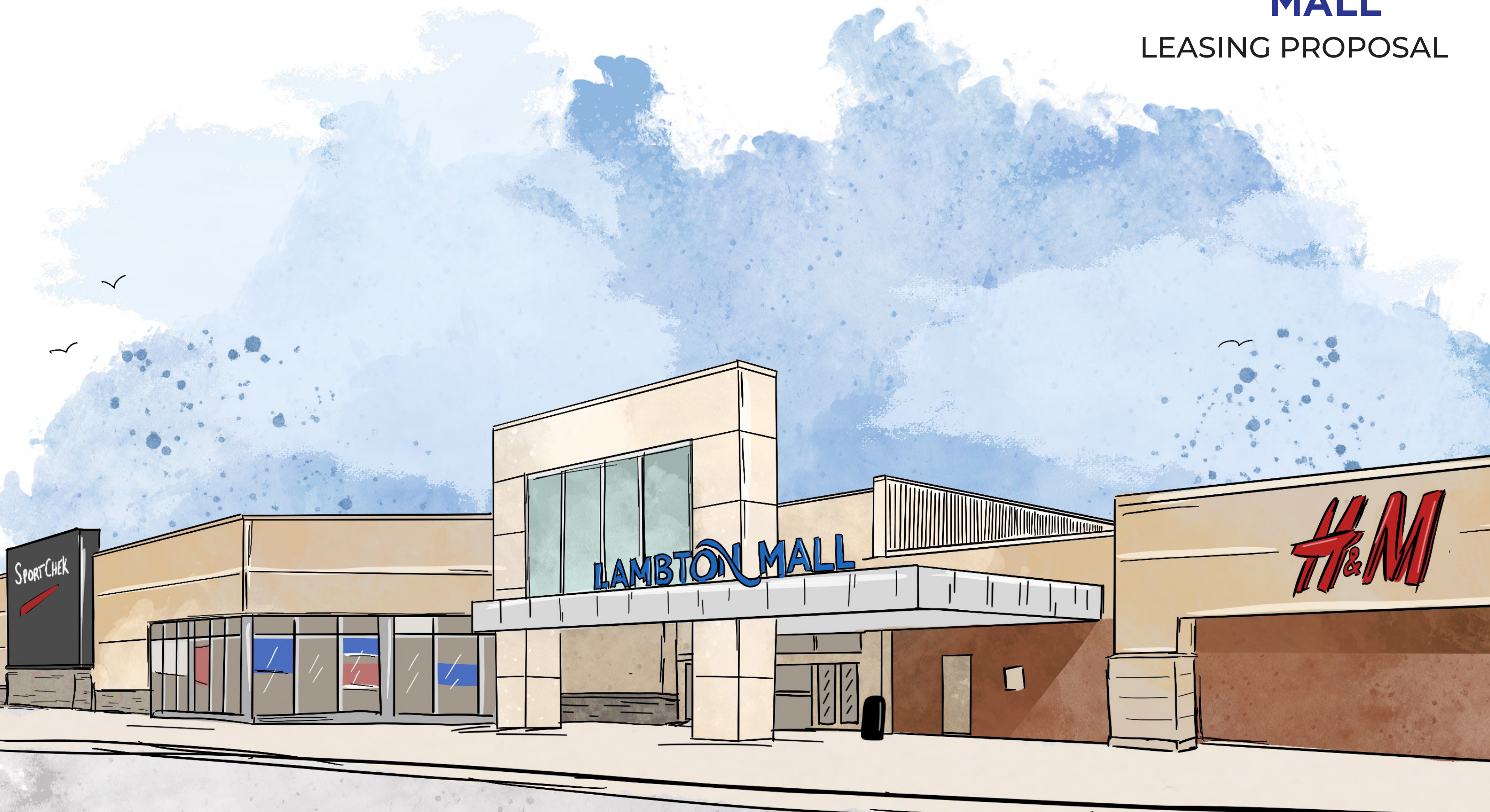


LAMBTON MALL

LEASING PROPOSAL



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.

4 M
VISITORS
ANNUALLY

\$2.6 B
DISPOSABLE
INCOME
IN TRADE AREA

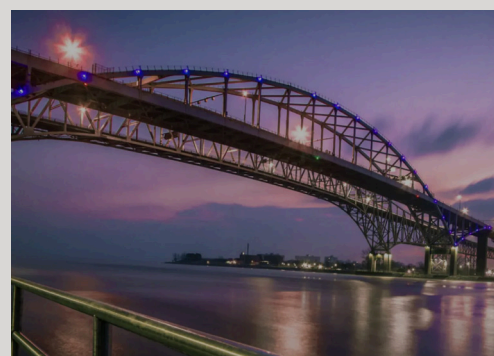
80 K
RESIDENTS IN
THE AREA

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



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



SPORTCHEK



NEW TENANT ACHIEVEMENTS

MARSHALLS + HOMESENSE
OPENED MAY, 2020



OLD NAVY
OPENED AUGUST, 2020



TOOTSIES SHOE MARKET
OPENED JULY, 2020



PRESOTEA
OPENED OCTOBER, 2021



LAMBTON MALL

1380 LONDON ROAD, SARNIA

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

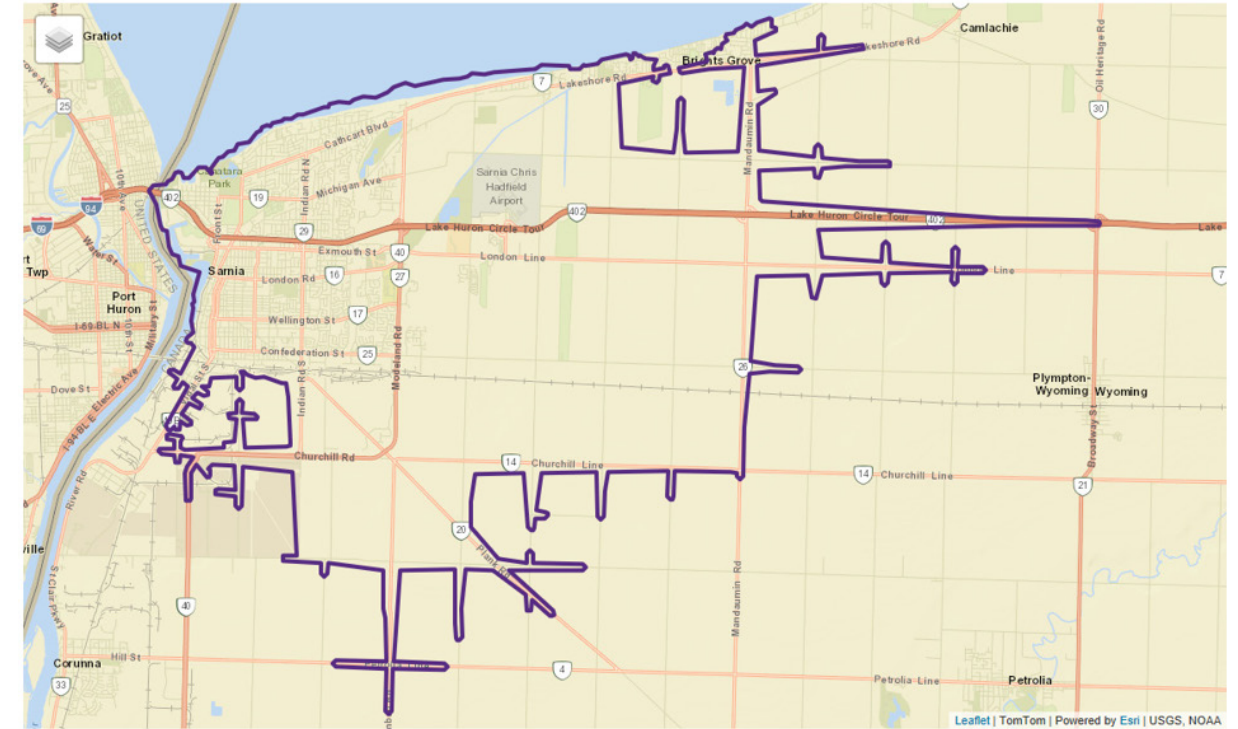
TRADE AREA HIGHLIGHTS

Disposable Income - \$2.6 billion

Discretionary Income - \$1.8 billion

Total Current Consumption - \$2.5 billion

PRIMARY TRADE AREA



PRIMARY TRADE AREA

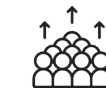
Compared to Benchmark, Lambton Mall 15 min drive time
Trade Area contains...



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 - \$52,5777



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)



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

26
PROPERTIES



