





# LAMBTON MALL

1380 LONDON ROAD, SARNIA



## PROPERTY HIGHLIGHTS

Lambton Mall is the dominant regional shopping centre in Sarnia, ON. The mall is strategically located in the heart of the city attracting shoppers from all over Sarnia and Lambton County.

The Mall is over 600,000 SF of GLA and anchored by Canadian Tire, Cineplex, Marshalls/HomeSense and Sport Chek in addition to many large national fashion brands.



## LOCATION HIGHLIGHTS

As Sarnia's main enclosed shopping centre, Lambton Mall provides the community with a local, conveniently located shopping experience with many of the brands customers are looking for. The mall fills the day-to-day needs of shoppers without having to travel far distances or cross the U.S. border into Michigan.

Strategically located at a main intersection (London Road and Lambton Mall Road), the mall enjoys premium visibility with over 20,000 vehicles per day.

**\$2.6 B**  
DISPOSABLE  
INCOME  
IN TRADE AREA

**\$16 K**  
INCREASE IN  
HOUSEHOLD INCOME  
FROM 2017-2022

**4 M**  
VISITORS  
ANNUALLY

**80 K**  
RESIDENTS IN  
THE AREA



ANCHOR TENANTS

Lambton Mall is anchored by Canadian Tire, Sport Chek, H&M and Cineplex. Recent tenant achievements include Marshalls + HomeSense and Old Navy.



AREA CONSUMPTION

The Primary Trade Area contains a total current consumption of \$72,243 per household. Of which \$4,801 is allocated to food per household per month.



SALE NUMBERS

Sales of approximately \$450 per square foot. A 30% increase from the sales numbers in 2015.



LAMBTON MALL  
1380 LONDON ROAD, SARNIA

ANCHOR TENANTS

CANADIAN TIRE



TOYS R US



SPORT CHEK



H&M

CINEPLEX

MARSHALLS + HOMESENSE



NEW TENANT ACHIEVEMENTS

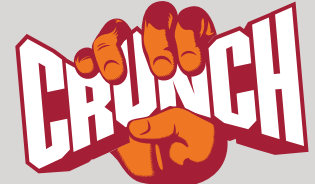
OLD NAVY  
OPENED AUGUST, 2020



SEPHORA  
OPENED AUGUST, 2023



CRUNCH FITNESS  
OPENING 2024





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## AREA INFORMATION AND CONSUMPTION



**\$4,801**  
Restaurants



**\$1,805**  
Women's and girl's clothing



**\$1,744**  
Fitness (Recreation equipment & services)



**\$1,593**  
Personal supplies and equipment



**\$1,112**  
Men's and boy's clothing



**\$897**  
Entertainment

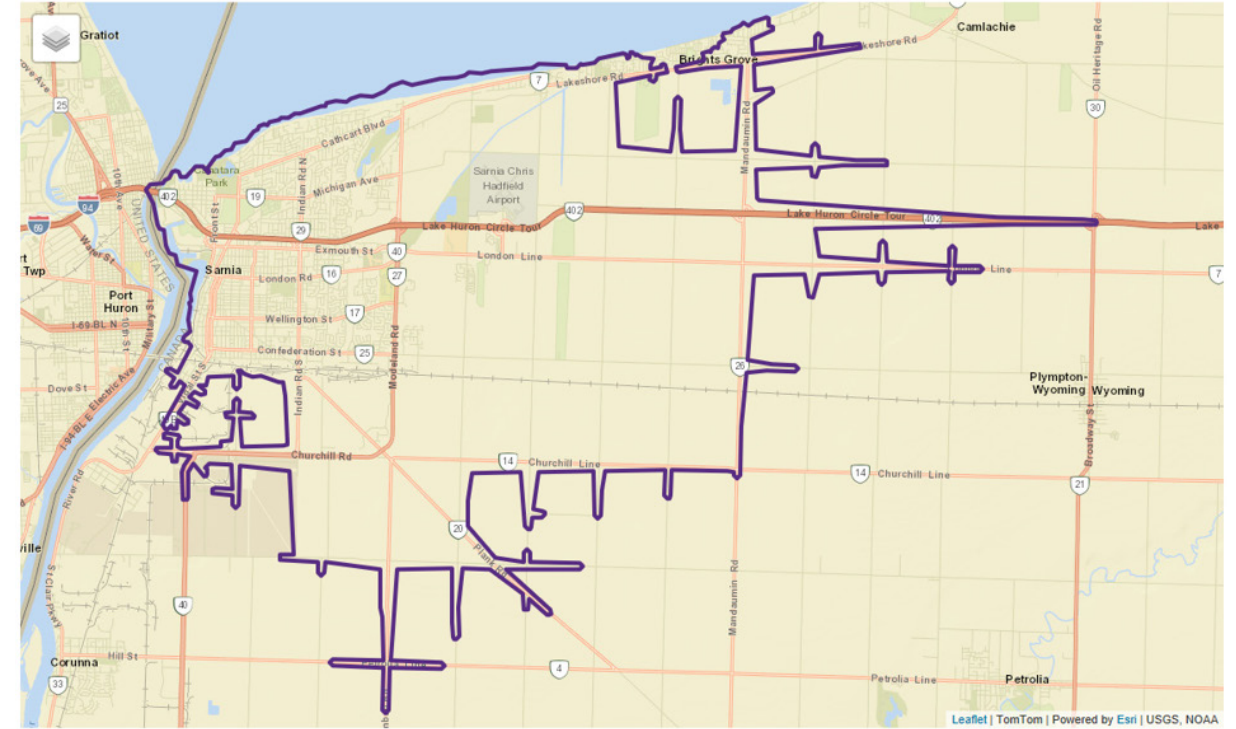
## TRADE AREA HIGHLIGHTS

Disposable Income - \$2.6 billion

Discretionary Income - \$1.8 billion

Total Current Consumption - \$2.5 billion

## PRIMARY TRADE AREA



## PRIMARY TRADE AREA

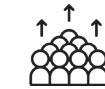
Compared to Benchmark, Lambton Mall 15 min drive time Trade Area contains...



34,069 households  
(56% of benchmark)



Households avg. incomes of  
\$97,208 (Index = 102)



Population - 76,951  
(54% of benchmark)



Disposable income per  
household - \$76,830



Total daytime population -  
80,707 (Index = 100)



Discretionary income per  
household - \$52,577



Older population (55-64) -  
7,925 (Index = 103)



Total current consumption per  
household - \$72,243



Married families living in 2+  
person households



12% immigrants  
(Index = 121)



50% families with kids in  
household (Index = 100)



6% visible minorities  
(Index = 148)





CHUCKS ROAD HOUSE  
5,168 SF  
1001.

CANADIAN TIRE  
137,670 SF  
300.

DOLLARAMA  
180  
10,327 SF

Mark's  
176  
MARK'S WORK WEARHOUSE  
13,977 SF

TOYS R US  
21,958 SF  
173.

2ND FLOOR  
VACANT  
66,307 SF

175A  
VACANT  
23,499 SF

175  
40,675 SF  
HOMESENSE/MARSHALLS



128A  
THE SHOE COMPANY  
4,477 SF

CANADIAN TIRE GAS BAR  
2,346 SF  
48

The Beer Store  
BEER STORE  
5,130 SF  
42

RBC  
RBC Royal Bank  
8,474 SF  
1005.

OLD NAVY  
16,819 SF  
177

H&M  
16,017 SF  
174

SPORT CHEK  
31,534 SF  
170

GALAXY/CINEPLEX  
31,305 SF  
171



23,501 SF  
109  
CRUNCH FITNESS

# SITE PLAN



# ABOUT EUROPRO

SHAPING THE FUTURE OF SPACES

PROVIDING SPACES THAT SATISFY NEEDS  
AND EXCEED EXPECTATIONS

## EUROPRO LEADERSHIP



**JOSEF JAKUBOVIC**  
CO-FOUNDER

Josef ensures that Europro has the personal touch of a family-run company. His influence drives the transparent, detail-oriented business approach on which the company thrives.



**MOSHE FAUST**  
CO-FOUNDER

Moshe understands the importance of community and service, embracing life with enthusiasm and initiative. His influence on Europro has created an energetic and versatile company that has attracted a dynamic and close-knit staff.



**JESSE NATHANSON**  
VICE PRESIDENT

Through his passion for real estate and his relationship-oriented style, Jesse provides a guiding hand to Europro's growth strategy, helping to enhance the already impressive portfolio of properties.



**ALEXANDRA KOHUT**  
GENERAL MANAGER

Alexandra showcases a strong interest in connecting with people and understanding their needs. She excels working with tenants and building relationships within the Sarnia community, taking great pride in ensuring that each customer's visit and experience is exceptional at every touchpoint.



## EUROPRO SPACES

Headquartered out of Toronto, with regional offices around Ontario, the company's success is based on a personalized approach to fostering tenant relationships and a focus on creative and responsive solutions to real estate. Europro's portfolio spans multiple categories and property types including best in class office towers and regional shopping centers. Using an innovative approach, Europro brings a unique blend of versatility and creativity to shape the communities where they operate.

**4.7 M**  
SQUARE FEET

**\$750M**  
ASSETS UNDER  
MANAGEMENT

**550**  
TENANTS

**10**  
CITIES

**30**  
PROPERTIES





