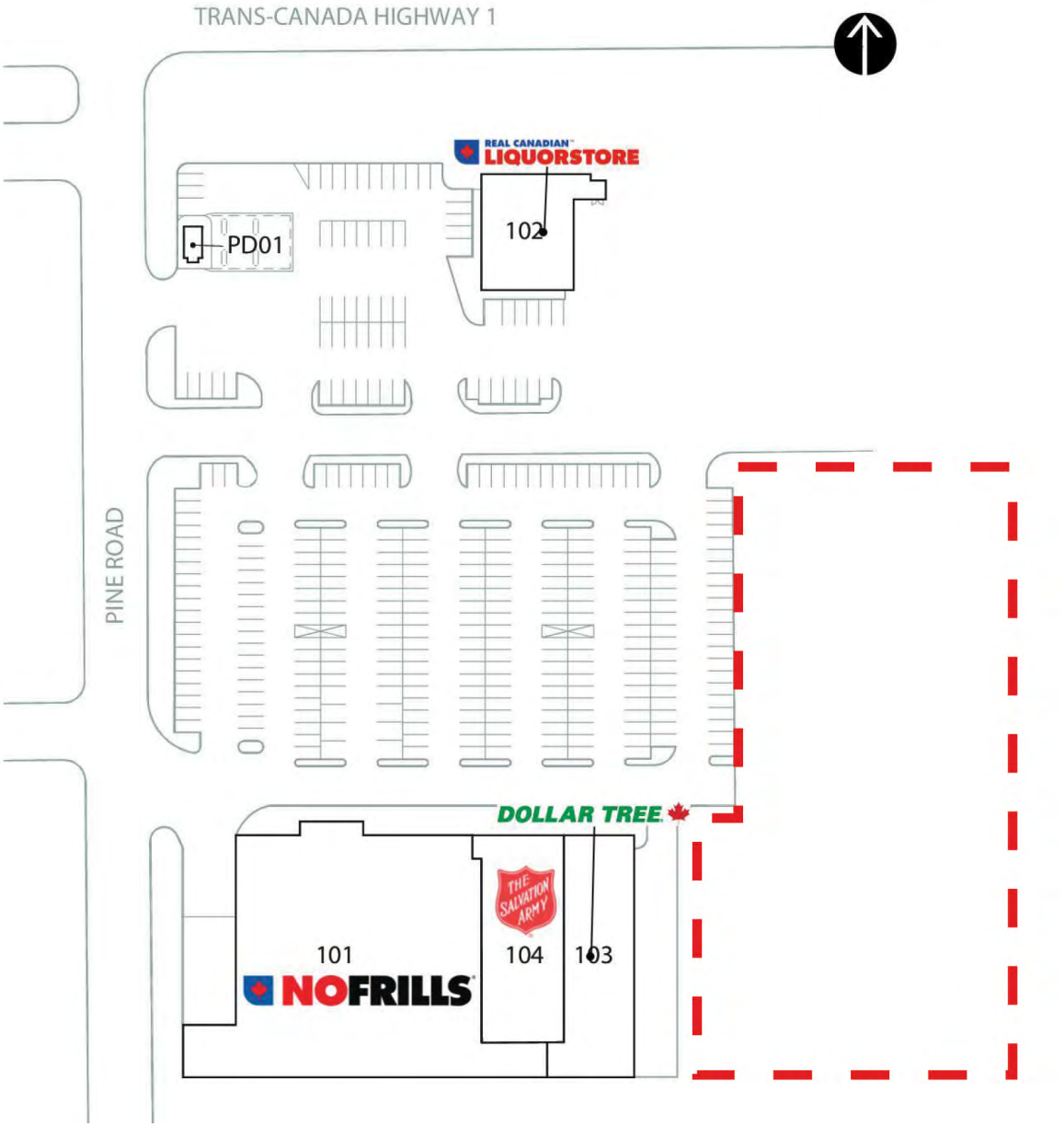
Existing GLA
63,375 SF

Approx Buildable Area
15,000 SF

Major Tenants
Real 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

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70 Hewlett Park Landing
Sylvan Lake, AB

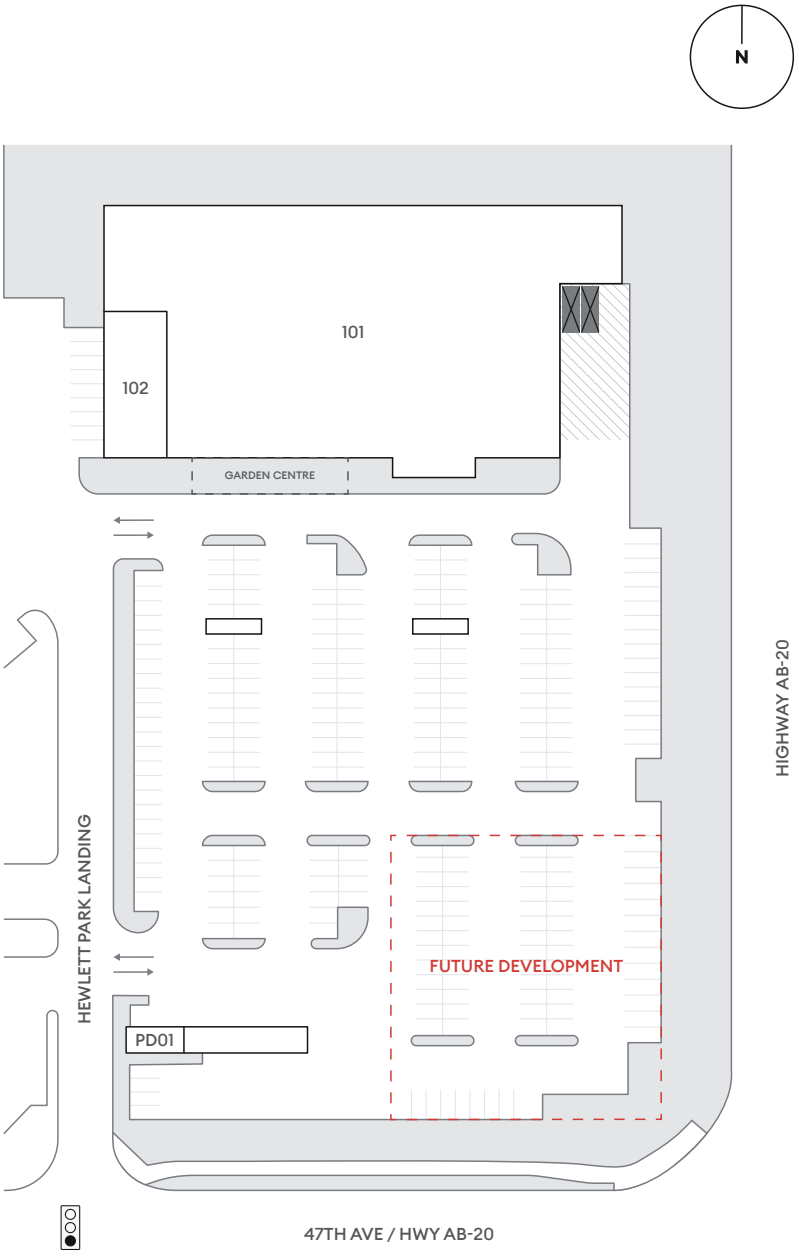
Existing GLA
37,523 SF

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

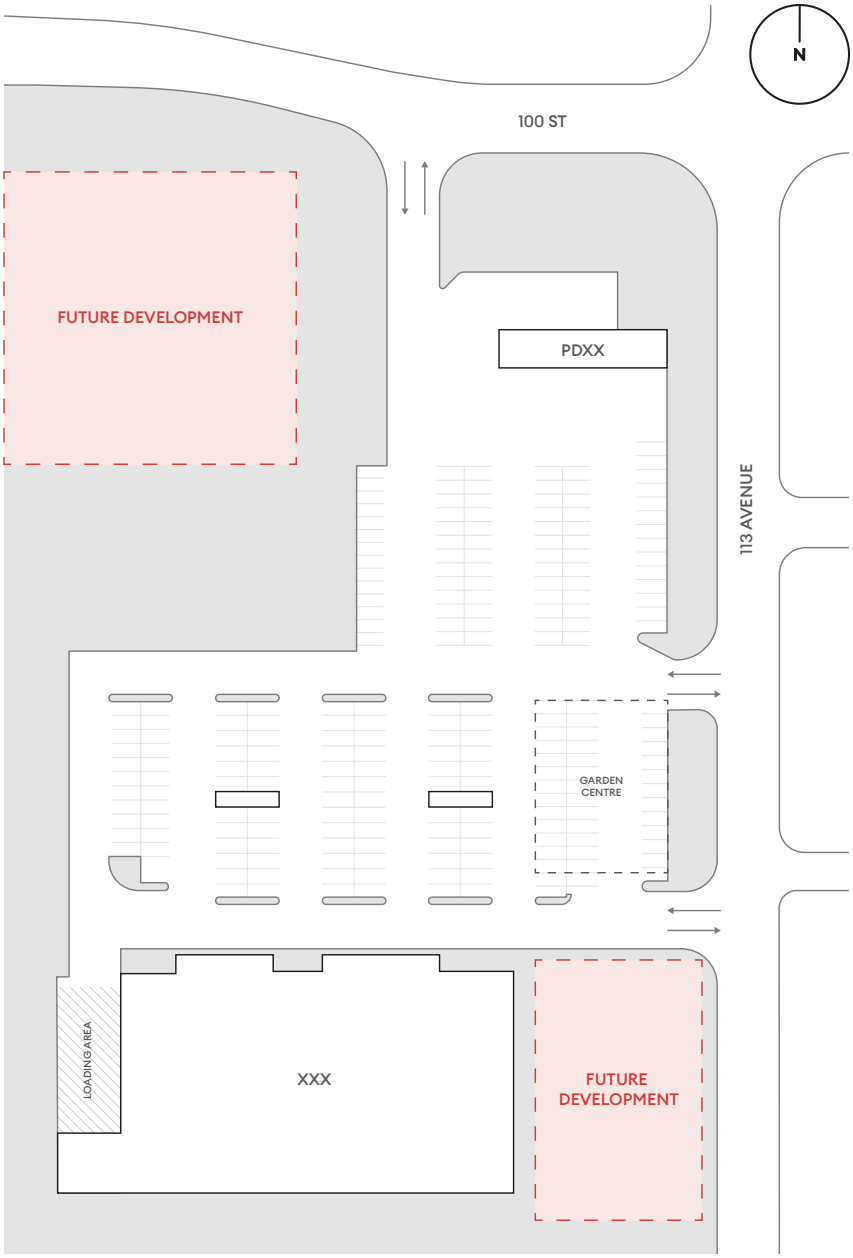
Existing GLA
39,922 SF

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

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4420 - 52nd Ave.
Whitecourt, AB

Existing GLA
37,839 SF

Approx Buildable Area
13,600 SF

Major Tenants
No 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

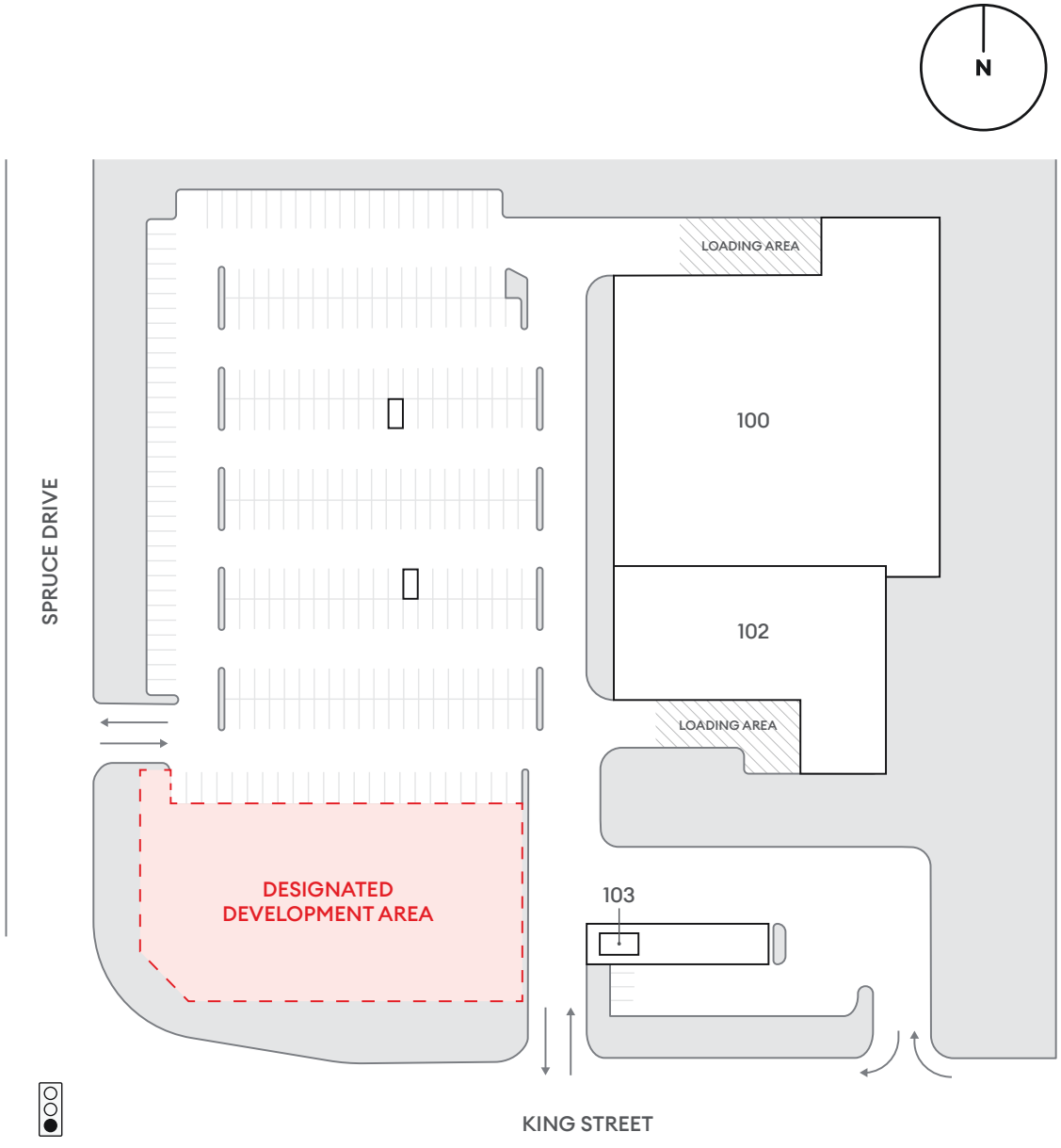
Existing GLA
51,980 SF

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 Lease



2815 Wanuskewin Rd.
Saskatoon, SK

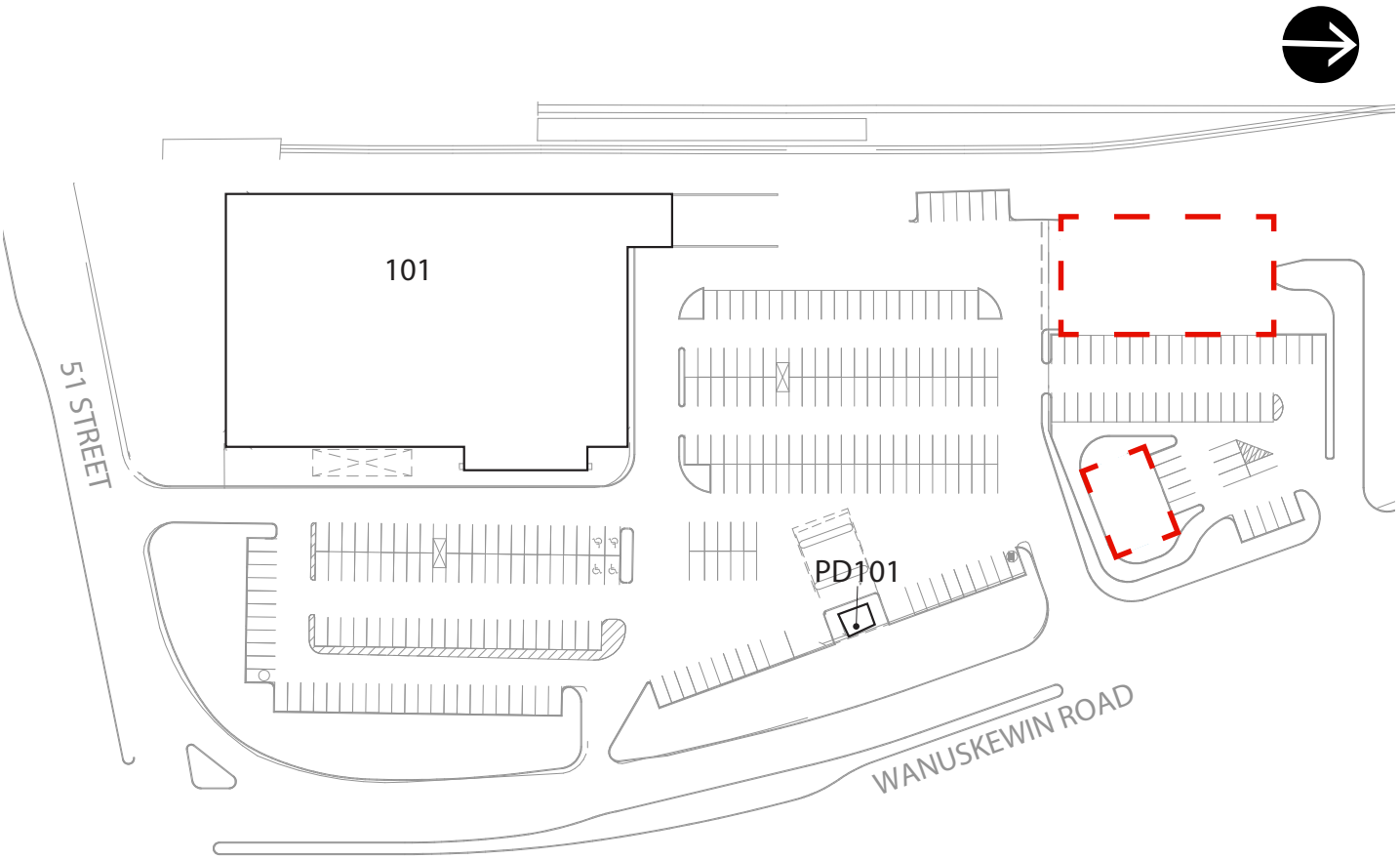
Existing GLA
48,754 SF

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

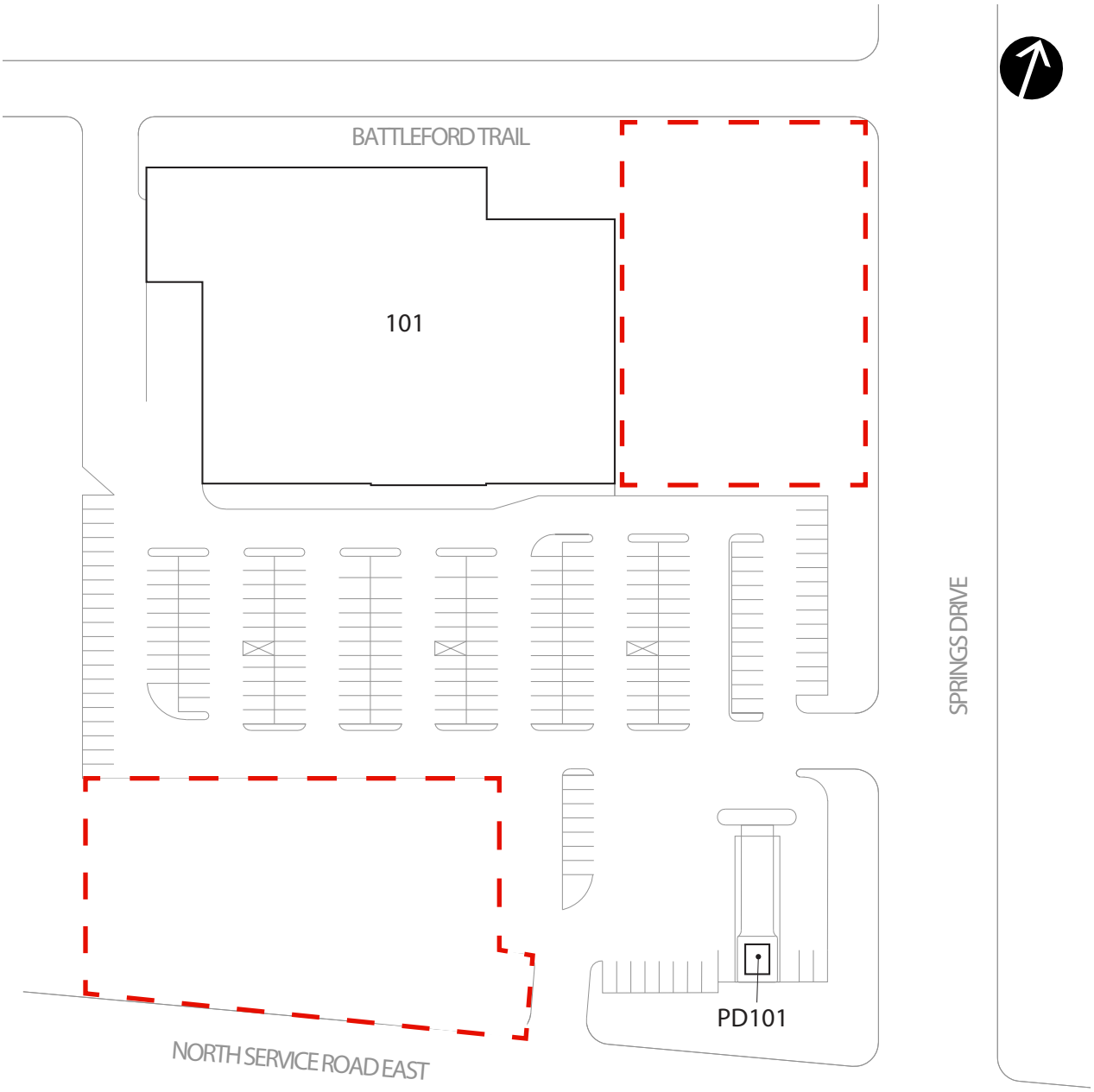
Existing GLA
51,241 SF

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

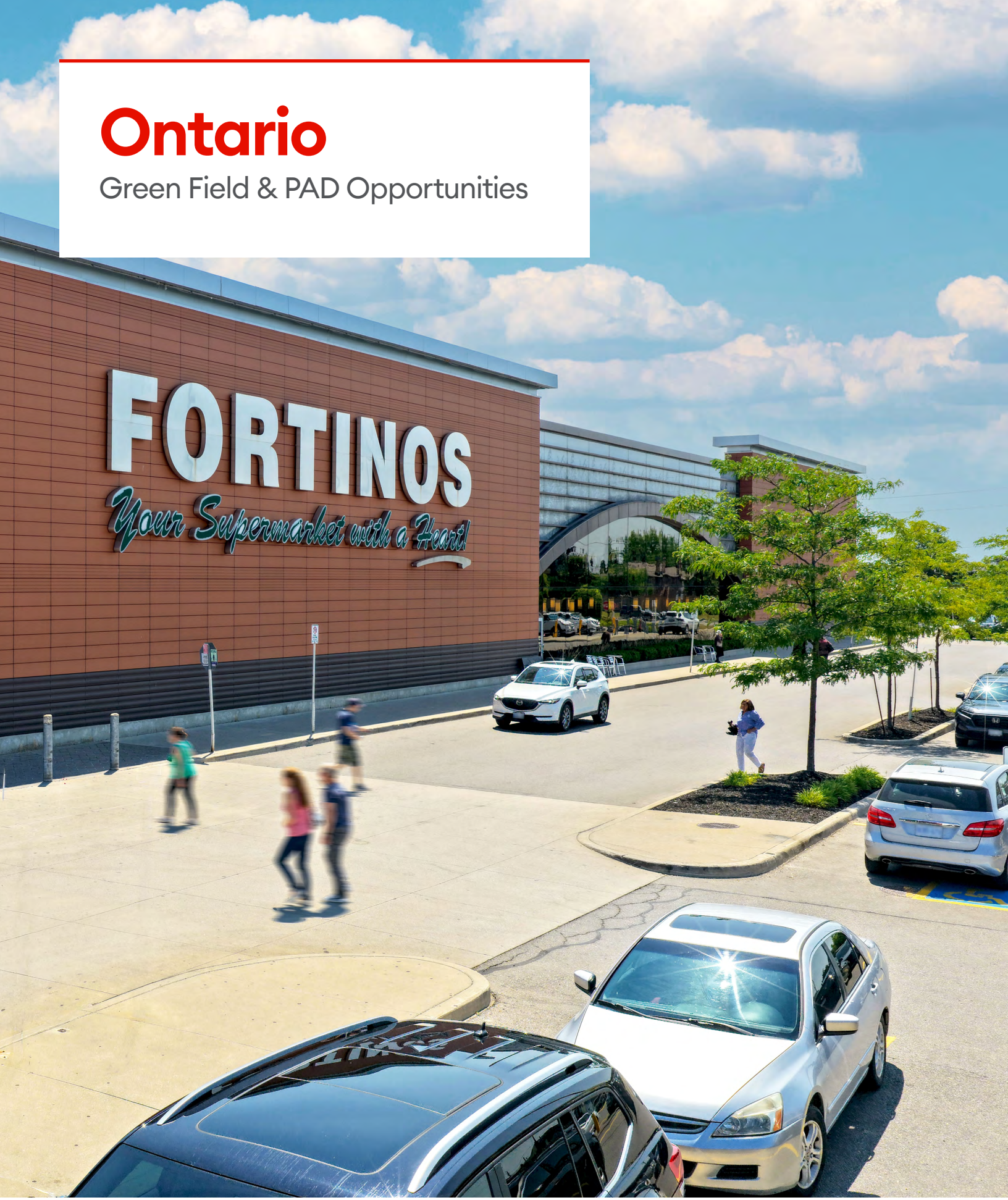
Demographic	1 KM	3 KM	5 KM
Population	11,287	75,271	184,115
Avg Age	38.7	38.8	38.4
Households	5,270	32,221	82,008
Avg Household Income	$82,666	$104,774	$105,461

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Ontario

Green Field & PAD Opportunities



547 Cundles Rd. E
Barrie, ON

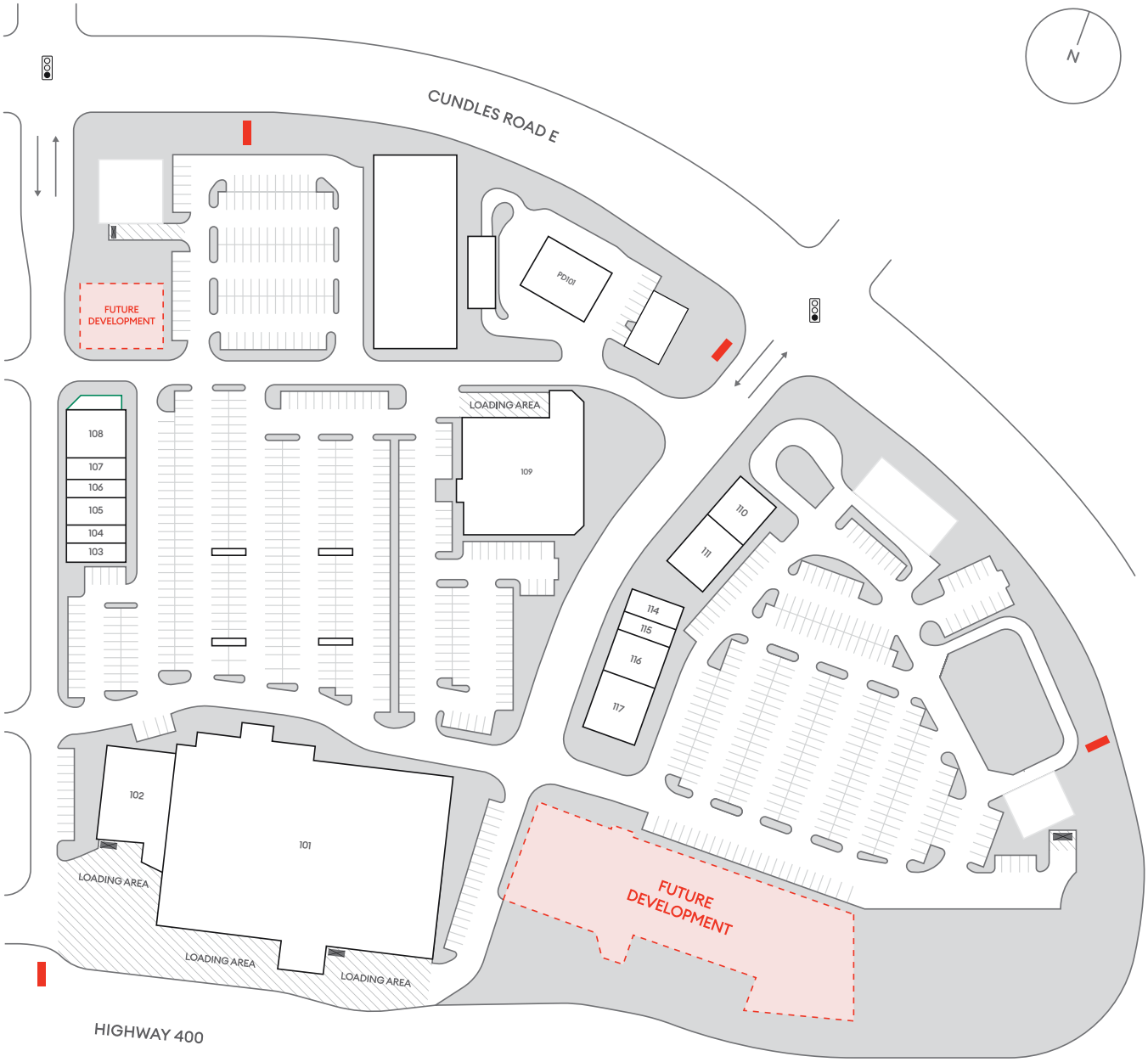
Existing GLA
156,390 SF

Approx Buildable Area
TBD

Major Tenants
Zehrs, 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

Scan to Lease



270 Wellington St.
Bracebridge, ON

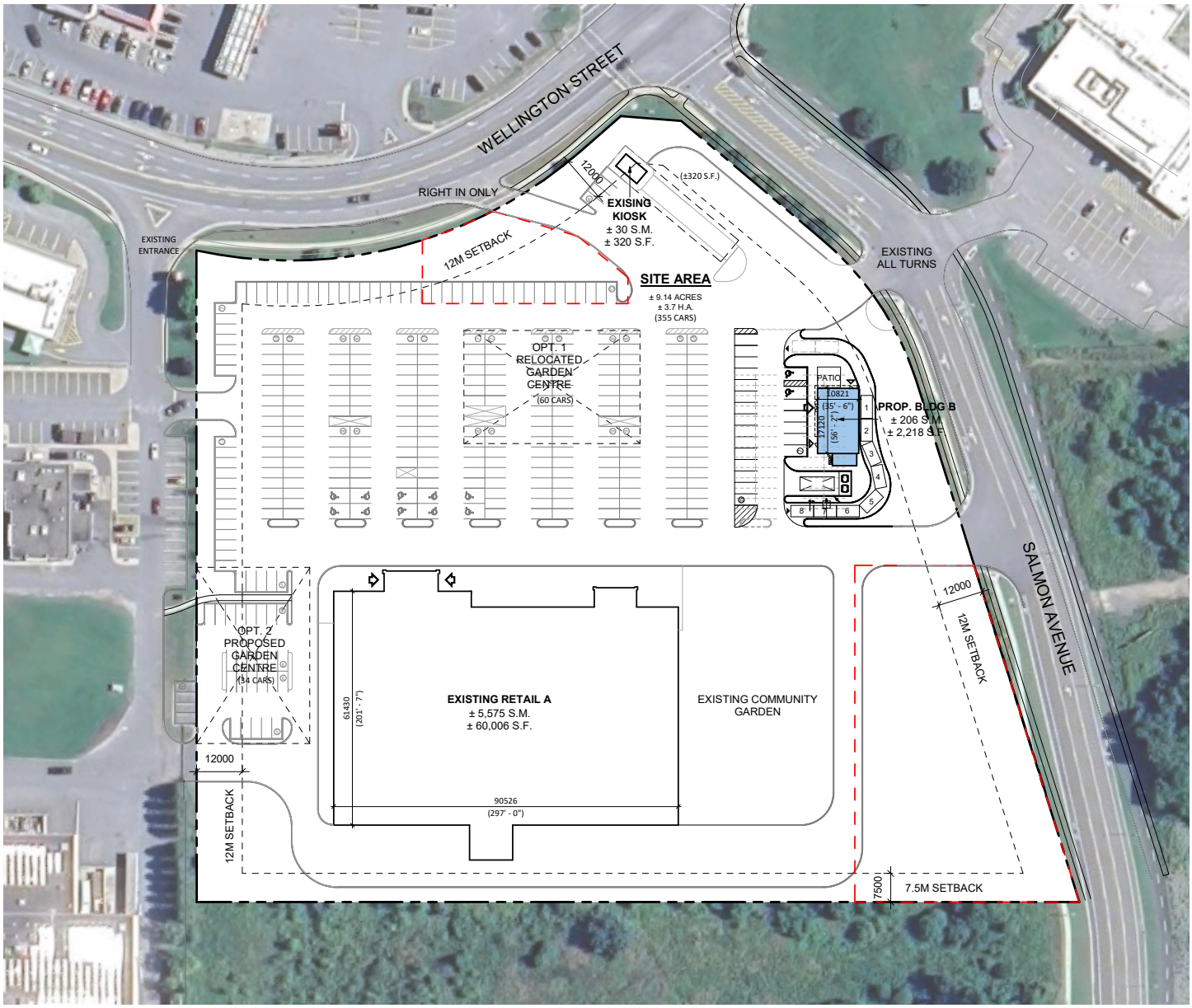
Existing GLA
60,007 SF

Approx Buildable Area
2,200 SF

Major Tenants
Your Independent Grocer

Demographic	1 KM	3 KM	5 KM
Population	2,466	12,245	14,164
Avg Age	51	50	50
Households	1,133	5,241	5,917
Avg Household Income	$105,558	$119,278	$122,322

Scan to Lease



165 Bunker Ave.
Corunna, ON

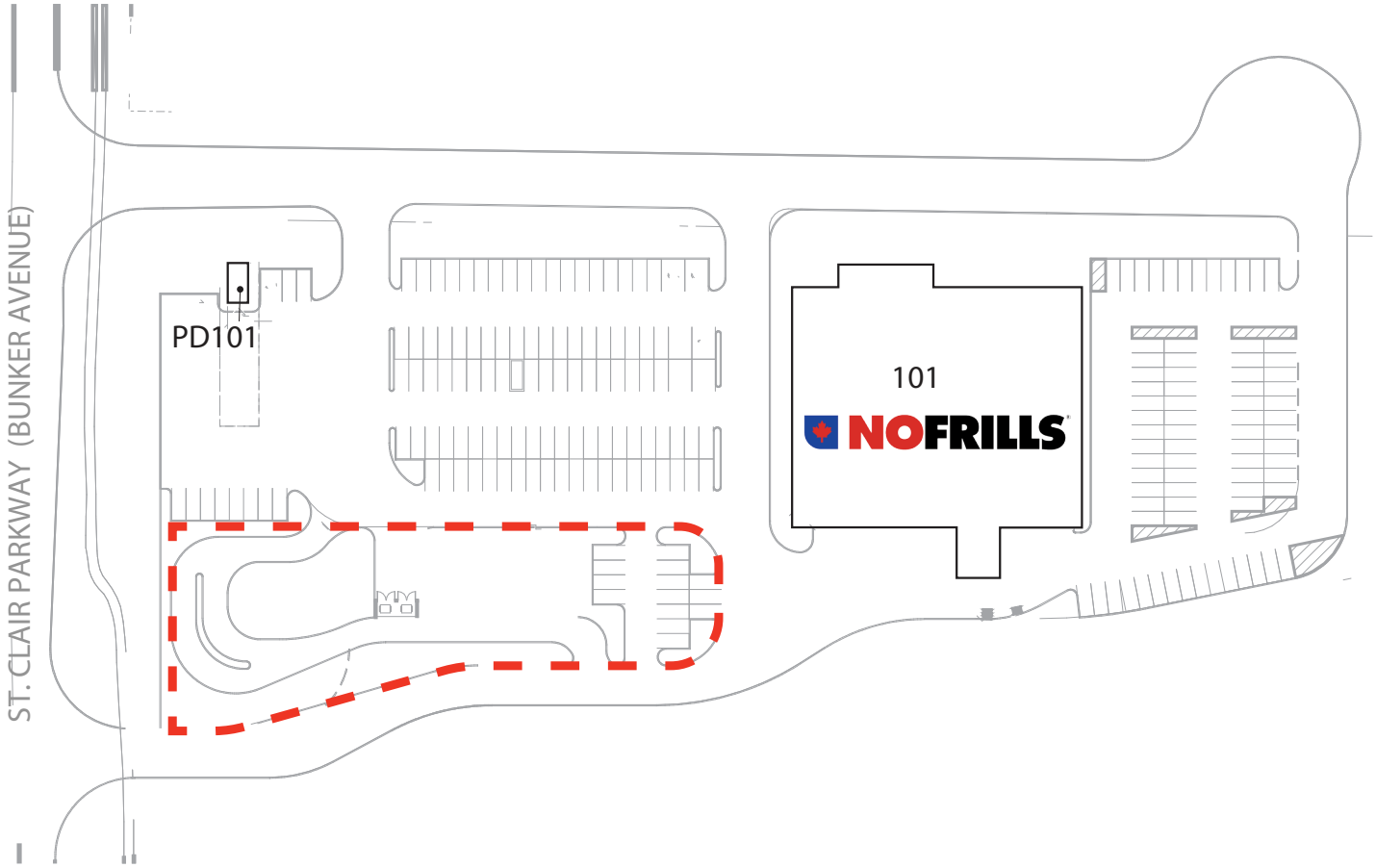
Existing GLA
28,126 SF

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

Scan to Lease



171 Guelph St.
Georgetown, ON

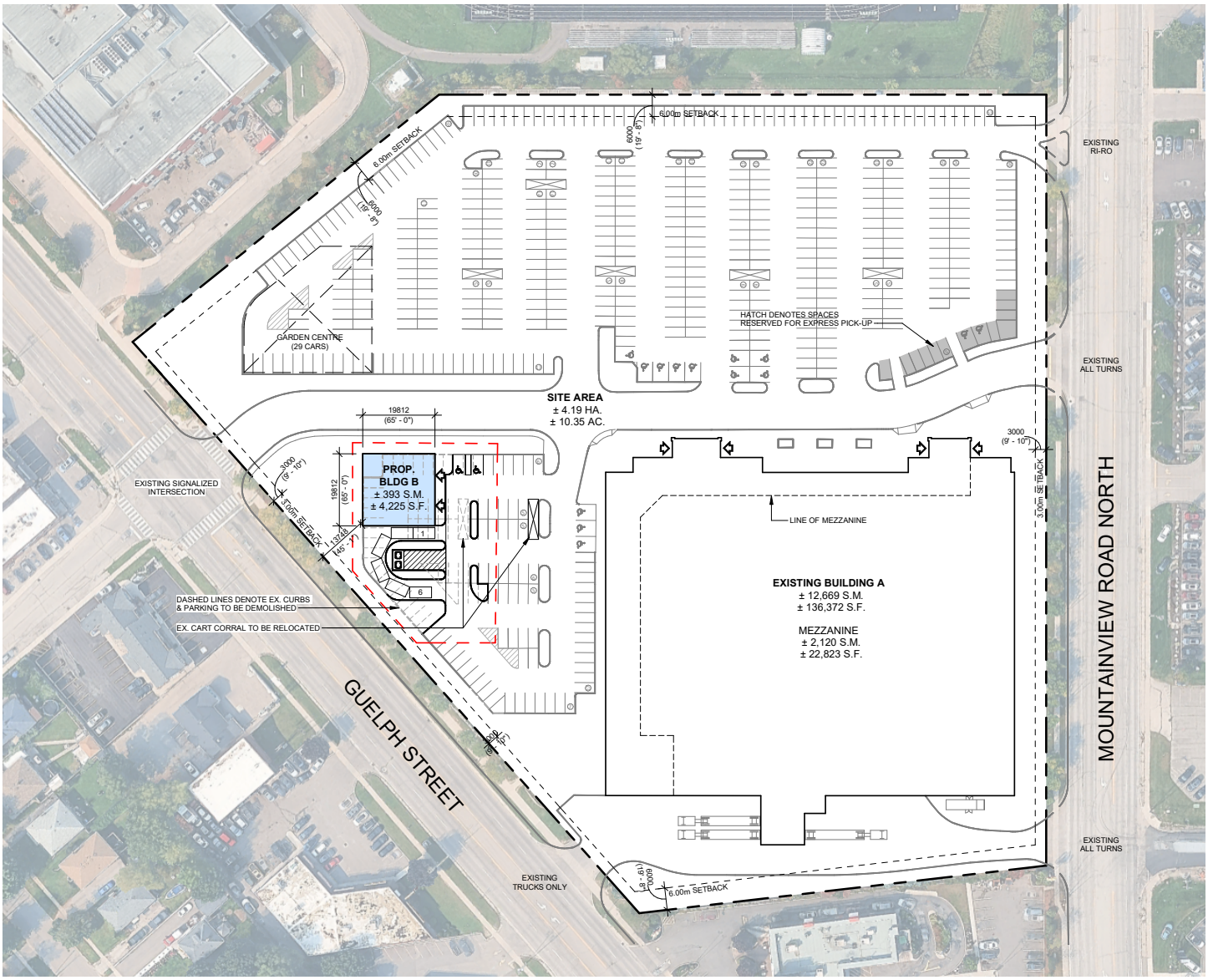
Existing GLA
113,265 SF

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

Scan to Lease



98 Ontario St. S
Grand Bend, ON

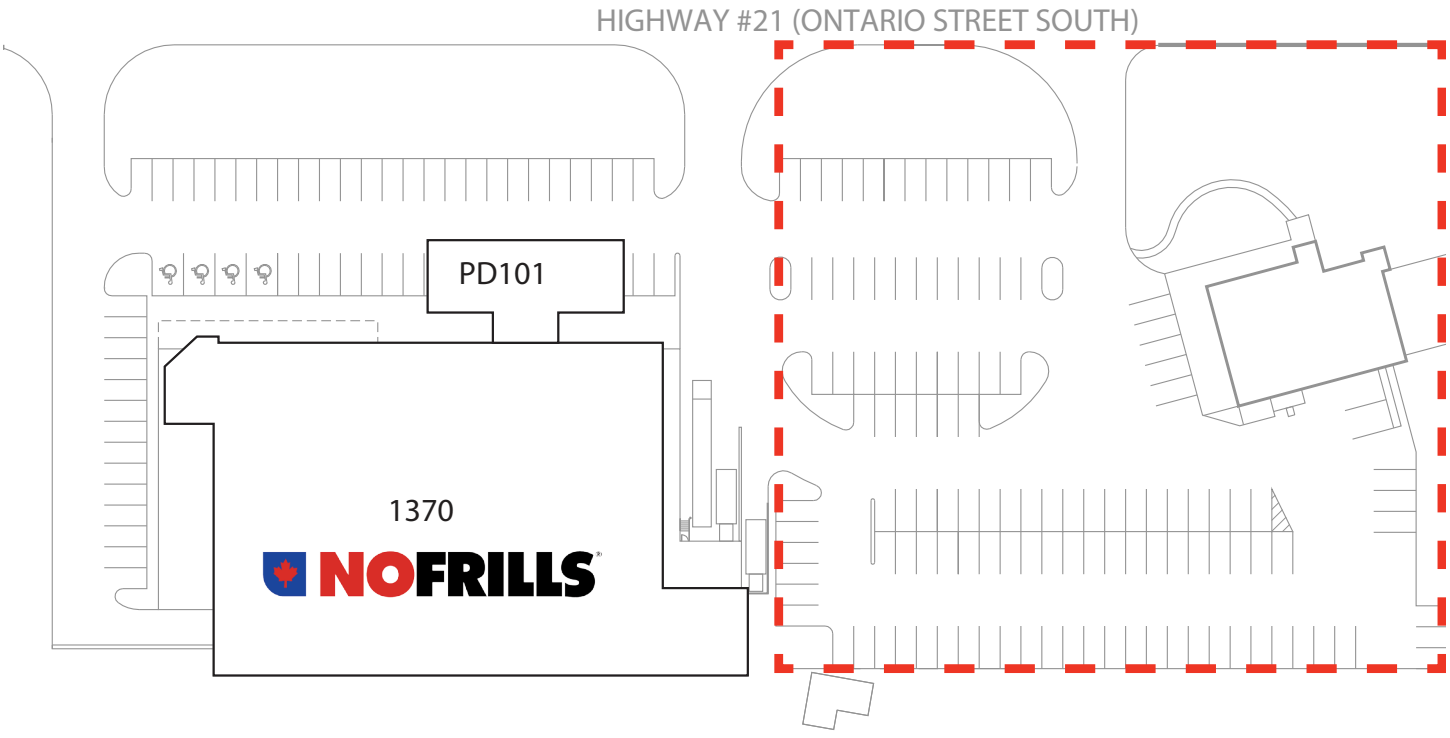
Existing GLA
18,030 SF

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

Scan to Lease



160 Main St. S
Haggersville, ON

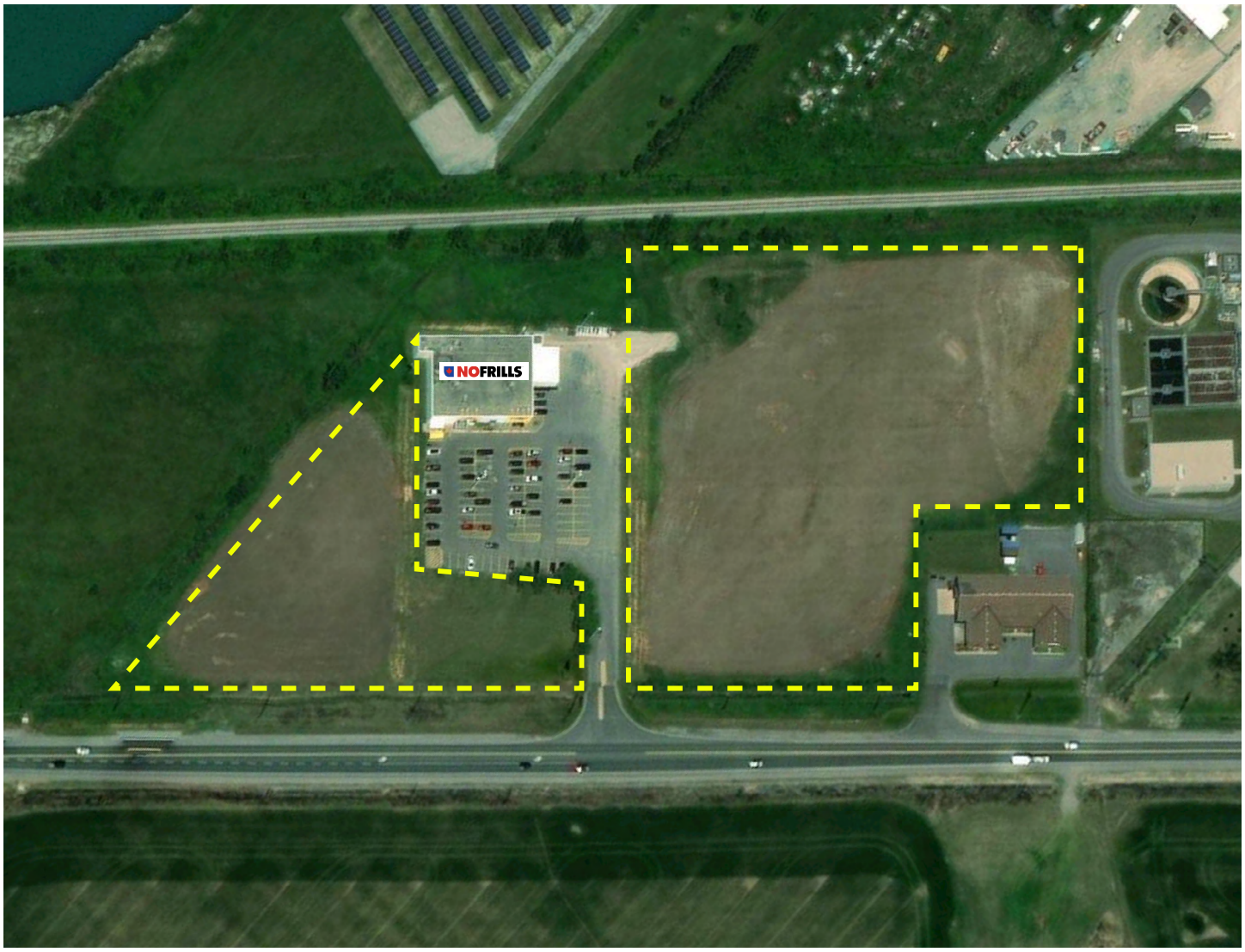
Existing GLA
12,213 SF

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

Scan to Lease



435 - 447 Main St. E
Hamilton, ON

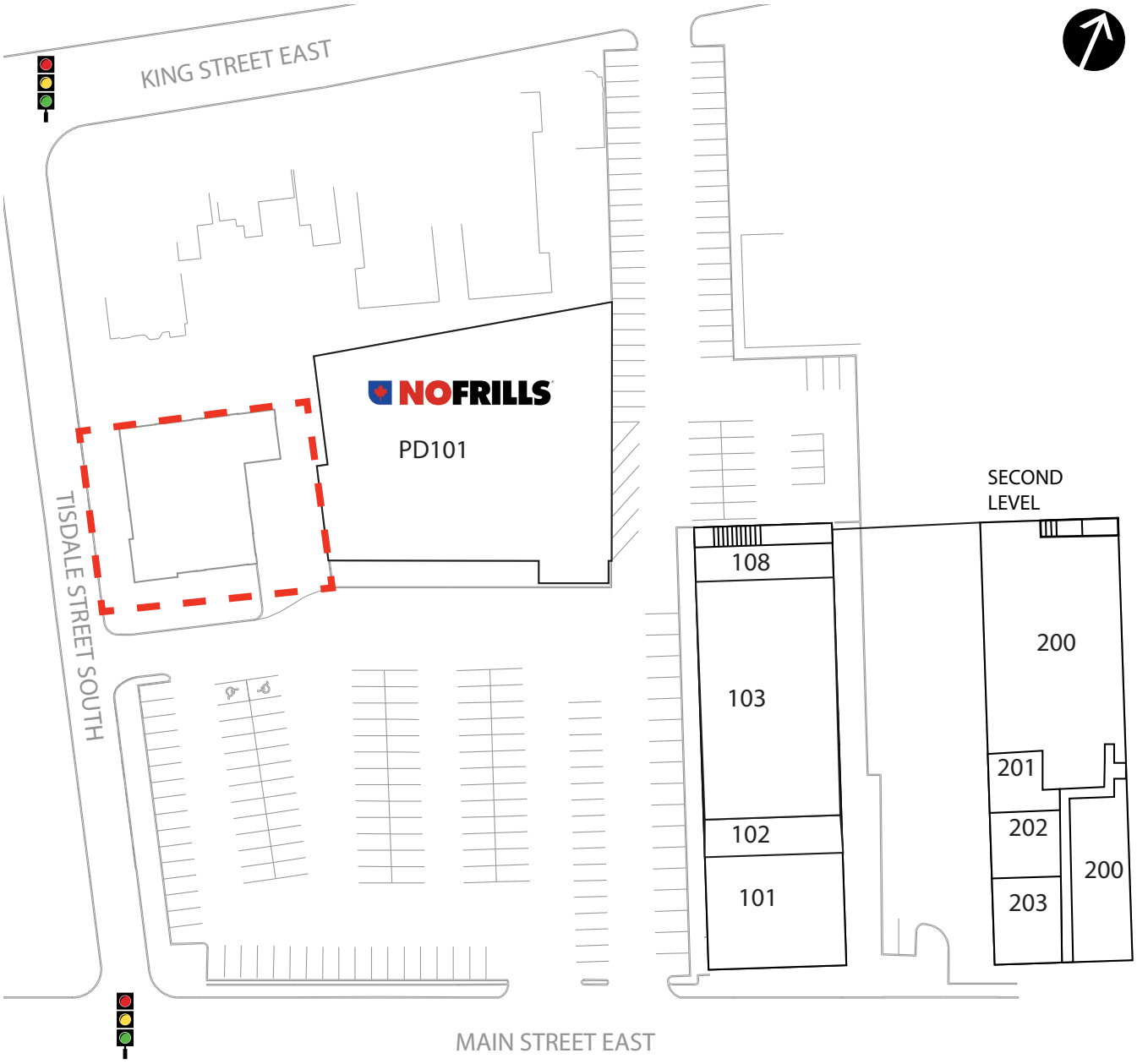
Existing GLA
57,803 SF

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

Scan to Lease



2211 - 20th Sideroad Rd.
Innisfil, ON

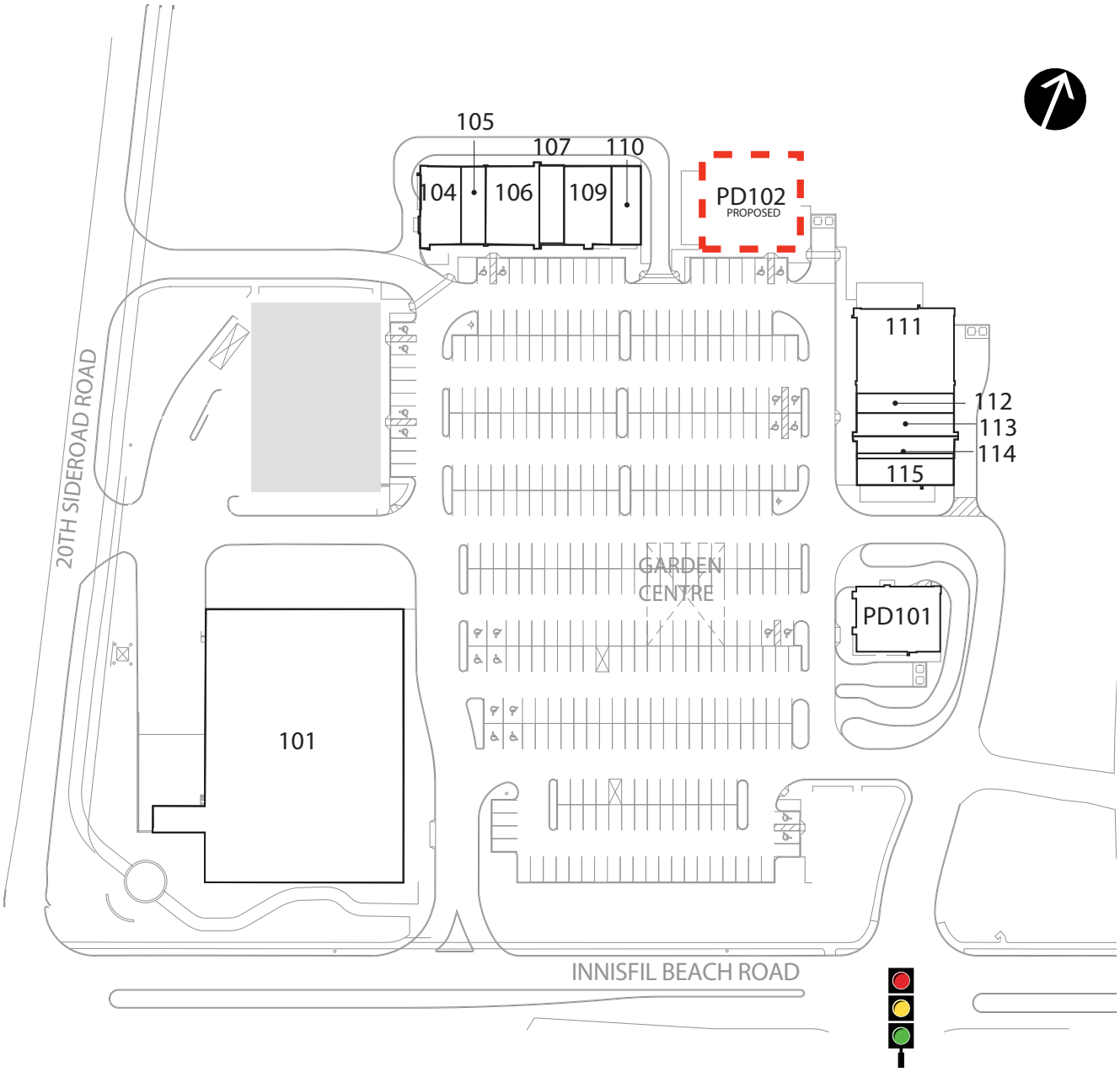
Existing GLA
57,547 SF

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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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

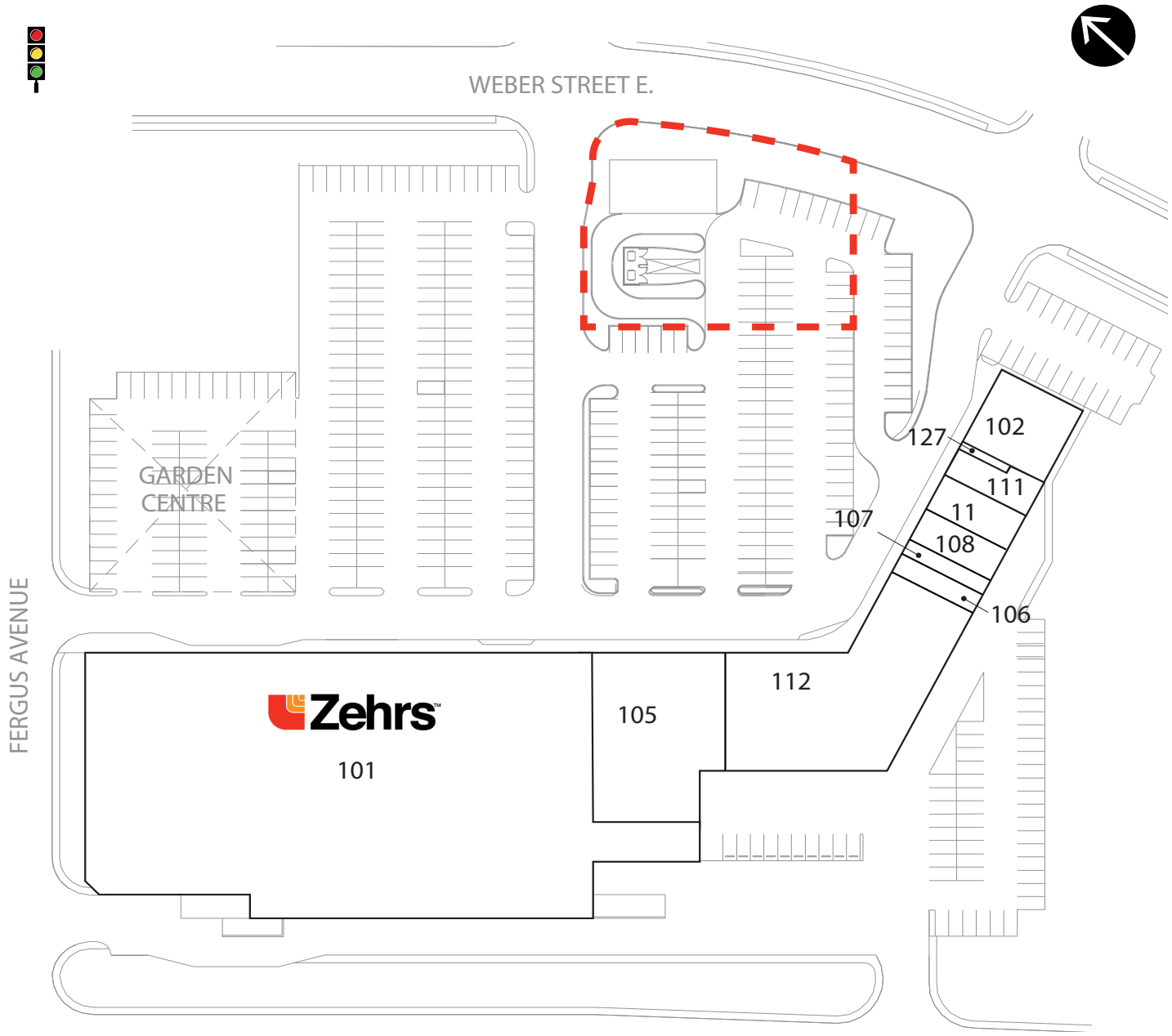
Existing GLA
90,894 SF

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

Scan to Lease



825 Oxford St. E
London, ON

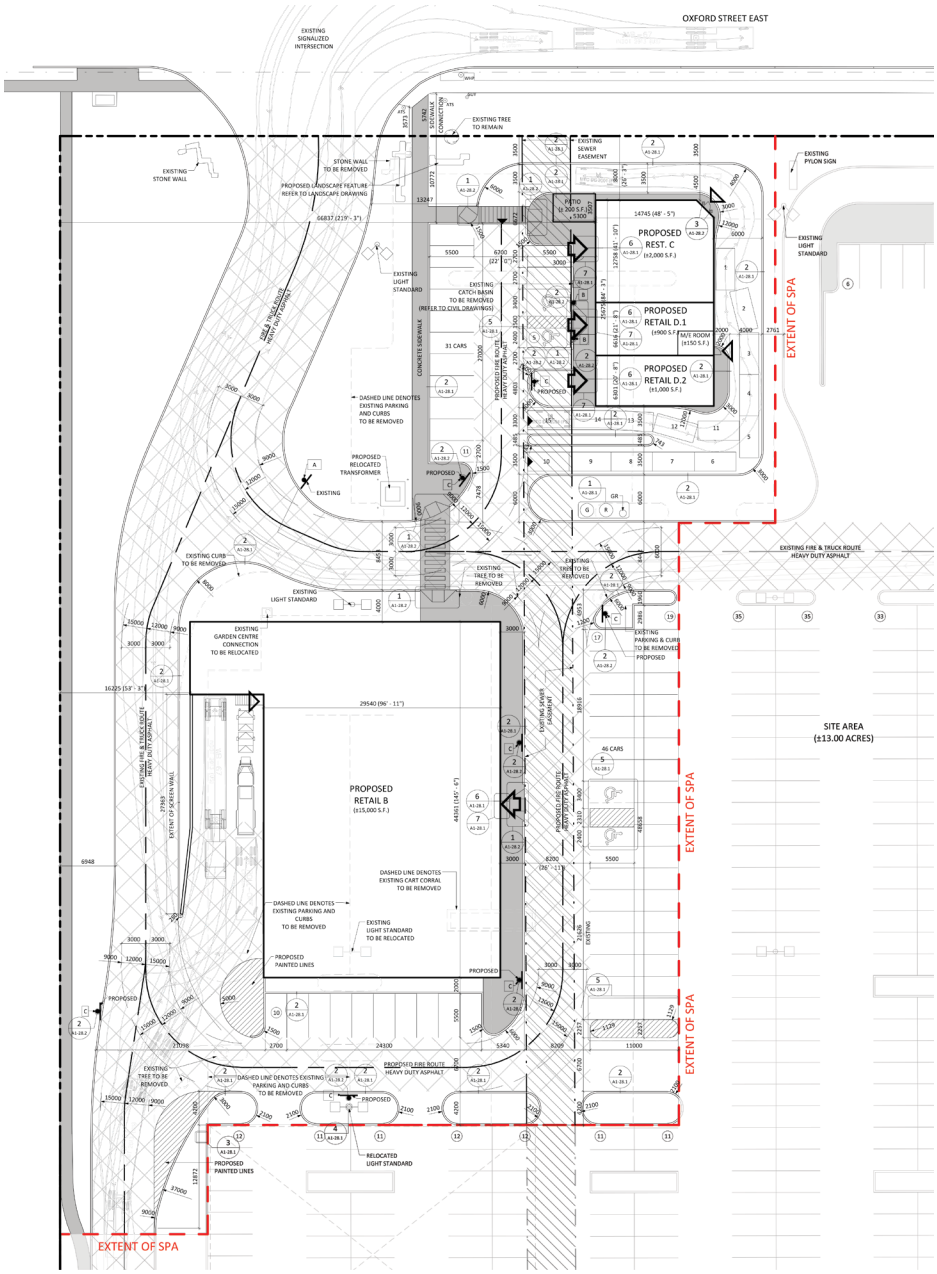
Existing GLA
123,581 SF

Approx Buildable Area
3,900 SF

Major Tenants
Real Canadian Superstore, Shoppers Drug Mart

Demographic	1 KM	3 KM	5 KM
Population	10,360	89,707	199,034
Avg Age	34.9	34.7	35.9
Households	4,645	40,827	86,979
Avg Household Income	$81,725	$80,743	$89,874

Scan to Lease



90 C-Line
Orangeville, ON

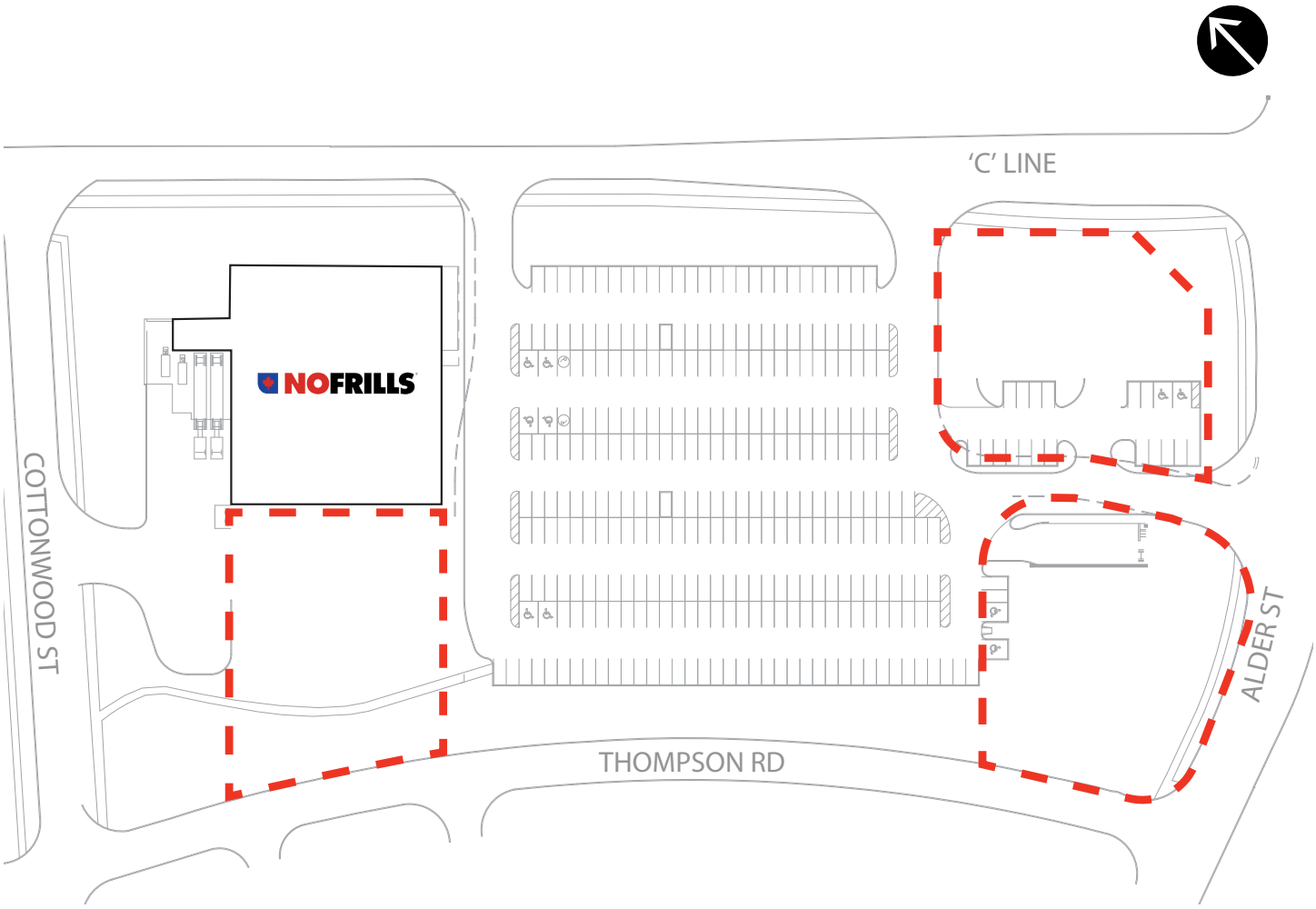
Existing GLA
25,139 SF

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

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Mapleridge Plaza
Peterborough, ON

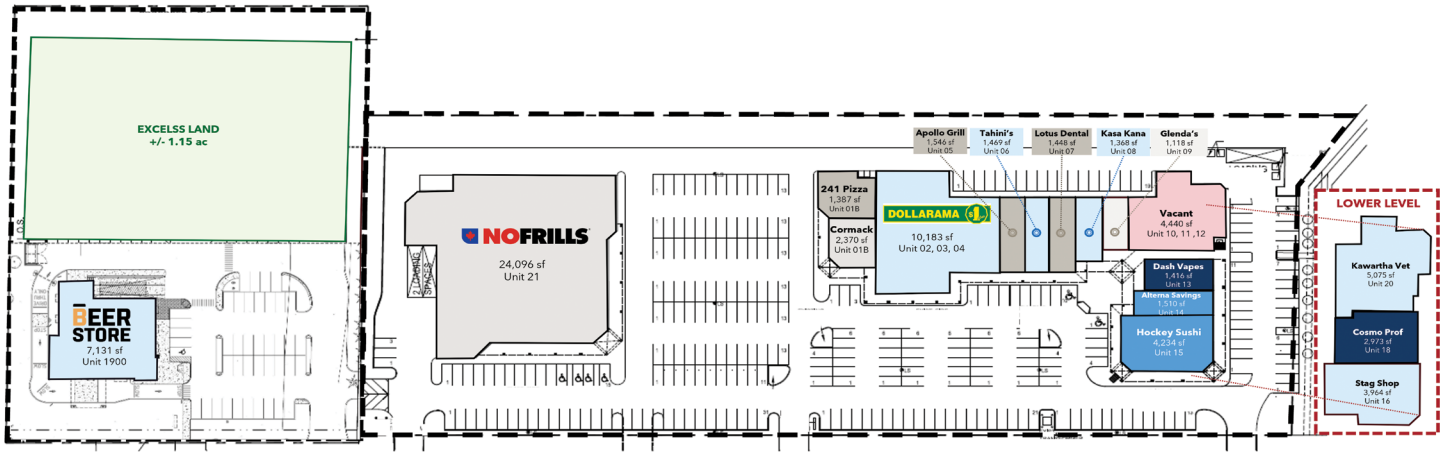
Existing GLA
75,701 SF

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

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150 Prescott Centre Dr.
Prescott, ON

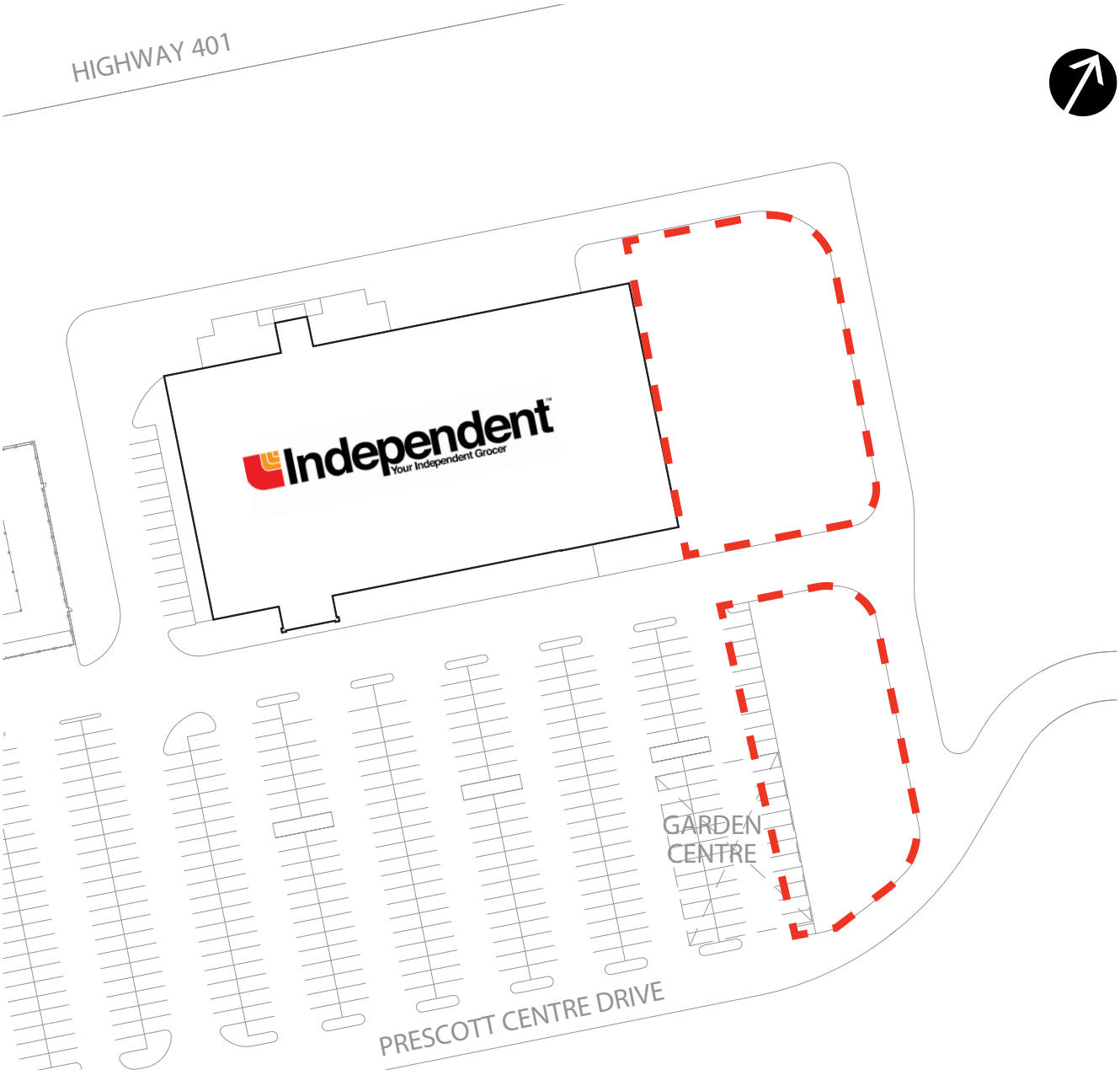
Existing GLA
44,600 SF

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

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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

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24 - 45th St. S
Wasaga Beach, ON

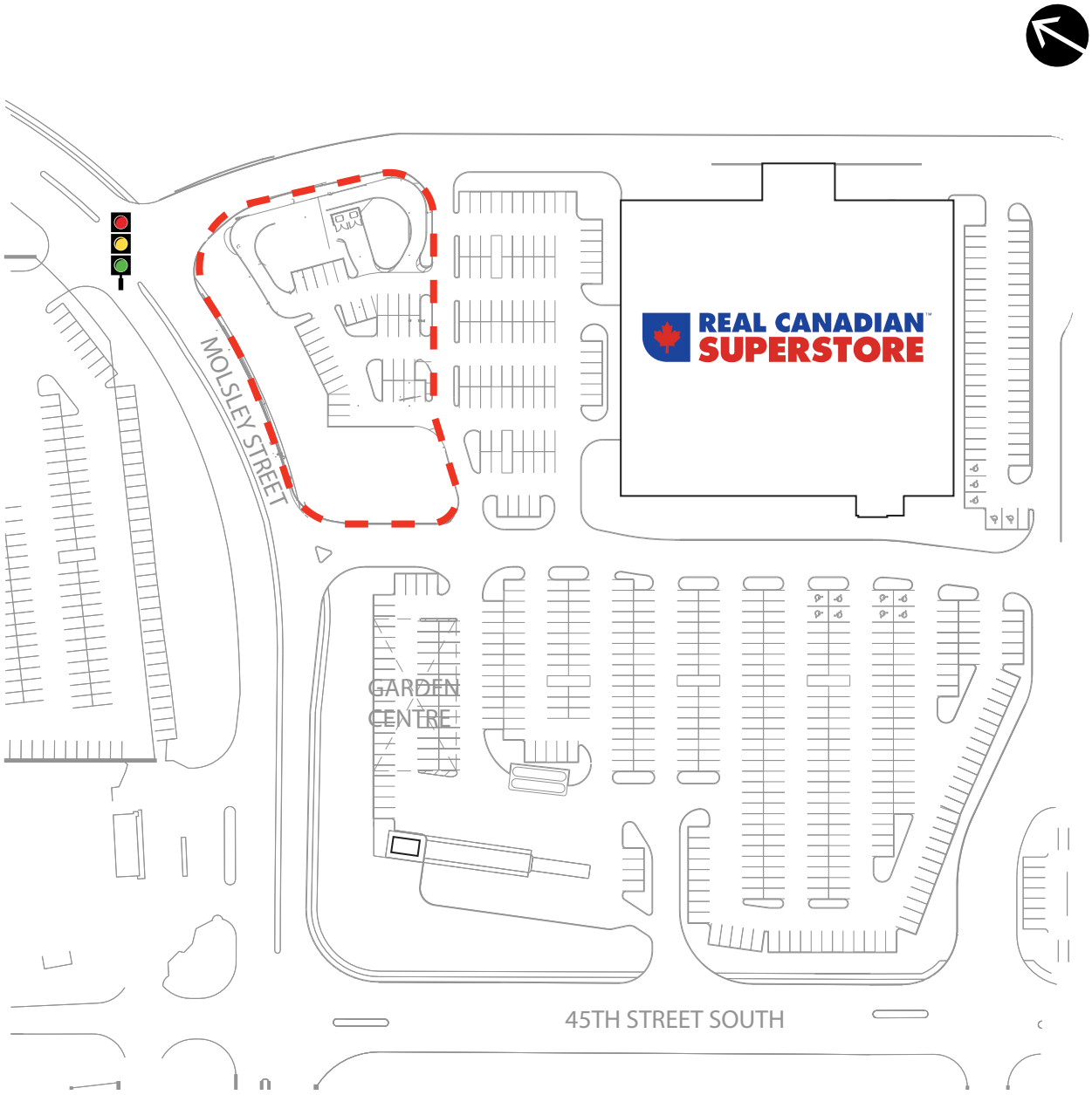
Existing GLA
81,748 SF

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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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.	Rothesay	NB	Excess Land Opportunity



ChoiceProperties

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