



Investment Summary

# Single Tenant, Net Lease Shoppers Drug Mart

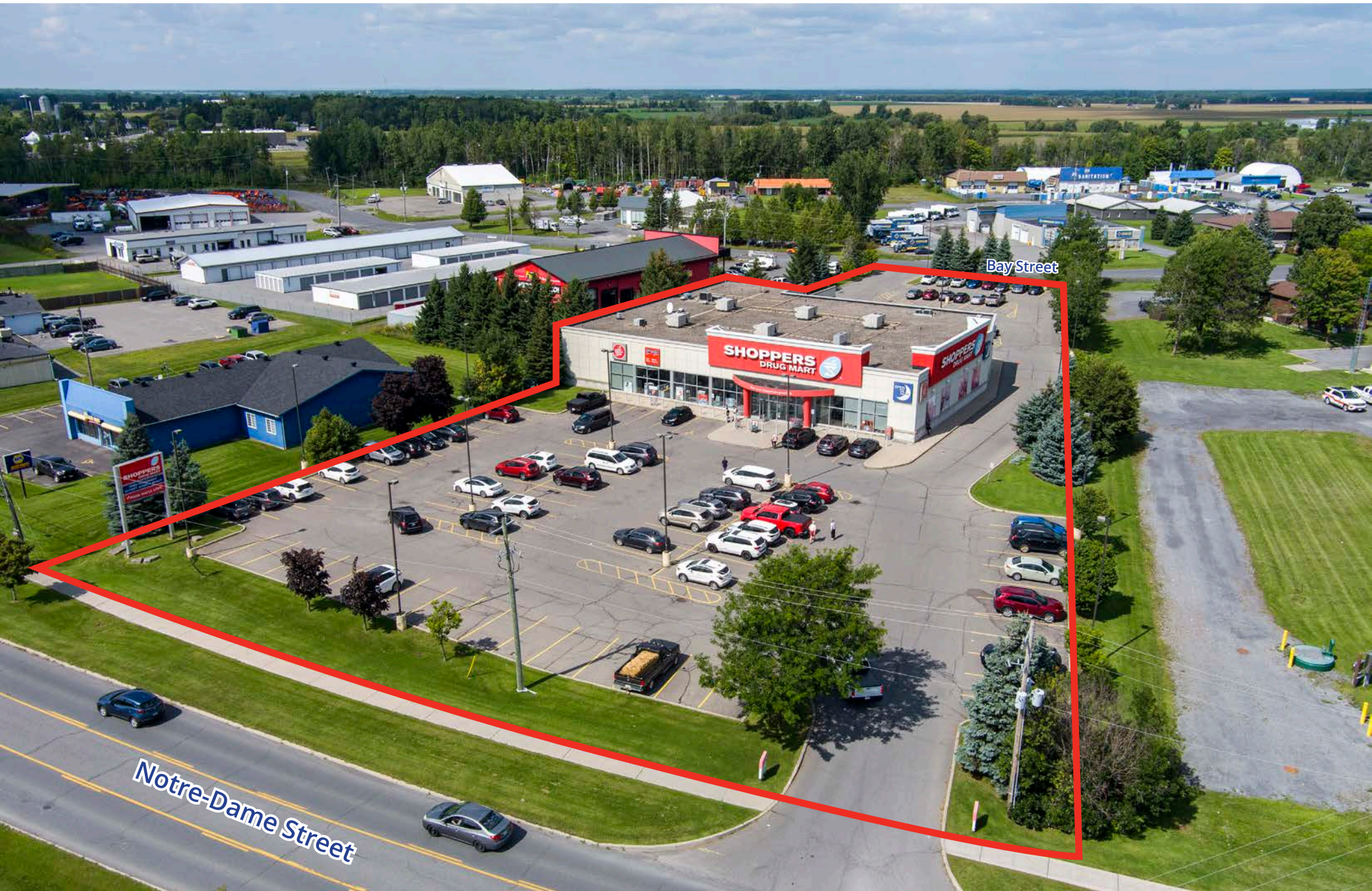
703 Notre-Dame Street, Embrun, ON

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Bay Street

Notre-Dame Street

# Introduction

Colliers International is pleased to offer for sale a freestanding, single tenant Shoppers Drug Mart located at 703 Notre-Dame Street in Embrun, Ontario (the "Property").

The Property totals 16,910 SF and is fully leased to Shoppers Drug Mart. With over 1,300 locations in Canada, and backed by parent company Loblaw Companies, Shoppers Drug Mart is the dominant Canadian pharmacy retailer with recent annual sales above \$17B in 2023. The asset is secured by a long term, carefree net lease providing for a stable income stream and minimal management required by the landlord.

Well located in the local community, the Property is positioned along the main thoroughfare running through Embrun and situated in the major retail node of the Town. It also has great street visibility to draw in customers through two access points at the front and rear of the Property.

Investors have the ability to purchase an asset with a great location, exceptional covenant tenant, and long term income security.

## Offering Summary

<b>Property Type</b>	Build-to-Suit Retail Property
<b>Site Area</b>	2.3 acres
<b>Building Area</b>	16,910 SF
<b>Price</b>	\$7,690,000

## Investment Highlights



### Carefree Net Lease

Lease structure is low management and net to the Landlord.



### Strong Tenant Covenant

As a subsidiary of Loblaw Companies Limited, Shoppers Drug Mart is a top tier pharmacy retailer and a low risk tenancy with a strong covenant.



### Secure Revenue Stream

The Property is 100% leased to Shoppers Drug Mart on a long term lease with contractual rental escalations and strong future revenue growth.



### Great Location & Visibility

The Property is well located in a busy retail node with great street visibility and surrounding complimentary retailers.

# Area Overview



Municipalité de  
**RUSSELL**  
Township

## Embrun, Ontario

Embrun is an unincorporated town within the larger Russell Township, located just 35 minutes from Ottawa, an hour and a half from Montreal, and four hours from Toronto. Positioned near the Trans-Canada Highway 417, between Russell and Casselman, Embrun serves as a bedroom community where most residents commute daily to work in nearby Ottawa. Many of these residents have post-secondary education and are employed in the Canadian civil service or Ottawa’s booming high-tech sector.

The Property is located on Embrun’s busiest roadway, Notre-Dame Street (Highway 3), which runs east-west across the town, connecting its neighborhoods and providing direct access to Russell, Casselman, and the Trans-Canada Highway. This area of Embrun is a hub for major retailers, including Your Independent Grocer, Rona, The Beer Store, Giant Tiger, Tim Hortons, and Boston Pizza.

In recent years, Embrun has seen growth in residential development and infrastructure, attracting families and individuals looking for a quieter lifestyle while still being close to Ottawa’s urban offerings.

Overall, Embrun offers a mix of rural tranquility and modern conveniences, making it an attractive place for those looking to settle in a smaller community with easy access to larger city amenities.



39.6

Total Population  
Median Age



\$141,724

Household  
Average Income



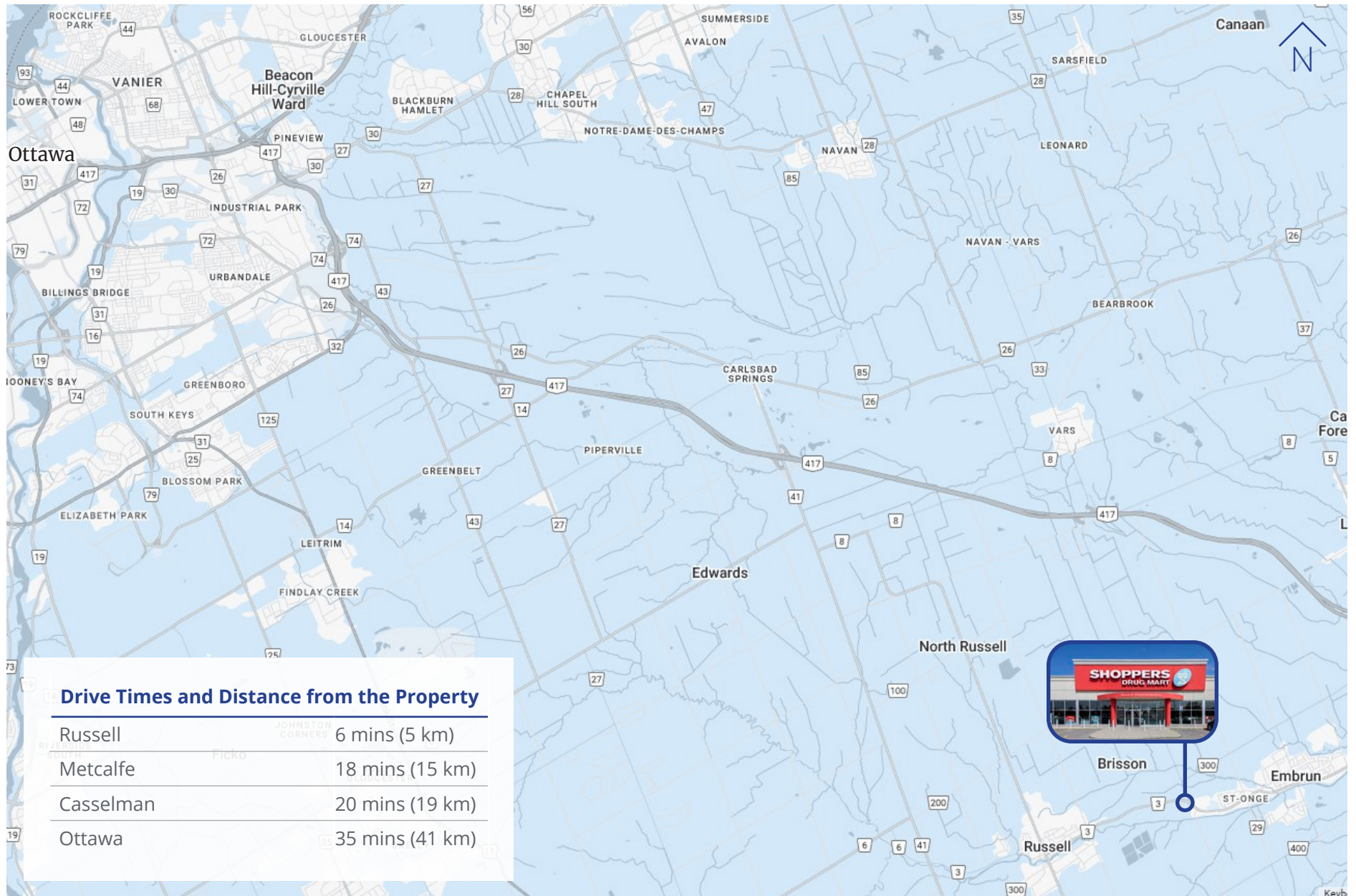
26.4%

Population Change  
(2016-2021)

## Demographics

Distance from the Property	1 km	3 km	5 km
Total Population (2022)	1,318	7,233	16,411
Projected Population (2032)	1,632	8,961	21,592
Average Age	41.0	40.9	39.6
Number of Households	543	2,831	6,198
Average Household Income	\$129,720	\$131,194	\$141,724
Average Household Size	2.9	2.9	3.0

# Location Map



# Local Area Map



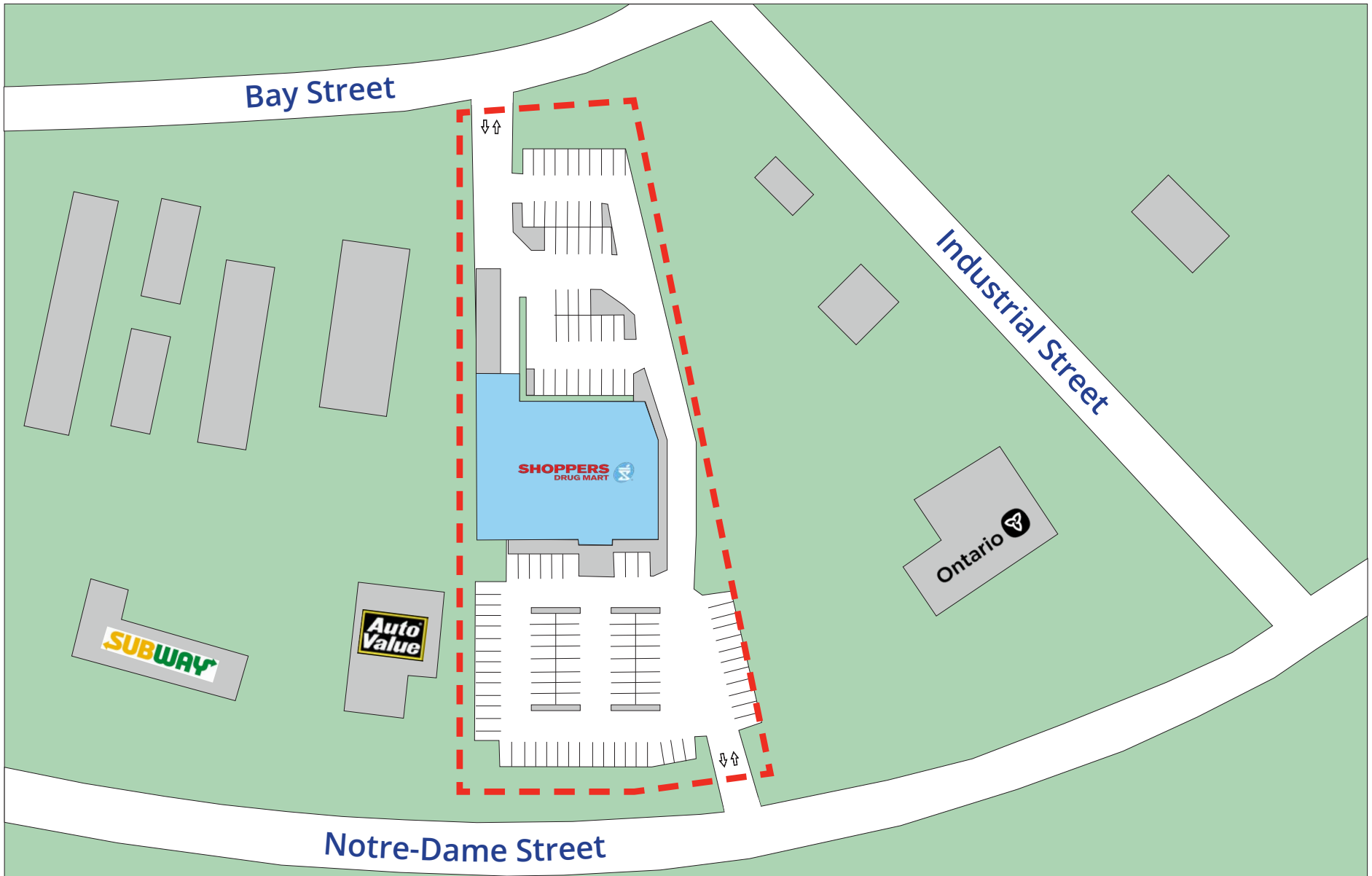
# Property Overview

## Salient Facts

<b>Municipal Address</b>	703 Notre-Dame Street, Embrun, ON
<b>Legal Description</b>	CON 6 PT LOT 9 RP 50R1314 PART 1; RUSSELL
<b>Property Type</b>	Retail
<b>Site Area</b>	2.3 acres
<b>Site Dimensions</b>	Trapezoid lot with 251.58 feet frontage to Notre-Dame Street
<b>Building Area</b>	16,910 SF
<b>Year Built</b>	2006
<b>Zoning</b>	C - General Commercial Zone
<b>Parking</b>	Approximately 123 stalls
<b>Access</b>	1 access point off Bay Street and 1 access point along Notre-Dame Street
<b>Property Taxes</b>	\$82,551 (2023)

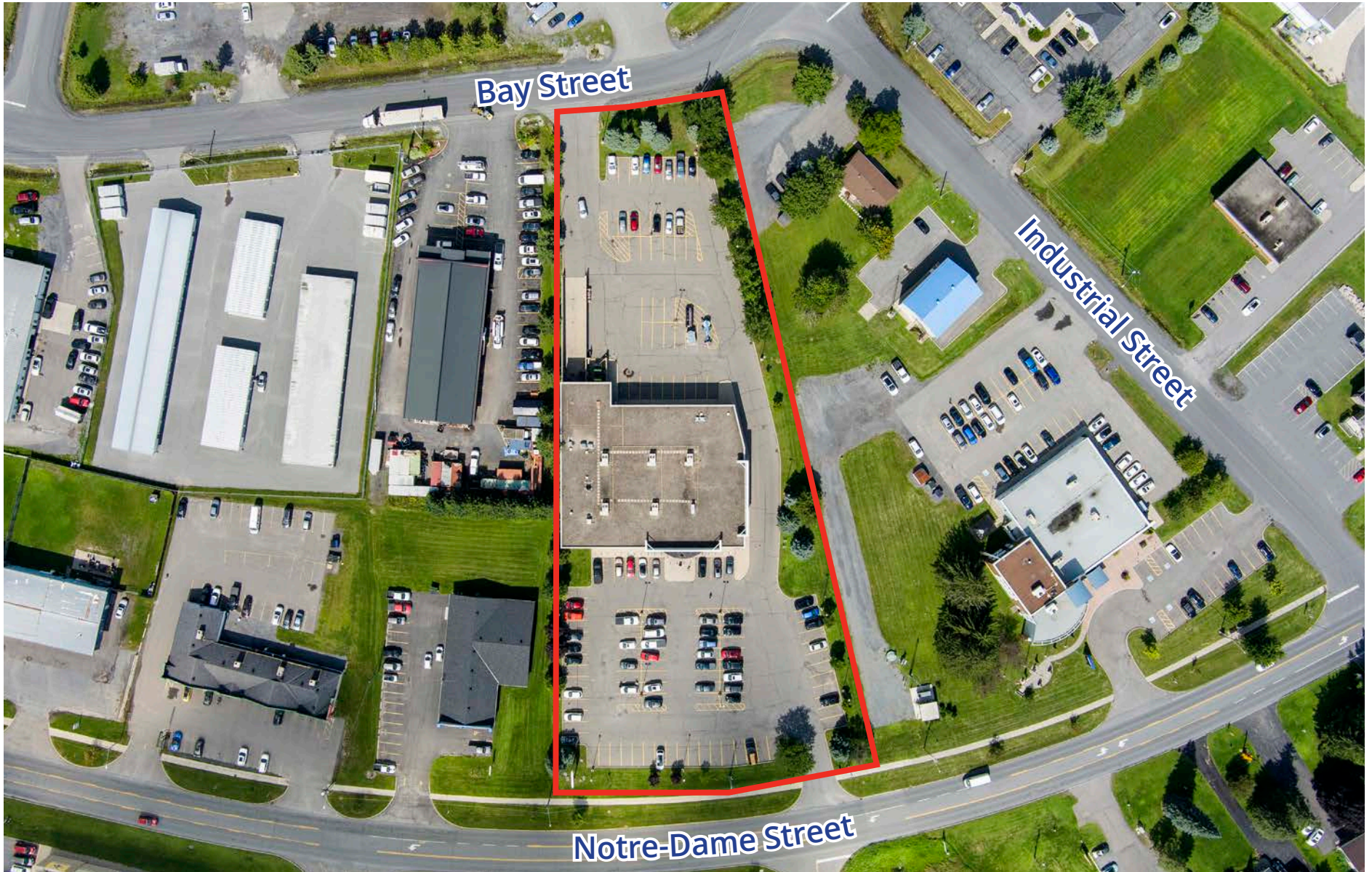


# Site Plan





# Aerial View



# Tenant Analysis



## Shoppers Drug Mart | Loblaw Companies Limited

Shoppers Drug Mart Corporation was originally founded in 1962. As of 2014, the brand is a wholly owned subsidiary of Loblaw Companies Limited (Loblaw) and the licensor of full-service retail drug stores operating in Canada under the Shoppers Drug Mart and Pharmaprix banners. Loblaw Companies Limited is publicly traded on the Toronto Stock Exchange (TSX: L), and operates a total of five independent divisions: Shoppers Drug Mart, Market, Discount, PC Financial and Joe Fresh.

- › Shoppers Drug Mart sales were \$17.2 billion in 2023, an increase of 6.7% over the previous year
- › Over 1,300 Shoppers Drug Mart/Pharmaprix stores across Canada
- › 47 Shoppers Simply Pharmacy/Pharmaprix Simplement Santé medical clinic pharmacies;
- › 20 Beauty Boutique
- › 42 Shoppers Home Health Care® stores, selling assisted-living devices, medical equipment, home-care products and durable mobility equipment to institutional and retail customers

The parent company, Loblaw, is Canada's largest supermarket chain with a market capitalization of \$52.3 billion (as of September 2024) and total sales of \$59.7 billion in 2023, of which Shoppers Drug Mart represents 28.8%. More information about Loblaw is available at [www.loblaw.ca](http://www.loblaw.ca) and more information about Shoppers Drug Mart is available at [www.shoppersdrugmart.ca](http://www.shoppersdrugmart.ca)

### Other Retail Formats



### Additional services



Online Refills



Vaccines



Passport Photos

### Exclusive Brands









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Please contact the listing team for more details

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