



*Grocery
shadow-anchored
shopping centre
investment opportunity*

150 Holiday Inn Drive | Cambridge, Ontario

Tri-City Plaza



INVESTMENT SUMMARY

IPA | INSTITUTIONAL
PROPERTY
ADVISORS

A DIVISION OF
MARCUS & MILICHAP, BROKERAGE

BRIXTON™

THE OFFERING

Institutional Property Advisors (IPA) a division of Marcus & Millichap, Brokerage and Brixton Commercial Realty, Brokerage (Collectively the Advisors) on behalf of the Vendor are pleased to offer for sale a 100% freehold interest in 150 Holiday Inn Drive, Cambridge, Ontario (the Property or Tri-City Plaza).

Tri-City Plaza presents a rare opportunity for an investor to purchase a shadow grocery anchored shopping centre in a prime retail node in the growing Cambridge market. The Property is a 171,815 SF centre at the high profile location of Hespeler Road and Highway 401. Shadow anchored by a large Zehrs supermarket and with major tenants including SAIL Outdoors, Crunch Fitness, Treasure Hunt and Dollarama as well as 4 drive-through retail pads, the Property is perfectly suited within an expansive and accessible trade area.

The Property is currently 100% leased with a weighted average lease term (WALT) of 6.0 years remaining and an average in-place base rent of \$14.88 PSF. The rapid increase in retail rents and high replacement costs provides for strong cash flow growth. There is favourable in-place debt which could also help leverage returns for investors.

PROPERTY DETAILS

Municipal Address	150 Holiday Inn Drive, Cambridge, Ontario
Rentable Area (SF)	171,815
Year Constructed /Refurbished	Crunch/Treasure Hunt: 1971/2018/2024 Sail: 2014 Dollarama Strip: 2022 Pads: 2002-2022
Occupancy (%)	100%
Tenants	11
Weight Average Remaining Lease Term (WALT)	6.0 Years
Year 1 NOI	\$2.5 million
Site Size (Acres)	14.2
Coverage (%)	28%
Parking Stalls	706
Parking Ratio	3.8 per 1,000 ft



INVESTMENT HIGHLIGHTS

Grocery shadow-anchored investment opportunity

The opportunity to purchase a grocery anchored or shadow grocery anchored retail property in the Greater Golden Horseshoe remains rare. The resiliency of this asset class is well documented and continues to be one of the most desired commercial real estate investments. With rapidly increasing retail replacement costs requiring higher economic rents, existing well located centres such as Tri-City Plaza (shadow anchored by Zehrs) will enjoy the ability to raise historic rents for many years to come.

Outstanding tenant mix

Tri-City Plaza has recognizable national/regional tenancies including SAIL Outdoors, Dollarama, Treasure Hunt and Crunch Fitness (including gym and head office) as well as four valuable drive-through pads (The Beer Store, KFC, Tim Hortons and Wendy's). With complementary CRUs, the tenant mix is well suited to the retail node (sharing the adjacent Zehrs and a Shoppers Drug Mart and LCBO across the street).



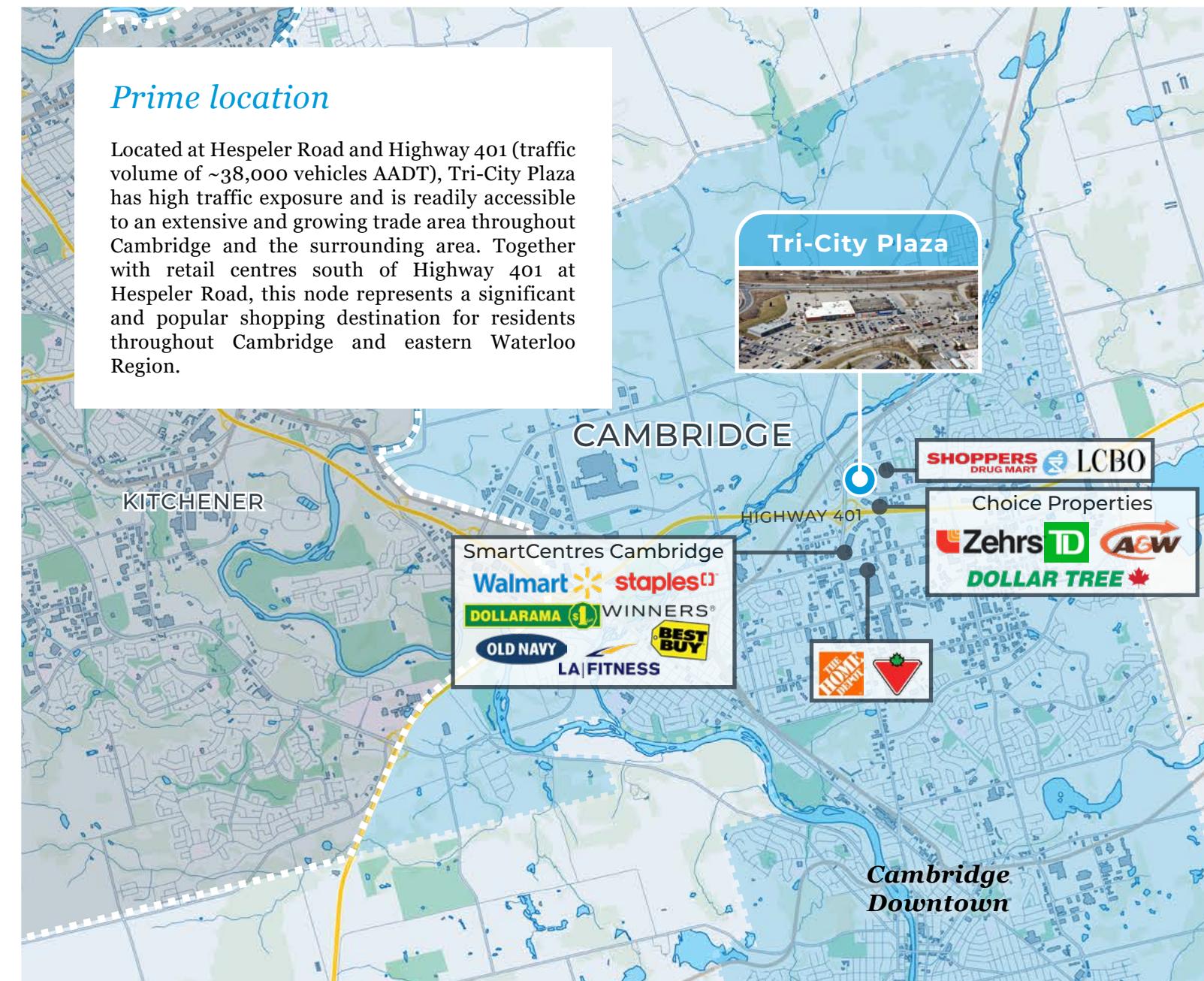
Modern construction

The Property underwent substantial renovation/expansion in 2020-2023 resulting in the completely refurbished main building housing Crunch Fitness and Treasure Hunt adjoining the SAIL store completed in 2014. The Wendy's drive-through pad and Dollarama strip were completed in 2022-2023, joining the three other drive-through pads completed in 2002-2020. The shopping centre has a modern and efficient layout, suiting well the tenancy.



Prime location

Located at Hespeler Road and Highway 401 (traffic volume of ~38,000 vehicles AADT), Tri-City Plaza has high traffic exposure and is readily accessible to an extensive and growing trade area throughout Cambridge and the surrounding area. Together with retail centres south of Highway 401 at Hespeler Road, this node represents a significant and popular shopping destination for residents throughout Cambridge and eastern Waterloo Region.



Strong and Sustainable Financials

Tri-City Plaza is 100% leased (approximately 16,000 SF of second storey office space is vacant but not being actively marketed for lease but may provide future upside potential), with an average weighted lease term remaining of 6.0 years. There is no exposure to lease expiries until 2029.

With estimated market rents approximately 28% above current in-place rents, the Property provides sustainable and growing cash flow over the investment horizon.

TENANT MIX



Existing In-Place Debt

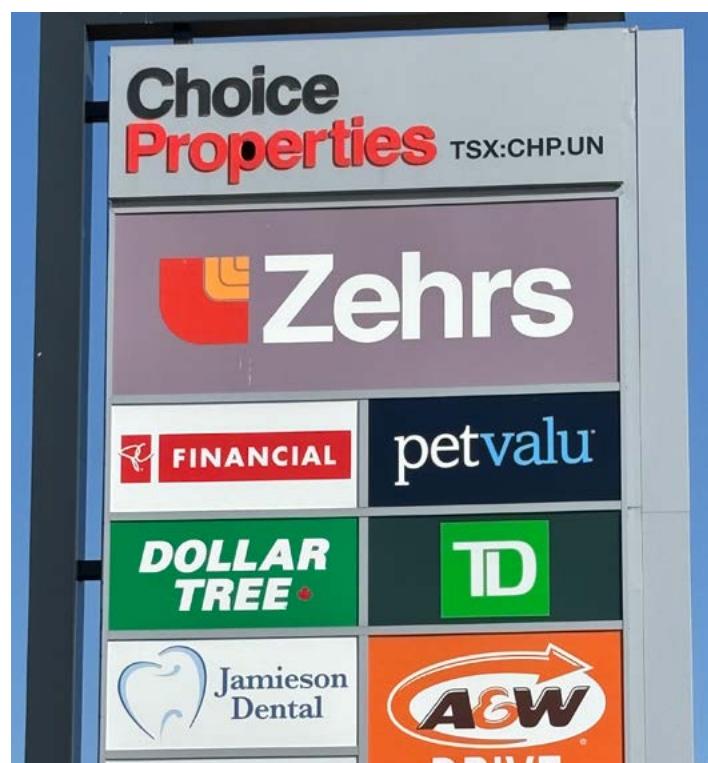
The Property has an existing mortgage with a major Canadian bank that matures in 2030. Discussions with the lender regarding extending/enhancing that debt can be facilitated or the Property can be treated as free-and-clear.



Rare four drive-through pads



Major regional and national tenancies



Seamlessly integrated with adjacent grocery anchor

LISTED BY



Scott Chandler*
Senior Managing Director
D 416 585 4696
C 416 587 8780
schandler@ipammi.ca

Bill Pitt*
Senior Managing Director
D 416 585 4698
C 647 201 8202
bpitt@ipammi.ca

John Stewart*
Senior Managing Director
D 416 585 4697
C 416 550 6159
jstewart@ipammi.ca

Taso Boussoulas**
Partner, Managing Director
D 416 642 6014
C 416 432 8011
taso@brixtonre.com

Michael Lau, CPA**
Associate
D 416 585 4694
C 416 402 8876
mlau@ipammi.ca

Financing Contact:

Jeff Wagner
Senior Managing Director
D 416 585 4691
C 416 550 3811
jwagner@ipammi.ca

FOR MORE INFORMATION

To receive a detailed information package about the offering and access to a comprehensive virtual data room, please execute and return the confidentiality agreement to Karen Lam (klam@ipammi.ca).

NON-ENDORSEMENT & DISCLAIMER NOTICE

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap, Brokerage ("Marcus & Millichap/IPA") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap/IPA has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with Provincial and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap/IPA has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein.

Marcus & Millichap/IPA is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap/IPA, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap/IPA, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP/IPA AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc., Brokerage ©2026 Marcus & Millichap. All rights reserved.