



# THE PEN CENTRE

ST. CATHARINES, ON



## the PENCENTRE

HUDSON'S BAY **Walmart** 



**Paul Ceresne**

Senior Director, Leasing

T: 1.866.681.2715

M: 647.686.5410

E: paul.ceresne@bgo.com

**Michelle Howsam**

Senior Manager, Leasing

T: 1.866.681.2715

M: 647.448.6424

E: michelle.howsam@bgo.com

[bgo.com](http://bgo.com)



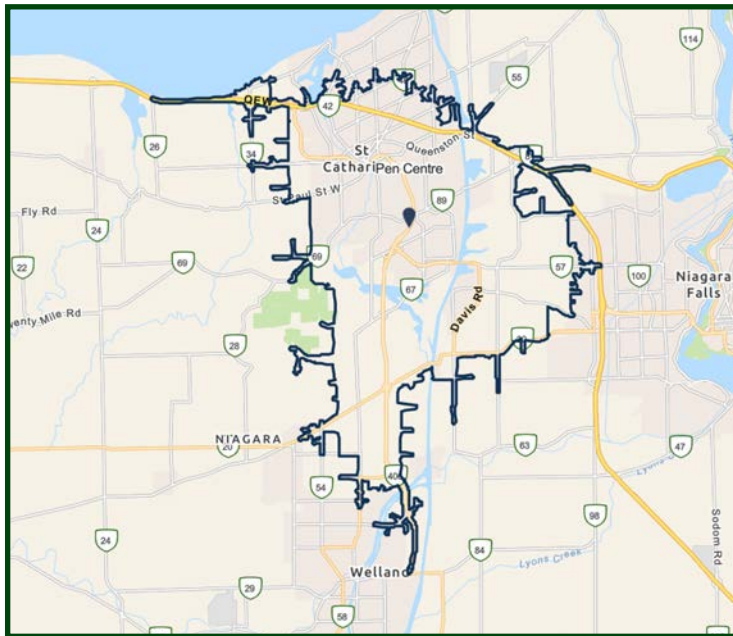
# THE PEN CENTRE ST. CATHARINES, ON

Located in the heart of St. Catharines, The 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, The 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, The Pen Centre continues to appeal to consumers in the region and beyond. With the addition to new tenants opening in 2022, such as Lululemon, Carter's, CAA, Fit 4 Less and Industria Pizzeria, The Pen Centre is truly Niagara's one-stop shopping destination.

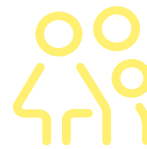


## TRADE AREA MAP



## DEMOGRAPHICS

**11 minute  
drive time**



**37%**  
Families with Children



**120,245**  
Trade Area Population



**\$84,324**  
Average Household Income



**\$68,722**  
Average Disposable Income

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

SITE PLAN - MAIN LEVEL AND SECOND FLOOR





# THE PEN CENTRE ST. CATHARINES, ON

## TENANT DIRECTORY - MAIN LEVEL AND SECOND FLOOR

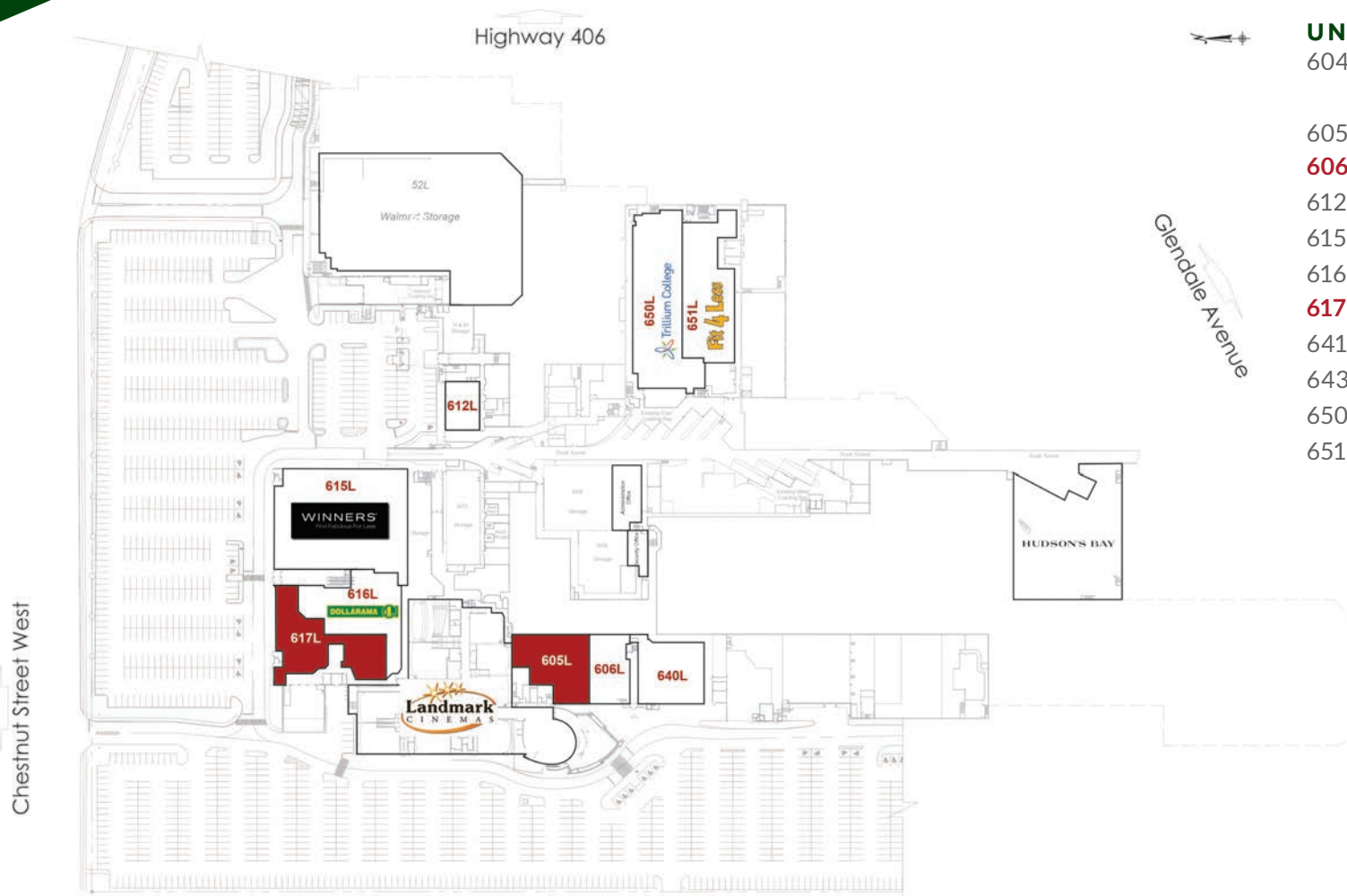
UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
1	Hudson's Bay	150,688	45	Northern Reflections	2,123	81	Foot Locker	3,183	114	Laura Secord	823
8	Zehr's	59,908	46	Zumiez	2,334	82	Charm Jewelry	1,124	114A	Michael Hill	1,005
<b>11</b>	<b>Available</b>	<b>239</b>	48	Garage	4,657	<b>83</b>	<b>Available</b>	<b>849</b>	115	T-shirt Time	1,184
12	CIBC	3,573	<b>49</b>	<b>Available</b>	<b>2,352</b>	84	The Shiny Company	720	115A	Elegant Goldsmiths	780
13	Natural Solutions Spa	3,645	49B	RW&CO.	4,576	<b>85</b>	<b>Available</b>	<b>936</b>	116	Game Stop	915
<b>14</b>	<b>Available</b>	<b>2,200</b>	50	H&M	18,196	85A	Just Cozy	790	118	Maverick Studio for Men	607
14A	Bootlegger	4,037	52	Walmart	111,748	86	B21 Brow Studio	565	118A	Transat	738
16	The Source	2,480	53A	Mark's	20,144	87	T. Kettle	835	119	Ardene	23,245
17	VR Wonderland	2,693	54A	Sport Chek	27,990	88	Rogers	1,917	120	Old Navy	15,665
19	Cogeco	1,667	55A	Industria Pizzeria	5,537	<b>88A</b>	<b>Available</b>	<b>1,154</b>	120A	Bluenotes	3,889
20	Call It Spring	1,592	<b>55B</b>	<b>Available</b>	<b>2,984</b>	89	Roots	2,273	122	Sunrise Records	4,570
21A	Stars Men's Shop	1,887	<b>61</b>	<b>Available</b>	<b>3,919</b>	90	Chelsea	1,127	123	Showcase	1,342
<b>21B</b>	<b>Available</b>	<b>1,934</b>	<b>62A</b>	<b>Available</b>	<b>4,482</b>	91	Bell	1,989	124	L'Attitudes	
22	Country Lane	3,832	63	Herc's Nutrition	1,275	92	Claire's	1,001		Salon & Spa	1,852
23	Spencer Gifts	2,344	64	Show-Time Entertainment	946	93	Sunglass Hut	622	125	Wireless+	769
23A	Arlie's	5,679		Nails For You	381	94	La Senza	3,967	126	Griffin	
24	Melanie Lyne	4,105	64A	Jump Plus	1,505	96A	Zacks	1,860		Jewellery Designs	776
26	Cleo	4,151	65	IKEA	1,178	97	The Boot Shop	3,147	127	Journeys	1,658
27	Soft Moc	3,068	66	Bentley	1,734	98A	Real Fruit Bubble Tea	426	142	Caryl Baker Visage	436
28	QE Home	2,037	67	Urban Kids	4,474	98B	Eclipse	2,130	142A	Telze (Coming Soon)	338
29	Laura	6,559	68	Kavar	2,677	99	Kitchen Stuff Plus	4,145	143	Tim Hortons	1,153
29A	Lids	1,435	70	The Body Shop	945	100	American Eagle/Aerie	8,014	144	Stitch It	714
30	Shoppers Drug Mart	10,646	71	Pita Lite	437	<b>100A</b>	<b>Available</b>	<b>1,624</b>	145	Continental Currency Exchange	332
33	Ziya Blue	1,533	72	Dairy Queen/ Orange Julius	380	102	Bath & Body Works	2,938	145A	Wirelesswave	246
34	Ricki's	2,518	73	Mrs. Fields/ Pretzelmaker	316	103	Carter's	4,420	146	Best Buy Mobile	800
35A	MAC Cosmetics	1,195	74	Specsavers	1,944	104	Coles	3,372	147	Booster Juice	245
36	(Coming Fall 2023)	4,533	75	La Vie en Rose	3,586	<b>105</b>	<b>Available</b>	<b>425</b>	148	Niagara Sub Shoppe	431
37	International Clothiers	2,756	76	Sephora	3,803	106A	<b>Available</b>	<b>2,607</b>	149	Galaxy	287
38	West 49	2,993	<b>76A</b>	<b>Available</b>	<b>1,160</b>	106B	Mobile Klinik	477	150	Barber's Chair	937
39	Telus	2,350	77	Calendar Club	2,105	106C	Starbucks	1,522	702K	Koodo	220
39A	Tip Top	2,691	<b>77A</b>	<b>Available</b>	<b>1,114</b>	107	Chatime (Coming Soon)	1,137	703K	Freedom Mobile	113
40	Dynamite	3,662	78B	& Go Games	4,592	109	Peoples Jewellers	1,432	715K	WOW Mobile Boutique	153
40A	Eh Canada	2,335	79	Lululemon	4,592	110	The Telephone Booth	1,195	716K	Chatr	100
41	Landmark Cinemas	53,289	80	Reitmans	4,310	111	Optique	1,145	718K	Virgin Mobile	147
41M	Landmark Cinemas	2,599				112	Fido	1,025			
44A	Fairweather	3,747				113	Cassie	850			

**SECOND FLOOR**  
**200 Available 64,999**

### THEPENCENTRE.COM/LEASING

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**SITE PLAN - LOWER LEVEL**



**TENANT DIRECTORY**

UNIT	TENANT	SQ FT
604L	Public Works & Government Services	7,976
605L	CAA	4,400
<b>606L</b>	<b>Available</b>	<b>9,388</b>
612L	Drs. Michalko & Watts	3,664
615L	Winners	28,476
616L	Dollarama	12,524
<b>617L</b>	<b>Available</b>	<b>10,500</b>
641L	Administration Office	3,710
643L	Security Office	1,478
650L	Trillium College	20,175
651L	Fit 4 Less	15,193

# THE PEN CENTRE ST. CATHARINES, ON



## KEY FACTS

### ADDRESS

21 Glendale Avenue  
St Catharines, ON L2T 2K9

### GLA

1,100,000 sf

### MALL CRU

1,027,223 sf

### CRU SALES

\$757.00 psf

### FOOD COURT SALES

\$2,151.00 psf

### NUMBER OF STORES

154 stores and services

### SHOPPERS PER YEAR

Estimated 8 Million

### TRANSIT

Transit hub located on the property for both City & Regional Transit Daily Service

## OUR CUSTOMER IS



### MARRIED:

50% are married/common-law



### FAMILIES WITH CHILDREN:

37% of households have children at home



### YOUNG:

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.



### AFFLUENT:

Average Household income is \$84,324 with a disposable household income of \$68,722



### SHOPS:

Average Current Consumption of \$79,578 per household



### HOMEOWNERS:

63% own their own home and the majority of homes are less than 30 years old



### EDUCATED:

Over 25% of the population holds a minimum of a bachelor's degree or higher



### DIVERSE:

16% identify as a visible minority