

WINDSOR *GoodLife* FITNESS PORTFOLIO



CBRE

3920 DOUGALL AVENUE, WINDSOR

THE OPPORTUNITY

"FIRST CLASS INVESTMENT PROPERTIES WITH LONG TERM CASH FLOW"

"95.2% 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 (the "Property").

Comprising 46,743 SF of total rentable area, this freestanding retail property is uniquely situated in one of Windsor-Essex County's most affluent and desirable communities in South Windsor. At 100% occupancy, the Property is dominated by a long term tenancy with Goodlife Fitness Centres Inc. at \$246,936 of the total Year 1 Base Rent and 95.2% of the total Net Rentable Area. Under lease until November 2034, Goodlife Fitness has a further options to renew solidifying the long term nature of the tenancy to the community.

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 this core location to the community and Goodlife as one of their most successful locations in Canada.

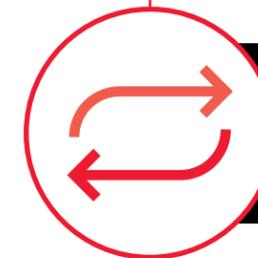
PROPOSED LEASE TERMS

BUILDING NRA	46,743 SF
SITE AREA	2.01 Acres
OVERALL WALT	8.6 Years
OVERALL YEAR 1 NOI	\$295,365
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 COMMUNITY



CREDIT INCOME PLUS UPSIDE



PREMIER EXPOSURE ALONG DOUGALL AVENUE



SUCCESSFUL NATIONAL ANCHORED RETAIL NODE

PROPERTY OVERVIEW

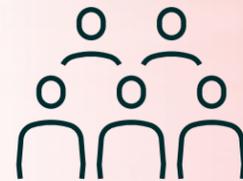
DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME WINDSOR: \$86,800



MEDIAN AGE

43.3 YEARS



PERSONS PER HOUSEHOLD

2.8

AVERAGE HOUSEHOLD INCOME 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.

TRAVEL TO WORK



**BY CAR,
TRUCK OR VAN**
63,045



**BY PUBLIC
TRANSIT**
2,425



**BY BICYCLE/
BY WALKING**
2,685



**BY OTHER
METHODS**
1,285

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MAP & KEY FEATURES

LOCATION CHARACTERISTICS

- Ideally placed along South Windsor's busiest roadways
- Average daily traffic of 27,500 vehicles (Dougall)
- 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 146 surface parking stalls available on-site
- Situated on 2.01 acres with 270 feet of frontage
- Striking pylon and building signage along Dougall Avenue



**GoodLife
FITNESS**

STARBUCKS

**SHOPPERS
DRUG MART**

REGYMEN

Little Caesars

**CANADIAN
TIRE**

SUBWAY

PADRONE

**ESTEEM
medical esthetics**

freshii

**CLEAR
MEDICAL IMAGING**

Tim Hortons

DOUGALL AVENUE

TENANCY SUMMARY

GoodLife FITNESS

SIZE	46,743 SF
% OF NRA	95.2%
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 400 locations and 1.5 million members 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.



CANADA'S LARGEST FITNESS CLUB WITH OVER 400 LOCATIONS AND 1.5 MILLION MEMBERS ACROSS CANADA

IN THE NEWS

On February 2nd, 2026, Goodlife Group ("GoodLife") announced it had secured a strategic minority investment led by Apollo Global Management L.P. to provide capital to advance GoodLife's long-term strategy, accelerate growth plans and enhance its leadership position in the fitness market. The deal values GoodLife at around \$2 billion CAD according to Reuters and is subject to regulatory approvals and closing conditions. Apollo Global Management L.P. a wholly owned indirect subsidiary of Apollo Global Management Inc. ("Apollo"), a high-growth, global alternative asset manager announced . As of September 30, 2025, Apollo had approximately \$908 billion of assets under management. Apollo is publicly listed on the New York Stock Exchange (NYSE: APO).



CBRE

**GoodLife
FITNESS**

3920 DOUGALL AVENUE, WINDSOR

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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