

**SHAPING
THE FUTURE
OF SPACES**

SARNIA, ONTARIO

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 a local, conveniently located shopping experience with many of the brands customers are looking for and 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, which opened in 2020.



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.

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ANCHOR TENANTS

CANADIAN TIRE

TOYS R US

SPORT CHEK

H&M

CINEPLEX



NEW TENANT ACHIEVEMENTS

MARSHALLS + HOMESENSE
OPENED MAY, 2020



OLD NAVY
OPENED AUGUST, 2020



TOOTSIES SHOE MARKET
OPENED JULY, 2020



PRESOTEA
OPENING SEPTEMBER, 2021



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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



\$788
Entertainment

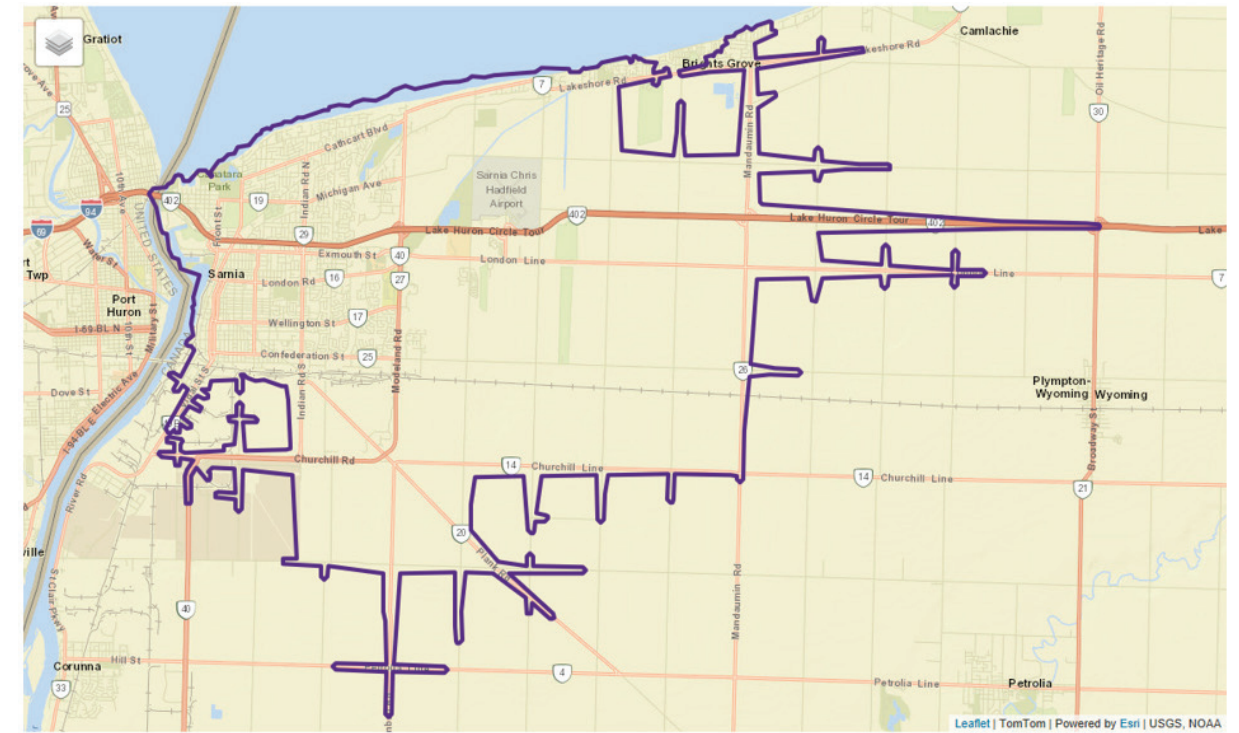
TRADE AREA HIGHLIGHTS

Disposable Income - \$2.6 billion

Discretionary Income - \$1.8 billion

Total Current Consumption - \$2.5 billion

PRIMARY TRADE AREA

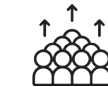


PRIMARY TRADE AREA

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



34,069 households
(56% of benchmark)



Population - 76,951
(54% of benchmark)



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



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



Married families living in 2+
person households



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



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



Disposable income per
household - \$76,830



Discretionary income per
household - \$52,577



Total current consumption per
household - \$72,243



12% immigrants
(Index = 121)



6% visible minorities
(Index = 148)

LAMBTON MALL
SITE PLAN



SITE PLAN

04/15/2021

ABOUT EUROPRO

SHAPING THE FUTURE OF SPACES

PROVIDING SPACES THAT SATISFY NEEDS
AND EXCEED EXPECTATIONS

EUROPRO LEADERSHIP



JOSEF JAKUBOVIC
CO-FOUNDER

MOSHE FAUST
CO-FOUNDER

JESSE NATHANSON
VICE PRESIDENT

LAURA BEECROFT
PROPERTY MANAGER

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

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.

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.

Laura's commitment and passion to our property is demonstrated in her love for the job and openness with staff and tenants. She is a well-respected leader at the property and looks forward to the future and business growth for Lambton Mall.



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.

4.5 M
SQUARE FEET

\$650M
ASSETS UNDER
MANAGEMENT

550
TENANTS

12
CITIES

35
PROPERTIES



