

WINDSOR *GoodLife* FITNESS PORTFOLIO



CBRE

3920 DOUGALL AVENUE, WINDSOR & 13275 TECUMSEH ROAD EAST, TECUMSEH

THE OPPORTUNITY

“FIRST CLASS INVESTMENT PROPERTIES WITH LONG TERM CASH FLOW”

“90% Leased by Goodlife Fitness, Canada’s Largest Fitness Company and 6th Largest in the World”

On behalf of GL Windsor Limited Partnership and GL Windsor Inc. (the “Vendor”, “Owner”), CBRE Limited (the “Advisor”) is pleased to offer for sale a 100% freehold interest in 3920 Dougall Avenue located in Windsor, Ontario and 13275 Tecumseh Road East located in Tecumseh, Ontario (the “Properties”).

Comprising 85,434 SF of total rentable area, these freestanding retail properties are uniquely situated in two of Windsor-Essex County’s most affluent and desirable communities of South Windsor and Tecumseh. At 100% occupancy, the Properties are dominated by a long term tenancy with Goodlife Fitness Centres Inc. at 75.6% of the total Year 1 Base Rent and 90% of the total Net Rentable Area. Goodlife Fitness has a further options to renew solidifying the long term nature of the tenancy to the respective communities.

As Canada’s largest fitness company and the 6th largest in the world, Goodlife Fitness provides an exceptional credit covenant. Landlord friendly, long term leases solidify the critical importance of these core locations to the community and Goodlife as some of their most successful locations in Canada.

PROPOSED LEASE TERMS

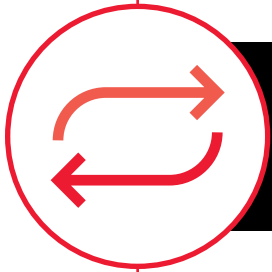
BUILDING NRA	46,743 SF (3920 Dougall Avenue)
	38,691 SF (13275 Tecumseh Road)

	85,434 SF (Total)
SITE AREA	2.01 acres (3920 Dougall Avenue)
	2.36 acres (13275 Tecumseh Road)
OVERALL WALT	8.2 Years
OVERALL YEAR 1 NOI	\$629,953
OCCUPANCY	100%

CBRE or the Seller make no representations or warranties with respect to any Property information provided herein or within the Sharefile Data room. It is the sole responsibility of all parties, buyers and/or their representatives to satisfy themselves and independently confirm the accuracy of all information.



AFFLUENT, THRIVING COMMUNITIES



CREDIT INCOME PLUS UPSIDE



PREMIER EXPOSURE ALONG DOUGALL AVENUE & TECUMSEH ROAD



SUCCESSFUL NATIONAL ANCHORED RETAIL NODES

PROPERTY OVERVIEW

DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME WINDSOR: \$86,800

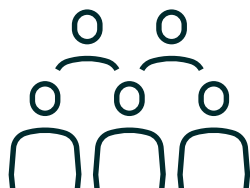
SOUTH WINDSOR: \$124,000

South Windsor is one of the most sought after neighborhoods in all of Windsor Essex county and widely considered one of the best communities to raise a family With some of the most highly rated schools, convenient shopping and restaurant amenities and direct access to EC Row Expressway, Herb Gray Parkway and both the Ambassador and Gordie Howe Bridges to the USA, this area is one of the most attractive bedroom communities in the region.



MEDIAN AGE

43.3 YEARS



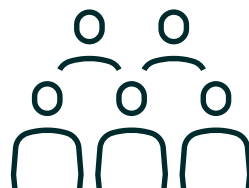
PERSONS PER HOUSEHOLD

2.8



MEDIAN AGE

44.7 YEARS



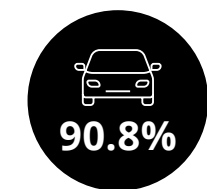
PERSONS PER HOUSEHOLD

2.6

TOWN OF TECUMSEH: \$109,000

The Town of Tecumseh is an affluent, newer town of approximately 25,000 residents bordering the east side of Windsor along the south shore of Lake St Clair This community is a highly desirable area for seniors with tremendous parks and waterfront space, convenient condo living and a modern retail corridor Additionally, Tecumseh is located along the EC Row Expressway and Highway 401 corridors less than 15 minutes from all parts of Windsor.

TRAVEL TO WORK



90.8%

**BY CAR,
TRUCK OR VAN**

63,045



3.5%

**BY PUBLIC
TRANSIT**

2,425



3.9%

**BY BICYCLE/
BY WALKING**

2,685



1.8%

**BY OTHER
METHODS**

1,285

TRAVEL TO WORK



95.8%

**BY CAR,
TRUCK OR VAN**

7,395



0.4%

**BY PUBLIC
TRANSIT**

30



2.4%

**BY BICYCLE/
BY WALKING**

185



1.4%

**BY OTHER
METHODS**

110

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MAP & KEY FEATURES

LOCATION CHARACTERISTICS

- Ideally placed along South Windsor and Tecumseh's busiest and main access/egress roadways
- Average daily traffic of 27,500 vehicles (Dougall) and approximately 20,300 vehicles (Tecumseh)
- Close proximity to a nationally dominated retail mix in the immediate area
- Quick access to Windsor Essex County's wealthiest resident communities

PHYSICAL CHARACTERISTICS

- Attractive modern façade provides an efficient exterior finish
- Timely capital improvements and ongoing maintenance schedule
- Approximately 298 surface parking stalls total between the Properties
- Both Properties sit atop over 2.0 acre sites with over 245 feet of frontage
- Striking pylon and building signage along Dougall Avenue and Tecumseh Road East





TENANCY SUMMARY

GoodLife FITNESS

SIZE	85,434 SF
% OF NRA	90%
EXPIRY	November, 2034



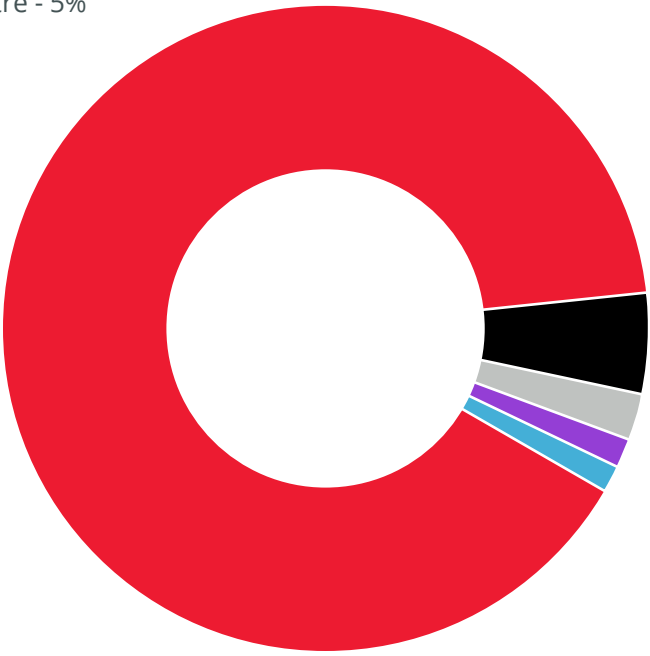
TOP TENANT OVERVIEW

Proudly Canadian since 1979 and headquartered in London, Ontario, GoodLife Fitness has been helping to transform the health and wellness of Canadians every day. GoodLife Fitness is the largest privately owned fitness club chain in the world and the sixth largest overall in the world. As Canada's largest health club company, GoodLife Fitness now has over 450 locations across Canada and continues to expand its footprint with plans to reach over 1,100 clubs nationwide. GoodLife has achieved Platinum Status as one of Canada's Best Managed Companies, as well as Platinum Level as one of Canada's 10 Most Admired Corporate Cultures. Fit 4 Less by GoodLife is GoodLife's low-cost and high-value fitness club that makes high-quality fitness affordable and provides even more Canadians the opportunity to achieve their health and fitness goals.



% SHARE OF NET RENTABLE AREA

- Goodlife Fitness - 90%
- First Steps Child Care Centre - 5%
- Sonata Music Studio - 2%
- Esteem Medical - 1%
- Huncho Barber Inc. - 1%



CBRE



GoodLife FITNESS

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To access the complete version of the Confidential Information Memorandum (CIM) and gain access to the ShareFile data room, please return a fully executed copy of the Non-Disclosure Agreement (NDA) linked below.

Please contact CBRE for a detailed understanding of the offering process or further information.

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