

**FALCO GROUP**

**FOR SALE!!!**

**APPROVED  
NEW RESIDENTIAL  
DEVELOPMENT**

**WITH  
EXISTING RETAIL PLAZA**



**8.89 acres of approved  
Mix-Use Mid Rise  
Residential/Commercial  
development at Sarnia.**

- Zoning has changed recently
- Prime Development opportunity within the well-established Retail Plaza.
- Approved Mid-Rise Residential Housing with 234 Units, 910 Bedrooms.
- In close Proximity to Lambton College.
- Long-term leases are in place for Existing Retail Units.
- Opportunity to buy the stand-alone commercial plaza or the entire parcel.



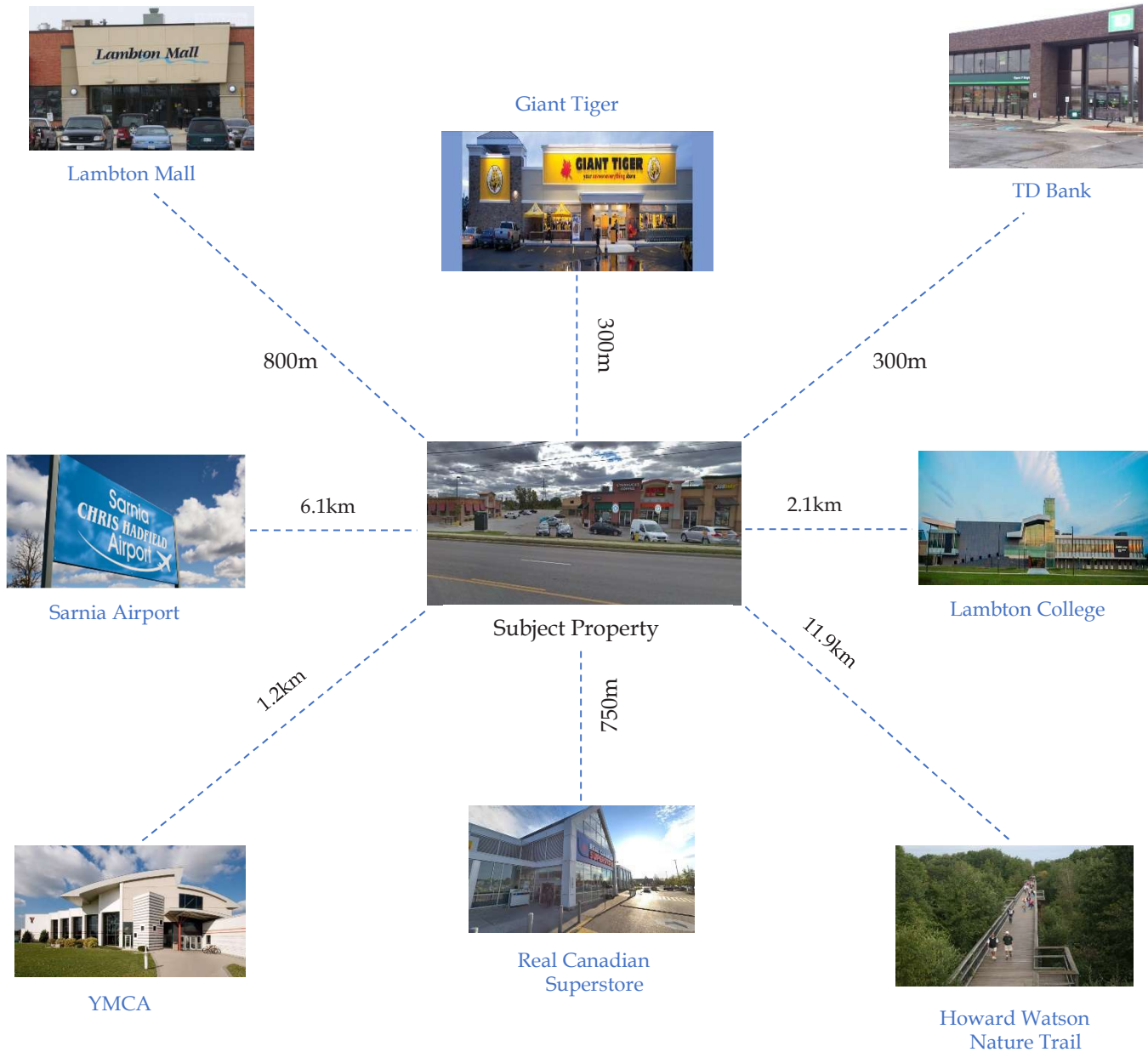
**List of Current Tenants.**

- Starbucks Coffee
- Subway
- Swiss Chalet
- Cash 4 You

**The Existing Four Tenants  
development is located on a  
1.7669-acre parcel of land.**



# LOCATION ADVANTAGES



## HIGHLIGHTS:

- Appropriate location for residential apartments designed for students
- Proximity to regular transit service
- Appropriate transportation and road infrastructure
- Proximity to community facilities
- Proximity to commercial areas
- Parking allocation for the combined commercial and residential uses
- Design guidelines for residential units geared towards students

## A QUICK BRIEF ABOUT SARNIA

## ABOUT SARNIA

Located where Lake Huron connects to the St. Clair River, the City of Sarnia is home to 74,293 residents. The area has a rich history and is known as an important centre for lake freighters and ocean-going ships. Over time, Sarnia became known for its role in the petrochemical sector and today Sarnia has a diverse range of industries.

The thriving service sector including restaurants, theatre and the burgeoning arts scene, make Sarnia a community of choice for employers and residents alike.

As the largest city in the area, Sarnia is a significant location for commerce serving Lambton County and beyond. With several commercial areas plus a downtown along the St. Clair River waterfront, Sarnia offers a diverse range of market opportunities.

Located on the Canada/USA border, the City of Sarnia is a one day's drive to 65% of the North American

market with access to over 400 million consumers. The City also offers exceptional transportation infrastructure including highway, rail, marine and air.

In addition to being an important hub for commerce, Sarnia is also home to the Western Sarnia-Lambton Research Park and Lambton College which has consistently ranked as one of Canada's Top 3 Research Colleges. Sarnia-Lambton has also been recognized as a Top 7 Intelligent Community. While boasting both low development costs and industrial/commercial real estate prices in comparison to other cities within North America, Sarnia also provides an environment in which there is an ease to conduct business and is strengthened by a workforce employee pool in excess of 358,000 within a 100km radius.

World renowned Sarnia, Ontario is the perfect location for you to take your business to the next level.

## DEMOGRAPHICS/IMPORTANT INFORMATION

POPULATION.....	74,293
TOTAL NUMBER OF HOUSEHOLDS.....	33,564
MEDIAN HOUSEHOLD INCOME.....	\$70,422
AVERAGE HOUSEHOLD INCOME.....	\$100,757
AVERAGE # OF PERSONS PER HOUSEHOLD.....	2.16
LABOUR FORCE.....	61,465
AVERAGE HOUSE PRICE.....	\$387,032
RESIDENTIAL TAX RATE.....	1.51%*
COMMERCIAL TAX RATE, OCCUPIED.....	3.46%*
OFFICE BUILDING TAX RATE, OCCUPIED.....	3.34%*
INDUSTRIAL TAX RATE, OCCUPIED.....	4.03%*

\*2020 tax rates

## MAJOR PUBLIC EMPLOYERS INCLUDE:

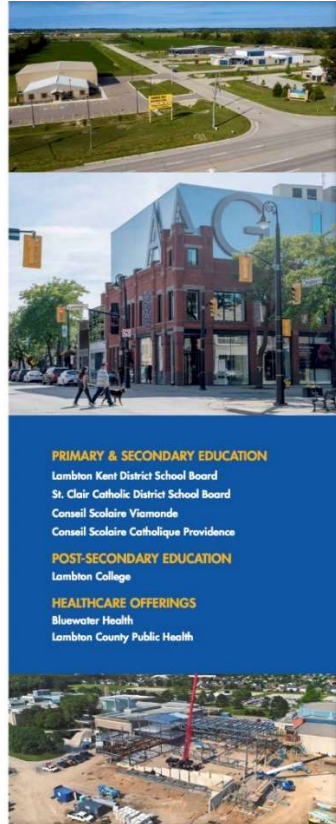
Bluewater Health, Lambton Kent District School Board, Corporation of the County of Lambton, Lambton College.

## MAJOR PRIVATE EMPLOYERS INCLUDE:

Arlanxco, Imperial Oil, NOVA Chemicals, SNC-Lavalin, Steeves & Rozema Group, Worley.

## PROXIMITY TO MAJOR CENTRES

Distance taken from closest municipality border to destination		
LONDON.....	75km	45min
TORONTO.....	250km	2hrs 30min
DETROIT, MI.....	90km	1hr
CHICAGO, IL.....	525km	4hrs 45min



## PRIMARY &amp; SECONDARY EDUCATION

Lambton Kent District School Board

St. Clair Catholic District School Board

Conseil Scolaire Viamonde

Conseil Scolaire Catholique Providence

## POST-SECONDARY EDUCATION

Lambton College

## HEALTHCARE OFFERINGS

Bluewater Health

Lambton County Public Health

## COMMERCIAL OPPORTUNITIES

The City of Sarnia is home to six business, industrial and research parks that combine for 755 acres of development opportunity suited to service a wide variety of industries. With a vibrant downtown and commercial centres in a stellar location, it is the perfect place to locate your business.

A market threshold analysis was completed along with two community consultations which identified potential demand for additional grocery, travel agency, dry cleaner and restaurant establishments. Additionally, opportunities exist for information technology, creative and professional services industries as well as entertainment/amusement establishments.

The Port of Sarnia can accommodate many of the vessels that are part of the Great Lakes fleet, as well as international vessels moving product through the region. The harbour also provides seasonal berthage, ship repair and maintenance, and a location for the movement of equipment necessary for large scale manufacturing processes. This is an integral component of the Oversized Load Corridor which will further reinforce the Sarnia-Lambton area as a major player in the global marketplace.



## The Sarnia Journal

Your Local Independent Newspaper

Vol. 7, Issue 20

Free of Charge

Thursday, July 9, 2020

## Graduation day

## DEMAND FOR STUDENT HOUSING IS ALREADY CATCHING HEADLINES



FROM LEFT, KERRAN LATONDE, Israel Kennedy and Anson St. Pierre wave during their recent Grade 8 graduation. The pandemic has made this a brutal year for graduates everywhere, but to find out how one local elementary school made the best of a bad situation, please see page 18. CATHY DORSON The Journal

## Housing residences eyed for 900 students

CATHY DORSON  
THE JOURNAL

A Toronto-based company wants to build a trio of nine-story student residences on land it owns on the south side of London Road at Alton Drive.

Group housing project would be the first of its kind in Sarnia and create 234 units with 910 bedrooms, says the company's local realtor, Marie Fazio. Cantam Group owns the land already partially occupied by a Swiss Chalet, Subway, Starbucks and the former Harvey's bistro plaza.

The busy commercial stretch

is about 800 metres (half a mile) from Lambton College.

"The Group wants to do something with the empty property behind there and was originally going to put a plaza in," said Fazio.

But there's a real need for student housing in Sarnia and this is a beautiful spot for dorms.

"This could solve a big problem for the city."

Lambton College has grown rapidly in recent years but has just one residence for about 280 students. Fueling that growth has been international students recruited from Mexico, India, Panama and elsewhere.

Continued on 3

## Policing

## LOCAL PROJECT A RESPONSE TO CALLS FOR BETTER FRONT-LINE CRISIS RESULTS

TROY SHANTZ  
THE JOURNAL

Leading a handcuffed person in serious mental distress through the hospital emergency department isn't something police officers enjoy, says Const. Tim Van-Coverberg.

Which is why many have welcomed a pilot program underway in Sarnia in which a mental health team is deployed to de-escalate high-pressure situations and aid people in crisis.

"You can almost see the relief on the officer's face sometimes when we're able to come and assist," said Van-Coverberg, a nine-year veteran of the city force.

Sarnia's Mental Health Engagement and Response Team, or MHEART, is comprised of Van-Coverberg and Nicole Polak, a registered nurse with the Canadian Mental Health Association.

A similar team in Lambton County works through the OPP.

During four, eight-hour shifts each week Polak and Van-Coverberg respond to active situations as needed and conduct follow-ups with at-risk individuals already known to police.

They drive an unmarked vehicle and wear street clothes with a bulletproof vest. Polak reads "NURSING" in bold letters, a standard police uniform can be a negative trigger, she said.

Continued on 3

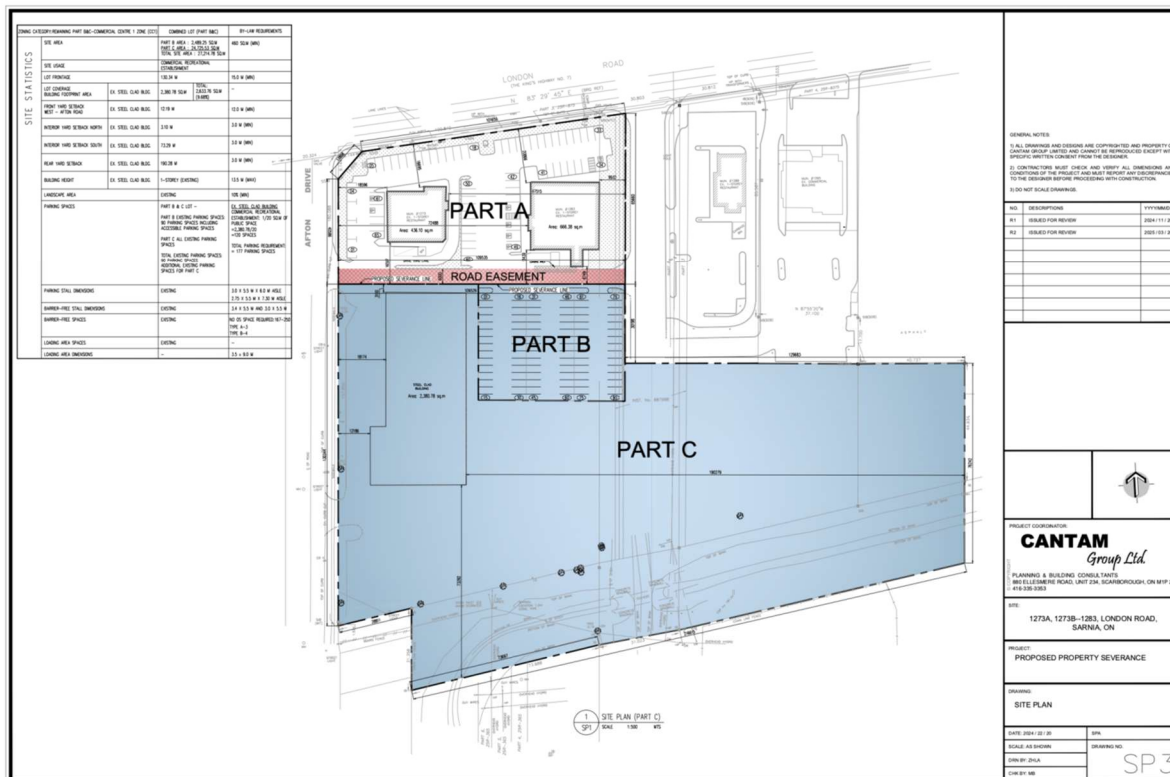


## Rent Roll: Projections

## RENT ROLL: PROJECTION

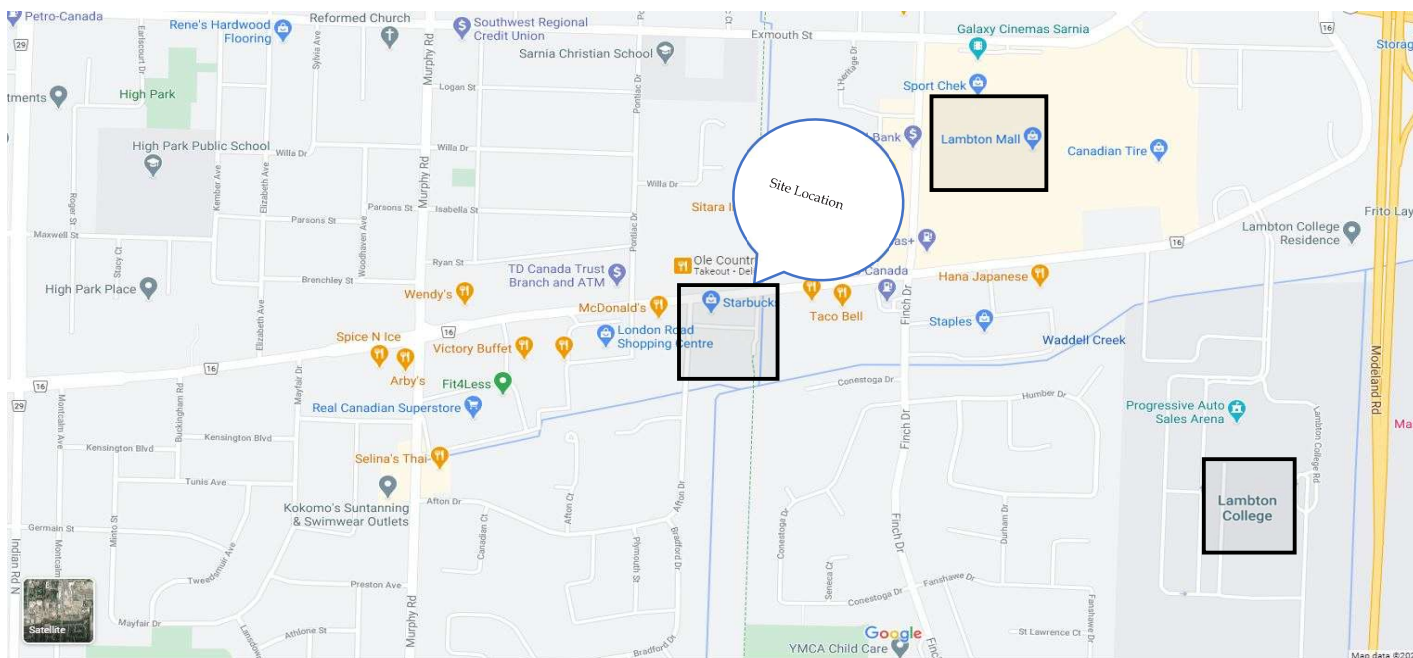
RENT ROLL - SARNIA PLAZA - JUNE 2025								
Tenant	Size - SF		Lease Rental Rate: Rate/Year			Renewal Options	Base rent	Base Rent
			From	To	Rate		\$\$	Yearly
Subway	1,496	31-Jan-29	02/01/2024	01/31/2026	29.50	2 X 5	29.50	44,132.00
			02/01/2026	01/31/2028	29.75		29.75	44,506.00
			02/01/2028	01/31/2029	30.00		30.00	44,880.00
Cash 4 You	1,468	02/28/2027	03/01/2024	02/28/2025	25.50	1X5	25.50	37,434.00
			03/01/2025	02/28/2026	26.00		26.00	38,168.00
			03/01/2026	02/28/2027	26.50		26.50	38,901.96
Starbucks	1,704	05/31/2027	06/01/2022	05/31/2027	38.00	1X5	38.00	64,752.00
			06/01/2027	05/31/2032	44.75		44.75	76,254.00
			06/01/2032	05/31/2037	48.00		48.00	81,792.00
			06/01/2037	05/31/2042			Market Rent	
Swiss Chale	7,198	05/31/2030	06/01/2020	05/31/2025	30.25		30.25	217,744.20
			06/01/2025	05/31/2030	33.27		33.27	239,782.44
TOTAL								386,100.44

## SITE LAYOUT- COMMERCIAL PLAZA: "A"

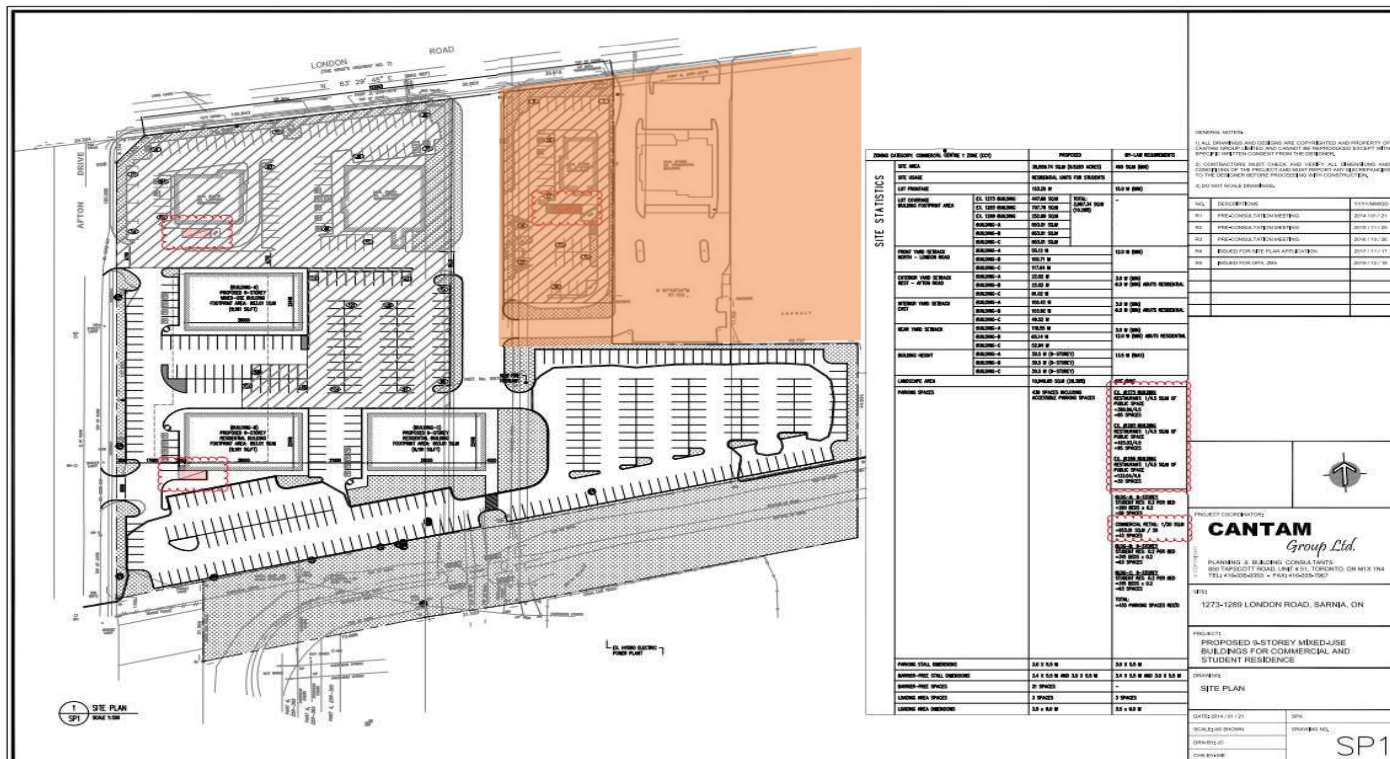


The Existing Four Tenants development is located on a 1.7669-acre parcel of land, part " A".

## SITE LOCATION:



**SITE LAYOUT- EXISTING & APPROVED EXTENSION:**



# SITE PLAN & LOCATION

FALCO GROUP



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