



NIAGARA **PEN
CENTRE**

ST. CATHARINES, ON

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SPORT CHEK

Zehrs™

HUDSON'S BAY

OLD NAVY

H&M

Walmart*



SEPHORA

NIAGARA PEN CENTRE ST. CATHARINES, ON

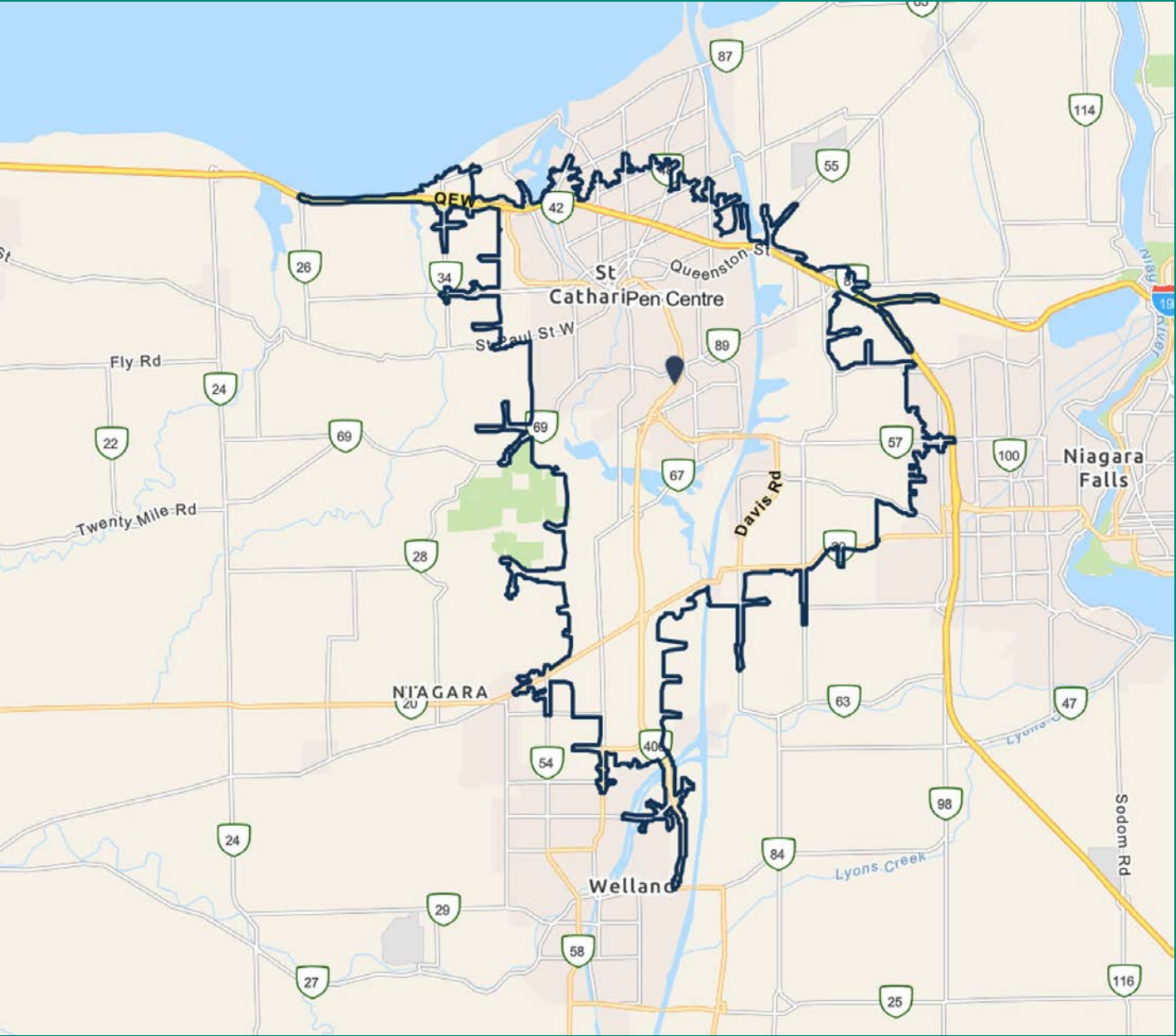
Located in the heart of St. Catharines, Niagara Pen Centre, is the largest indoor shopping centre in Niagara. Prominently situated along HWY 406 (100,000 daily traffic average) and just an eight-minute drive from the Queen Elizabeth Way (QEW) highway.

Featuring an onsite transit hub for both City of St. Catharines and Niagara Regional Transportation routes, Niagara Pen Centre is a central destination for transit customers throughout the Niagara Region, and a frequent stop for Brock University and Niagara College students which are both located within 6 kilometers.






Featuring a wide variety of first to market fashion, lifestyle and food/entertainment options, such as Sephora, HomeSense, Winners, Old Navy, Jump+ and IKEA Design Studio, Niagara Pen Centre continues to appeal to consumers in the region and beyond. With recent Tenant openings such as Lululemon, Carter's, CAA, Fit 4 Less and Industria Pizzeria, Niagara Pen Centre is truly Niagara's one-stop shopping destination.



DEMOGRAPHICS



TRADE AREA

| | | |
|---|---------------------------|----------|
|  | DRIVE TIME | 11 MIN |
|  | FAMILIES WITH CHILDREN | 37% |
|  | TRADE AREA POPULATION | 120,245 |
|  | AVERAGE HOUSEHOLD INCOME | \$84,324 |
|  | AVERAGE DISPOSABLE INCOME | \$68,722 |

CUSTOMERS

| | |
|--|---|
| MARITAL STATUS | 50% are married/common-law |
| FAMILIES WITH CHILDREN | 37% of households have children at home |
| AGE | 27.8% of the population is under the age of 25. The median age of the population is approximately 41 years old with household maintainer age being approximately 54 years old |
| AVERAGE HOUSHOLD INCOME | \$84,324 |
| AVERAGE DISPOSABLE INCOME | \$68,722. |
| SHOPPING/ AVERAGE CURRENT CONSUMPTION PER HOUSHOLD | \$79,578 |
| HOMEOWNERS | 63% own their own own home and the majority of homes are less than 30 years old |
| EDUCATION | Over 25% of the population holds a minimum of a bachelor's degree or higher |
| DIVERSITY | 16% identify as a visible minority |

PROPERTY HIGHLIGHTS

| | |
|--|--|
| ADDRESS | 21 Glendale Avenue St Catharines, ON L2T 2K9 |
| GLA (SQ. FT) | 1,100,000 |
| MALL CRU (SQ. FT) | 1,027,223 |
| CRU SALES (SQ. FT) | \$757.00 |
| FOOD COURT SALES (SQ. FT) | \$2,151.00 |
| NUMBER OF STORES AND SERVICES | 154 |
| ESIMATED NUMBER OF SHOPPERS PER YEAR | 8 MLN |
| TRANSIT | Transit hub located on the property for both City and Regional Transit Daily Service |



A HEALTHIER, MORE SUSTAINABLE PLACE OF BUSINESS



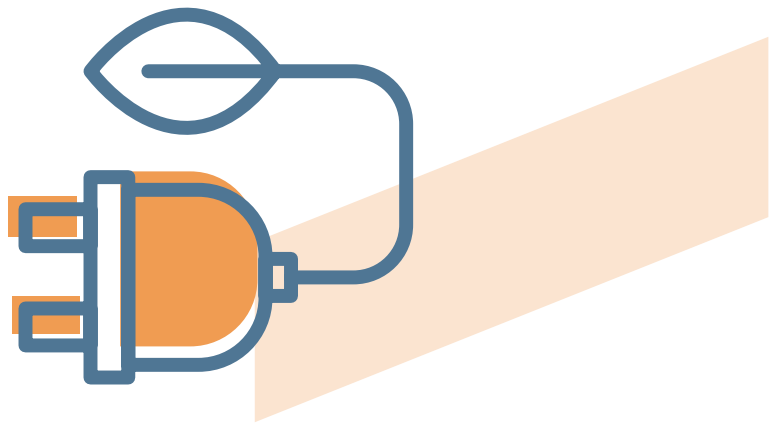
SUSTAINABILITY

- Enhanced BAS ensuring maximum heating and cooling efficiency.
- Pollinator Gardens & Rainwater Harvesting
- Environmentally Friendly Fertilizers & Cleaning Products
- Hybrid Site Vehicle(s)



COMMUNITY AMENITIES & SERVICES

- Partnership with Pathstone Mental Health
- Transit on Site
- Host and support over 50 community partners each year



TRANSPORTATION & ACCESSIBILITY

| | |
|----------------|-------|
| WALK SCORE | 74 |
| TRANSIT SCORE | 49 |
| BIKE SCORE | 60 |
| PARKING SPACES | 4,173 |

BGO is committed to sustainable management practices to reduce our impact on the environment and provide healthier spaces for our occupants.

To learn how we can support your sustainability needs, please reach out to your leasing representative or visit our ESG report to learn more about our approach.

CERTIFICATIONS:



SITE PLAN

MAIN AND SECOND FLOOR



TENANT DIRECTORY | MAIN AND SECOND FLOOR

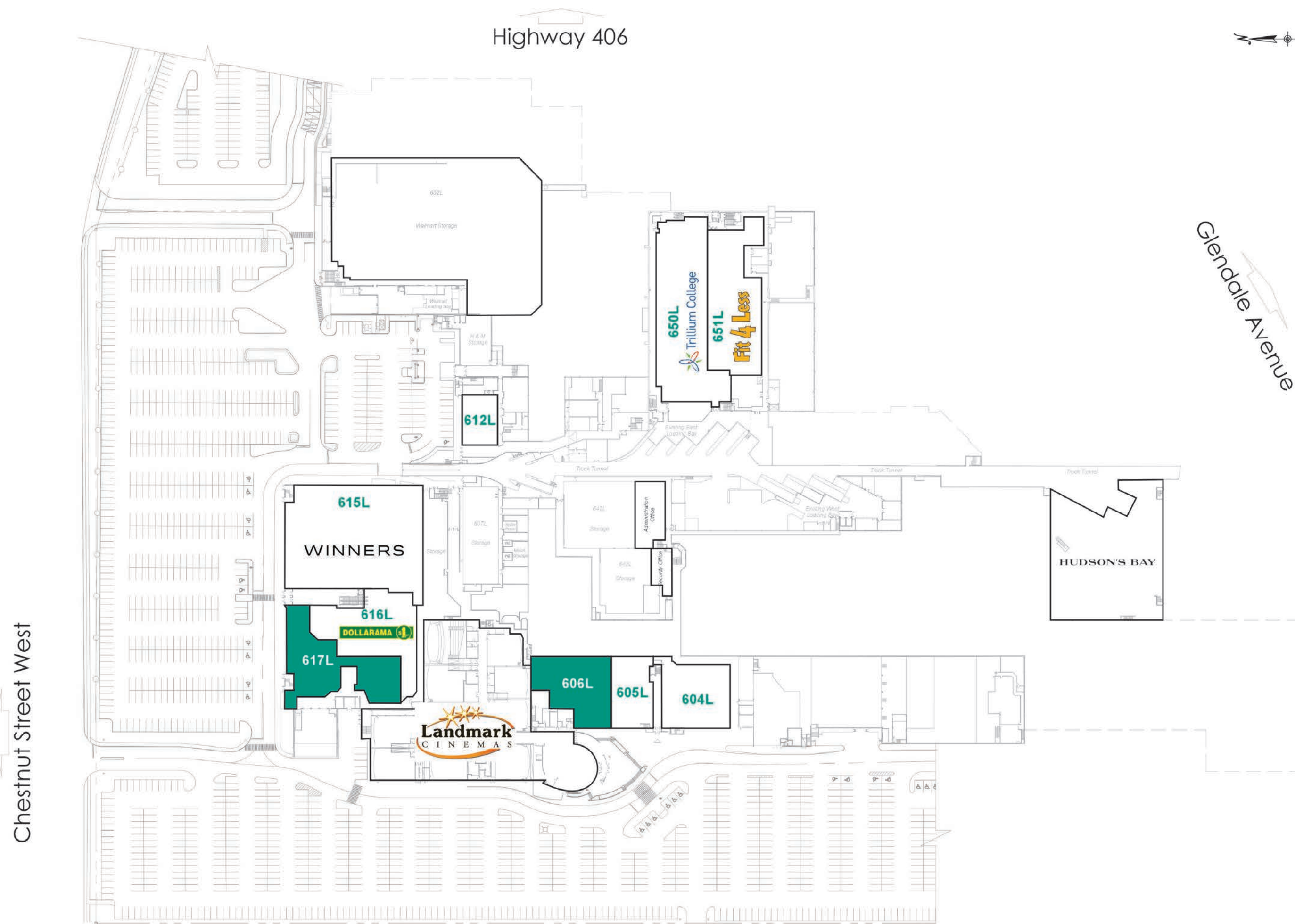
| UNIT | TENANT | SQ FT | UNIT | TENANT | SQ FT | UNIT | TENANT | SQ FT | UNIT | TENANT | SQ FT | UNIT | TENANT | SQ FT | UNIT | TENANT | SQ FT |
|------|-------------------------|---------|------|----------------------------|---------|------|-------------------------------|-------|-------|----------------------------|--------|------|----------------------------------|-------|------|----------------------------|--------|
| 1 | Hudson's Bay | 150,688 | 39A | Tip Top | 2,691 | 73 | Dairy Queen/ Orange Julius | 380 | 97 | The Boot Shop | 3,147 | 122 | Sunrise Records | 4,570 | 1002 | Boston Pizza | 6,005 |
| 8 | Zehr's | 59,908 | 40 | Dynamite | 3,662 | | | | 98A | Real Fruit Bubble Tea | 426 | 123 | Showcase | 1,342 | 1003 | Structube | 9,819 |
| 11 | Available | 239 | 40A | Eh Canada | 2,335 | 74 | Mrs. Fields/ Pretzelmaker | 316 | 98B | Eclipse | 2,130 | 124 | L'Attitudes Salon & Spa | 1,852 | 1004 | Urban Barn | 6,583 |
| 12 | CIBC | 3,573 | 41 | Landmark Cinemas | 53,289 | | | | 99 | Kitchen Stuff Plus | 4,145 | 125 | Wireless+ | 769 | 1005 | George Richards | 4,190 |
| 13 | Natural Solutions Spa | 3,645 | 41M | Landmark Cinemas | 2,599 | 75 | Specsavers | 1,944 | 100 | American Eagle/Aerie | 8,014 | 126 | Griffin Jewellery Designs | 776 | 1006 | Canadian Vision Optical | 2,802 |
| 14 | Stuffy Riders | 2,200 | 44A | Fairweather | 3,747 | 76 | La Vie en Rose | 3,586 | 100A/ | | | 127 | Journeys | 1,658 | 1007 | HomeSense | 34,730 |
| 14A | Bootlegger | 4,037 | 45 | Northern Reflections | 2,123 | 76A | Available | 1,160 | 102 | Bath & Body Works | 4,562 | 142 | Caryl Baker Visage | 436 | 1009 | A & W | 2,154 |
| 16 | The Source | 2,480 | 46 | Zumiez | 2,334 | 77 | Sephora | 3,803 | 103 | Carter's | 4,420 | 142A | Telze | 330 | FC1 | New York Fries | 415 |
| 17 | VR Wonderland | 2,693 | 48 | Garage | 4,657 | 78A | Available | 1,114 | 104 | Coles | 3,372 | 143 | Tim Hortons | 1,153 | FC2 | Jimmy the Greek | 418 |
| 19 | Cogeco | 1,667 | 49 | Available | 2,352 | 78B | Available | 2,105 | 105 | Oasis | 425 | 144 | Stitch It | 714 | FC3 | Mucho Burrito | 420 |
| 20 | Call It Spring | 1,592 | 49B | RW&CO. | 4,576 | 79 | Lululemon | 4,592 | 106A | Arlie's Pop-Up | 2,607 | 145 | Continental Currency Exchange | 332 | FC4 | Teriyaki Experience | 445 |
| 21A | Stars Men's Shop | 1,887 | 50 | H&M | 18,196 | 80 | Reitmans | 4,310 | 106B | Mobile Klinik | 477 | | | | FC5 | KFC/Taco Bell | 423 |
| 21B | Available | 1,934 | 52 | Walmart | 111,748 | 81 | Foot Locker | 3,183 | 106C | Starbucks | 1,522 | 145A | Wirelesswave | 246 | FC6 | Charley's Steakery | 417 |
| 22 | Country Lane | 3,832 | 53A | Mark's | 20,144 | 82 | Charm Jewelry | 1,124 | 107 | Chatime | 1,137 | 146 | Best Buy Mobile | 800 | FC7 | A & W | 458 |
| 23 | Spencer Gifts | 2,344 | 54A | Sport Chek | 27,990 | 83 | Available | 849 | 109 | Peoples Jewellers | 1,432 | 147 | Booster Juice | 245 | FC8 | Manchu Wok | 452 |
| 23A | Arlie's | 5,679 | 55A | Industria Pizzeria | 5,537 | 84 | Shiny Crystals | 720 | 110 | The Telephone Booth | 1,195 | 148 | Available | 431 | FC9 | Thai Express | 417 |
| 24 | Melanie Lyne | 4,105 | 55B | Available | 2,984 | 85 | Available | 936 | 111 | Optique | 1,145 | 149 | Galaxy | 287 | FC10 | Freshly Squeezed | 392 |
| 26 | Cleo | 4,151 | 61 | Available | 3,919 | 85A | Pathstone | 790 | 112 | Fido | 1,025 | 150 | Barber's Chair | 937 | | | |
| 27 | Soft Moc | 3,068 | 62A | Available | 4,482 | 86 | B21 Brow Studio | 565 | 113 | Cassie | 850 | 702K | Koodo | 220 | | | |
| 28 | QE Home | 2,037 | 63 | Herc's Nutrition | 1,275 | 87 | Available | 835 | 114 | Laura Secord | 823 | 703K | Freedom Mobile | 113 | | | |
| 29 | Laura | 6,559 | 64 | Show-Time Entertainment | 946 | 88 | Rogers | 1,917 | 114A | Michael Hill | 1,005 | | | | | | |
| 29A | Lids | 1,435 | | | | 88A | Available | 1,154 | 115 | T-shirt Time | 1,184 | 715K | WOW Mobile Boutique | 153 | | | |
| 30 | Shoppers Drug Mart | 10,646 | 64A | Nails For You | 381 | 89 | Roots | 2,273 | 115A | Elegant Goldsmiths | 780 | 716K | Chatr | 100 | | | |
| 33 | Ziya Blue | 1,533 | 65 | Jump Plus | 1,505 | 90 | Chelsea | 1,127 | 116 | Game Stop | 915 | 718K | Virgin Mobile | 147 | | | |
| 34 | Ricki's | 2,518 | 66 | IKEA | 1,178 | 91 | Bell | 1,989 | 118 | Maverick Studio for Men | 607 | 720K | Bank of Nova Scotia ATM | 16 | | | |
| 35A | MAC Cosmetics | 1,195 | 67 | Bentley | 1,734 | 92 | Claire's | 1,001 | 118A | Transat | 738 | 721K | Mobiling | 148 | | | |
| 36 | Shoe Company | 4,533 | 68 | Urban Kids | 4,474 | 93 | Sunglass Hut | 622 | 119 | Ardene | 23,245 | 722K | Bear Sushi | 203 | | | |
| 37 | International Clothiers | 2,756 | 70 | Kavar | 2,677 | 94 | La Senza | 3,967 | 120 | Old Navy | 15,665 | 1001 | Kelsey's | 5,231 | | | |
| 38 | West 49 | 2,993 | 71 | The Body Shop | 945 | 96A | Zacks | 1,860 | 120A | Bluenotes | 3,889 | | | | | | |
| 39 | Telus | 2,350 | 72 | Pita Lite | 437 | 96B | Available | 1,377 | | | | | | | | | |

THEPENCENTRE.COM/LEASING

SITE PLAN AND TENANT DIRECTORY

LOWER LEVEL

| UNIT | TENANT | SQ FT |
|------|------------------------------------|--------|
| 604L | Public Works & Government Services | 7,976 |
| 605L | CAA | 4,298 |
| 606L | Available | 9,388 |
| 612L | Drs. Michalko & Watts | 3,664 |
| 615L | Winners | 28,476 |
| 616L | Dollarama | 12,524 |
| 617L | Available | 10,500 |
| 641L | Administration Office | 3,710 |
| 643L | Security Office | 1,478 |
| 650L | Trillium College | 20,175 |
| 651L | Fit 4 Less | 15,193 |



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