1200 Commissioners Road East

Investment Summary

Executive **Summary**

Colliers Private Capital Investment Group (the "Advisor") is pleased to present 1200 Commissioners Road East, London, ON, also known as "Pond Mills Square" (the "Property" or the "Building"), a 174,136 square foot (SF) grocery-anchored retail plaza, immediately west of Highbury Avenue South and 5 minutes north of Highway 40.

Pond Mills Square comprises an 18.24-acre site improved with three buildings, generating $2,171,303 of Year 1 Net Operating Income (NOI), and a weighted average lease term (WALT) of 3.0 years.

The Property is 93.5% leased to a diverse roster of national and government-backed tenants, including Food Basics (Metro Inc.), Dollarama, Tim Hortons, the Canadian Food Inspection Agency (Government of Canada), and Public Health Ontario (Province of Ontario), with the majority of tenants occupying the Property for over 16 years, highlighted by Food Basics, the longest-standing tenant with 27 years of occupancy.

London is the largest city in Southwestern Ontario and is anchored by leading healthcare and post-secondary institutions, including Western University, with a student population of 43,000, located 15 minutes from the Property, and Victoria Hospital, one of Canada's largest hospitals, located 7 minutes away.

South London is benefiting from significant public and private investment, with the City's $285 million commitment toward transportation infrastructure, roadway improvements, and residential development.

SCALE MEETS VALUE

Encompassing 18.24 acres, the Property represents one of the area's most significant commercial landholdings.

Property **Overview**

Property Highlights

Grocery Anchored Retail Plaza

The Property is anchored by FoodBasics, in occupancy since 1999, supported by national retailers including Tim Hortons, in occupancy for over 23 years, and Dollarama, for 14 years. Eight of the nine tenants have exercised their extension rights, and have collectively invested more than $1 million into their premises, reflecting long-term commitment to the Property and confidence in the customer traffic and trade area it serves.

Large-Scale Commercial Site

The Site spans 18.24 acres, with 830 surface parking stalls representing a significant commercial landholding. The total The site benefits from 716 feet of frontage along Commissioners Road East, prominent corner exposure, and multiple points of ingress and egress, providing excellent visibility and accessibility. The existing improvements occupy only a portion of the overall site, providing investors with long-term intensification.

Value Add Potential

The Property offers a compelling value-add opportunity through future lease rollover, with existing retail rents ≈16% below market. The lease profile is characterized by a 3.0-year WALT, a longstanding tenant base, and renewal options structured at market rent, providing the potential to realize mark-to-market rental growth over the near term. The Property is currently 93.5% occupied, with an 11,338 SF vacant unit offering immediate upside.

Infrastructure Investment & Employment Drivers

The Property is in a corridor benefiting from $285 million in municipal infrastructure investment, including the Wellington Gateway Bus Rapid Transit (BRT) project currently under construction and the planned reconstruction of Highbury Avenue. Located 7 minutes from Victoria Hospital, and 15 minutes from Western University (43,000 students), the Property benefits from significant daytime population density and consumer activity within the trade area.

Property Details

Pond Mills Square is situated on an 18.24-acre site improved with 3 buildings. The Property comprises a multi-tenant Northwest Building (3 units), a standalone quick-service restaurant building with drive-thru functionality, and a multi-tenant Southeast Building (5 units), which includes 11,338 SF of vacant space.

The Property is currently 93.5% occupied by 9 tenants across 174,136 SF. The site offers 716 feet of frontage on Commissioners Road East, one of London's primary east-west arterials.

Address	1200 Commissioners Road East
Municipality	London
Official Plan	Commercial
Zoning	CSA5 (Community Shopping Area Zone, Variation 5)
Nearest Major Intersection	Commissioners Road East & Highbury Avenue
Asset Type	Retail Plaza
Lot Size	18.24 ac (794,537 SF)
Frontage	716 ft
Depth	692 ft

Occupancy	93.5%
Key Tenants	Food Basics, Dollarama, Tim Hortons, CFIA (federal government), Public Health Ontario
Net Rentable Area (NRA)	174,136 SF
Net Operating Income (Year 1)	$2,171,303
Weighted Average Lease Term ("WALT")	3.0 Years
Number of Tenants	9
Parking	830 Surface Stalls

Area **Overview**

London, Ontario

London is the eleventh-largest city in Canada and the economic capital of Southwestern Ontario, situated at the convergence of Highways 401, 402, and 4, approximately 190 km southwest of Toronto.

London is Ontario's fastest-growing city, with population growth exceeding 3% annually and more than 40,000 residents added between 2021 and 2023. The city's population currently stands at approximately 435,000, with the broader London Census Metropolitan Area approaching 530,000, and is projected to reach 650,000 by 2051. Growth is being driven by international immigration, migration from the GTHA, and enrollment at Western University and Fanshawe College.

London supports approximately 197,300 jobs across a diverse economy, with healthcare, education, insurance, and manufacturing serving as key employment sectors. Historically low unemployment, coupled with ongoing investment in healthcare infrastructure and post-secondary institutions, continues to support labour force growth and strengthen the city's economic fundamentals.

Southeast London

Pond Mills Trade Area

The Property serves the Pond Mills neighbourhood and the broader southeast London residential catchment, an established, suburban community bounded by the Thames River to the north, Highway 401 to the southeast, and the Highbury Avenue arterial to the east. The trade area is characterized by high rates of homeownership, family households, and stable incomes, providing a consistent and predictable consumer base for grocery, daily-needs, and government services. The Commissioners Road East corridor functions as the primary retail spine for this catchment, with Pond Mills Square representing the dominant community retail destination.

Victoria Hospital's presence on Commissioners Road East, approximately a 7-minute drive from the Property, creates an additional demand driver beyond the surrounding residential population. The hospital employs thousands of workers and generates consistent daily traffic, supporting demand for convenience-oriented retail and service uses in the immediate area.

South London Revitalization

South London is benefiting from significant public and private investment in transportation infrastructure, roadway improvements, and residential development. Collectively, these initiatives represent one of the most significant periods of investment along the Commissioners Road East corridor in a generation.

1.

Wellington Gateway BRT Rapid Transit Investment

A dedicated BRT station, located less than 800 metres from the Property, is scheduled for completion in 2028 and will improve connectivity across South London.

2.

Highbury Avenue Reconstruction & Highway Connectivity

Major infrastructure improvements along Highbury Avenue South and Commissioners Road East are expected to enhance traffic flow and connectivity to Highway 401.

3.

$285 Million of Municipal Infrastructure Investment

The City of London has committed approximately $285 million toward rapid transit, roadway improvements, and growth-related infrastructure projects.

4.

4,000+ Residential Units Planned

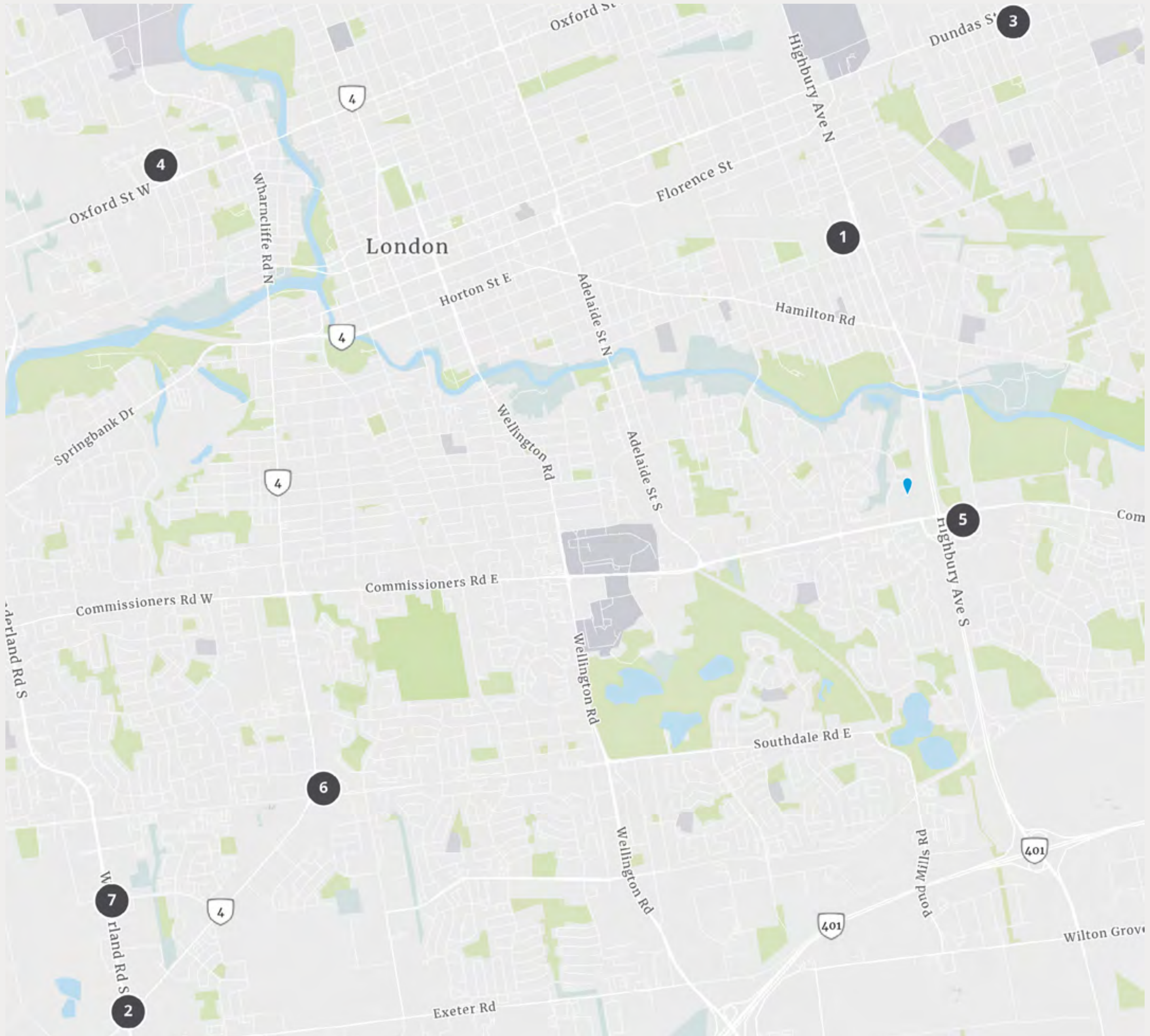
More than 4,000 residential units are proposed, approved, or under development within the broader trade area, supporting long-term population growth and consumer demand.


LONDON
Adelaide St N
Fanshawe Park Rd E
Oxford St E
Oxford St W
Dundas St
Veterans Memorial Pky
Wharncliffe Rd S
Highbury Ave S
Westchester Bourne
London International Airport
HWY 401
HWY 402
1200 Commissioners Road East
Transit Routes
London Transit Bus Route 16
London Transit Bus Route 10
London Transit Bus Route 24
16
10
24
Fanshawe College
Western University · Canada
St Joseph's Health Care London
London InterCommunity Health Centre
London Health Sciences Centre
Middlesex-London Health Unit
planet fitness
OEVFITNESS
Walmart
Canadian Tire
WINNERS
The Home Depot
SUBWAY
NOFRILLS
Tim Hortons
BFitness
ELEVATED
DOLLARAMA
food Basics
ANYTIME FITNESS
SHOPPERS
metro
uplift
FRESHCO
BURGER KING
THE COOP SUPPLY CO

Market **Overview**

London Grocery-Anchored & Strip Plaza Retail Lease Comparables

#	Leased Date	Address	Unit Size (SF)	Net Rent (PSF)	Property Type/Retail Centre
1	Aug-25	1298 Trafalgar St	4,922	$14.00	Highbury Mall
2	Aug-25	1780 Wharncliffe Rd S	17,922	$18.35	Standalone Retail
3	Aug-25	1790 Dundas St	2,869	$14.50	Strip plaza
4	Feb-25	301 Oxford St W	6,898	$14.70	Cherryhill Mall
5	Dec-24	1319 Commissioners Rd E	2,032	$17.20	Summerside Shopping Centre
6	Aug-24	9-21 Southdale Rd E	9,703	$16.00	Southdale Plaza
7	May-24	3313 Wonderland Rd S	20,100	$18.50	Wonderland Gateway Centre
		Average		**$16.18**	



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Complete the Confidentiality Agreement for Full Access:

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