



285 Geneva Street, St. Catharines, Ontario

# Prime Retail Opportunity in St. Catharines

For Sublease 

## Property Details

**+/- 25,152 sq. ft.**

SIZE OF PREMISES

### Contact Agent

BASE RENT

**\$6.34 /sq.ft./annum**

PROPERTY TAXES (EST. 2026)

**\$6.16 /sq.ft./annum**

COMMON AREA MAINTENANCE

**\$0.66 /sq.ft./annum**

GENERAL MAINTENANCE

**\$1.84 /sq.ft./annum**

UTILITIES (POWER & GAS)

**October 31, 2033**

LEASE EXPIRY

## Features

- Prime retail opportunity at Fairview Shopping Centre, strategically located along Geneva Street with direct access to Queen Elizabeth Way
- Regional shopping destination featuring over 50 retailers including Zehrs, Winners, Staples, Chapters, LCBO, Sport Chek, and Food Basics
- Exceptional visibility and exposure with prominent fascia signage, Queen Elizabeth Way-facing loading area signage, and full pylon panel opportunity
- Strong vehicular traffic and accessibility from Queen Elizabeth Way, serving the greater Niagara Region trade area
- Located in a dense retail and residential node within St. Catharines, the commercial hub of Niagara Region



## Highlights



**Located In**

MAJOR RETAIL HUB



**Dominant**

SIGNAGE OPPORTUNITIES



**Excellent Access**

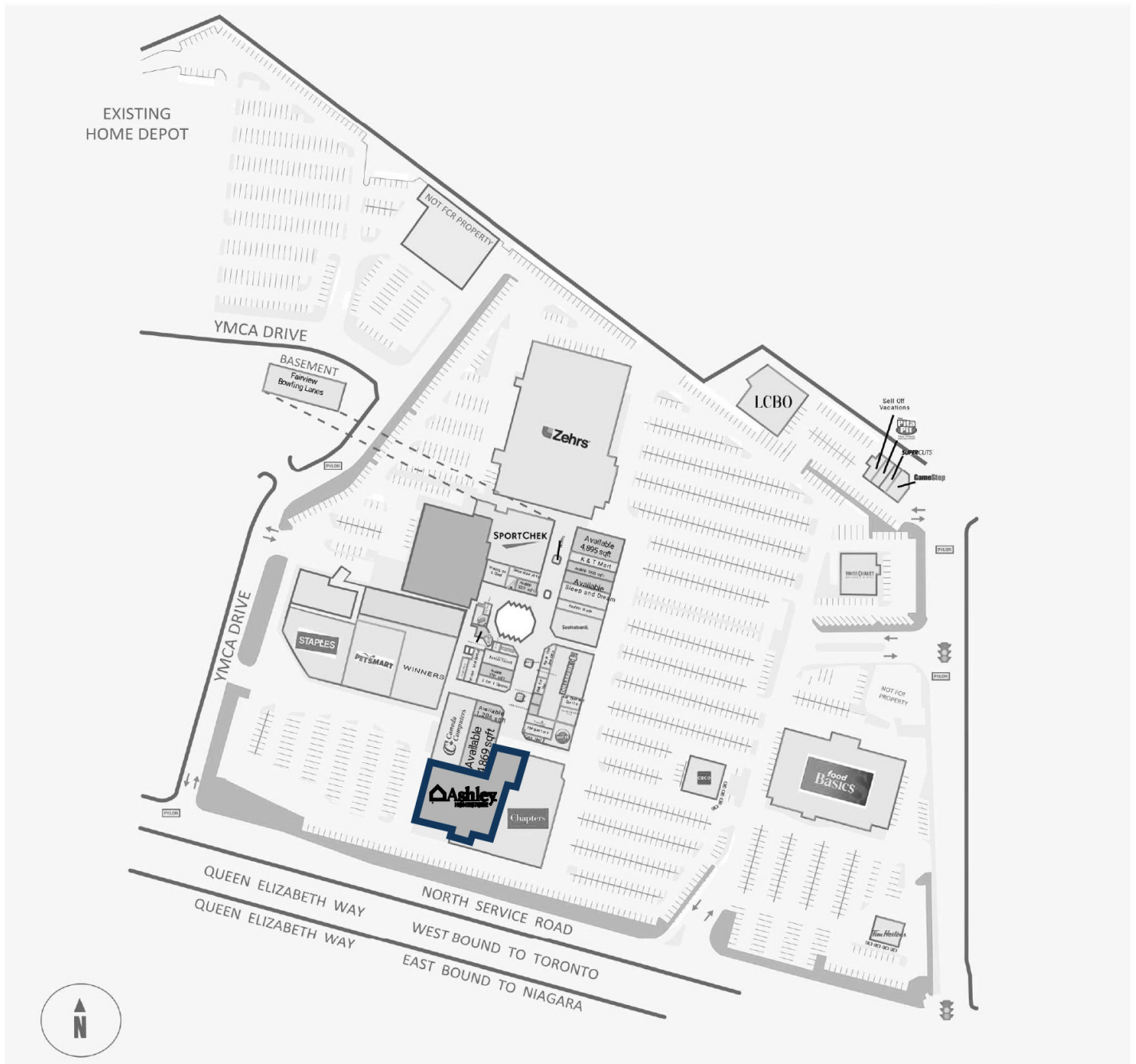
TO PUBLIC TRANSIT



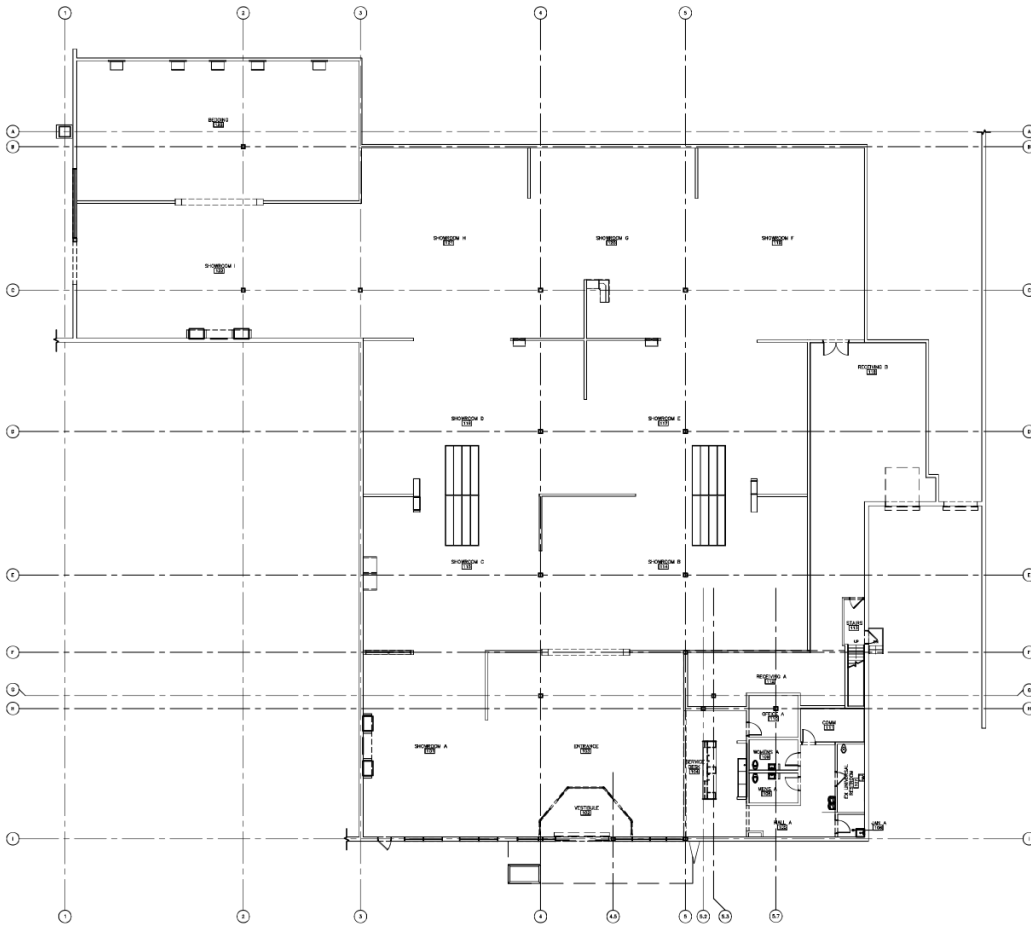
**Ample On-site**

PARKING

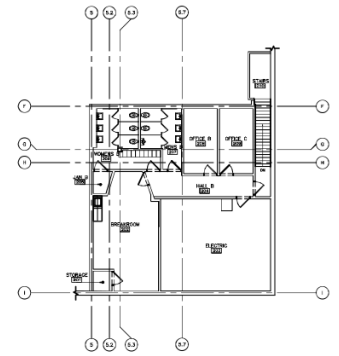
# Site Plan



# Floor Plan






**1** FIRST FLOOR PLAN  
NOT TO SCALE

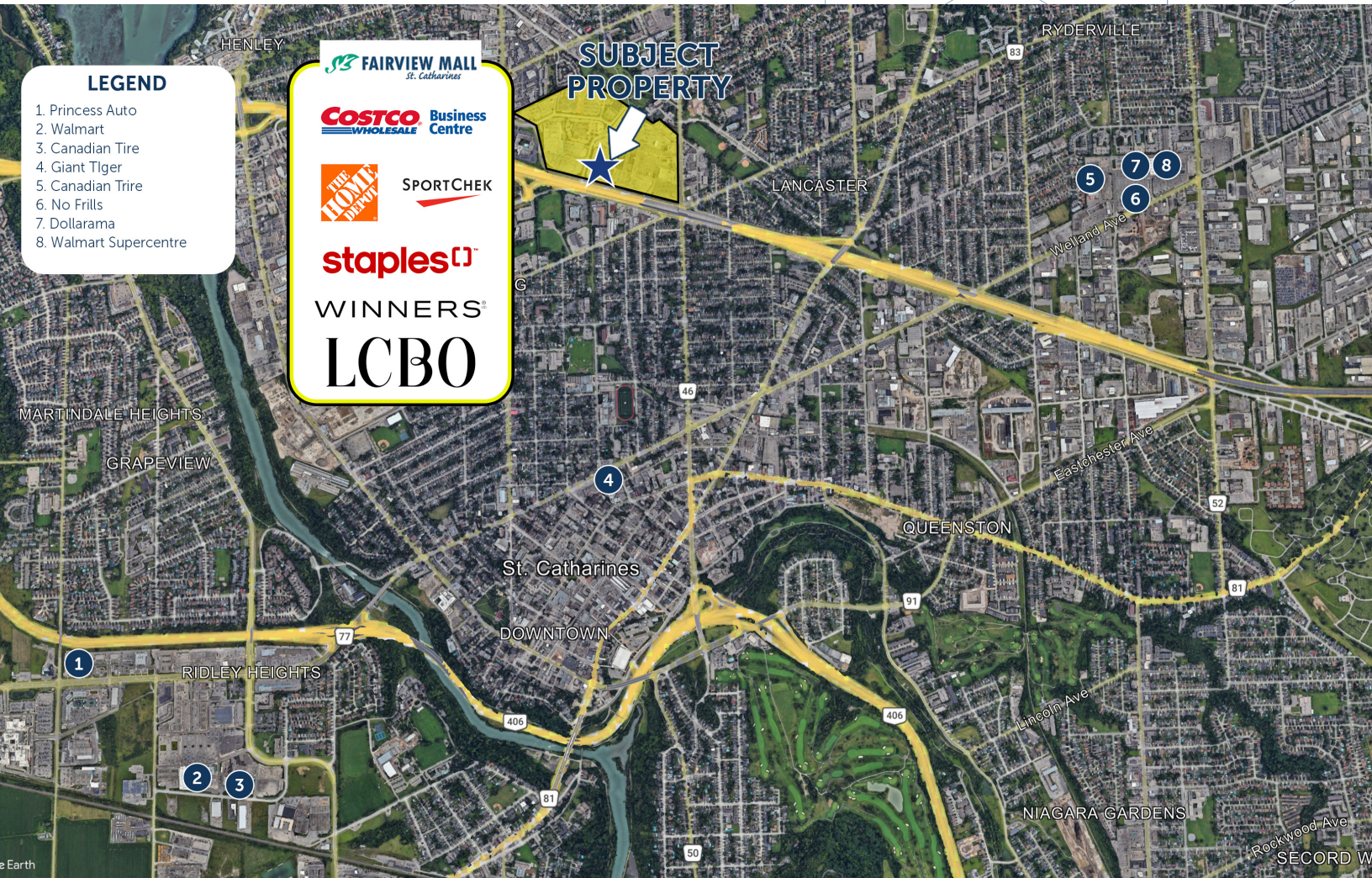


**2** MEZZANINE FLOOR PLAN  
NOT TO SCALE

# Demographics



2025 Demographics			
	1 KM	3 KM	5 KM
 TOTAL POPULATION	10,282	78,794	138,088
 AVG. HOUSEHOLD INCOME	\$83,128	\$91,553	\$102,276
 MEDIAN AGE	43.9	42.7	42.3



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