



Investment Summary

Single Tenant, Net Lease Shoppers Drug Mart

333 Dundas Street, Woodstock, ON

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Introduction

Colliers International is pleased to offer for sale a freestanding, single tenant Shoppers Drug Mart located at 333 Dundas Street in Woodstock, Ontario (the "Property").

The Property totals 17,837 SF and is fully leased to Shoppers Drug Mart. With over 1,300 locations in Canada, and backed by parent company Loblaw Companies, Shoppers Drug Mart is the dominant Canadian pharmacy retailer with recent annual sales above \$17B in 2023. The asset is secured by a long term, carefree net lease providing for a stable income stream and minimal management required by the landlord.

Well located on a major thoroughfare and transit corridor in Woodstock, the Property is well situated in a retail and residential node in the Downtown area with great visibility on and accessibility from Dundas Street.

Investors have the ability to purchase an asset with a great location, exceptional covenant tenant, and long term income security.

Offering Summary

Property Type	Build-to-Suit Retail Property
Site Area	1.2 acres
Building Area	17,837 SF
Price	\$7,950,000

Investment Highlights



Carefree Net Lease

Lease structure is low management and net to the Landlord.



Strong Tenant Covenant

As a subsidiary of Loblaw Companies Limited, Shoppers Drug Mart is a top tier pharmacy retailer and a low risk tenancy with a strong covenant.



Secure Revenue Stream

The Property is 100% leased to Shoppers Drug Mart on a long term lease with contractual rental escalations and strong future revenue growth.



Great Location & Visibility

The Property is well located in a busy retail node with great street visibility and surrounding complimentary retailers.

Area Overview



Woodstock, Ontario

Woodstock is a city in Oxford County in southern Ontario located midway between Brantford and London and has a population of over 42,000. According to estimates from Oxford County's planning department, Woodstock's population could grow to as much as 66,000 within the next 20 to 25 years. The city has seen steady growth thanks to a strong mix of community amenities, attractive housing, a state-of-the-art regional healthcare facility, and its ideal central location. Woodstock is also home to Fanshawe College (Woodstock/Oxford Regional Campus).

The city is easily accessible from the surrounding region, with Highway 401 running along its southern edge and its western junction with Highway 403 located in the southeast. Via Rail operates a station in the city, providing Quebec City-Windsor corridor service to Toronto, Windsor, and other points along the way.

The Property is located in the west end of the city on Dundas Street (Highway 2), Woodstock's main east-west arterial road, which experiences high traffic volumes. Dundas Street hosts a variety of commercial establishments, including retail, office, and industrial spaces. Surrounding this commercial corridor are densely populated residential neighborhoods, primarily composed of detached homes. This location is also well-served by the city's bus system, which operates six days a week.



39.9

Total Population
Median Age



\$107,152

Household
Average Income



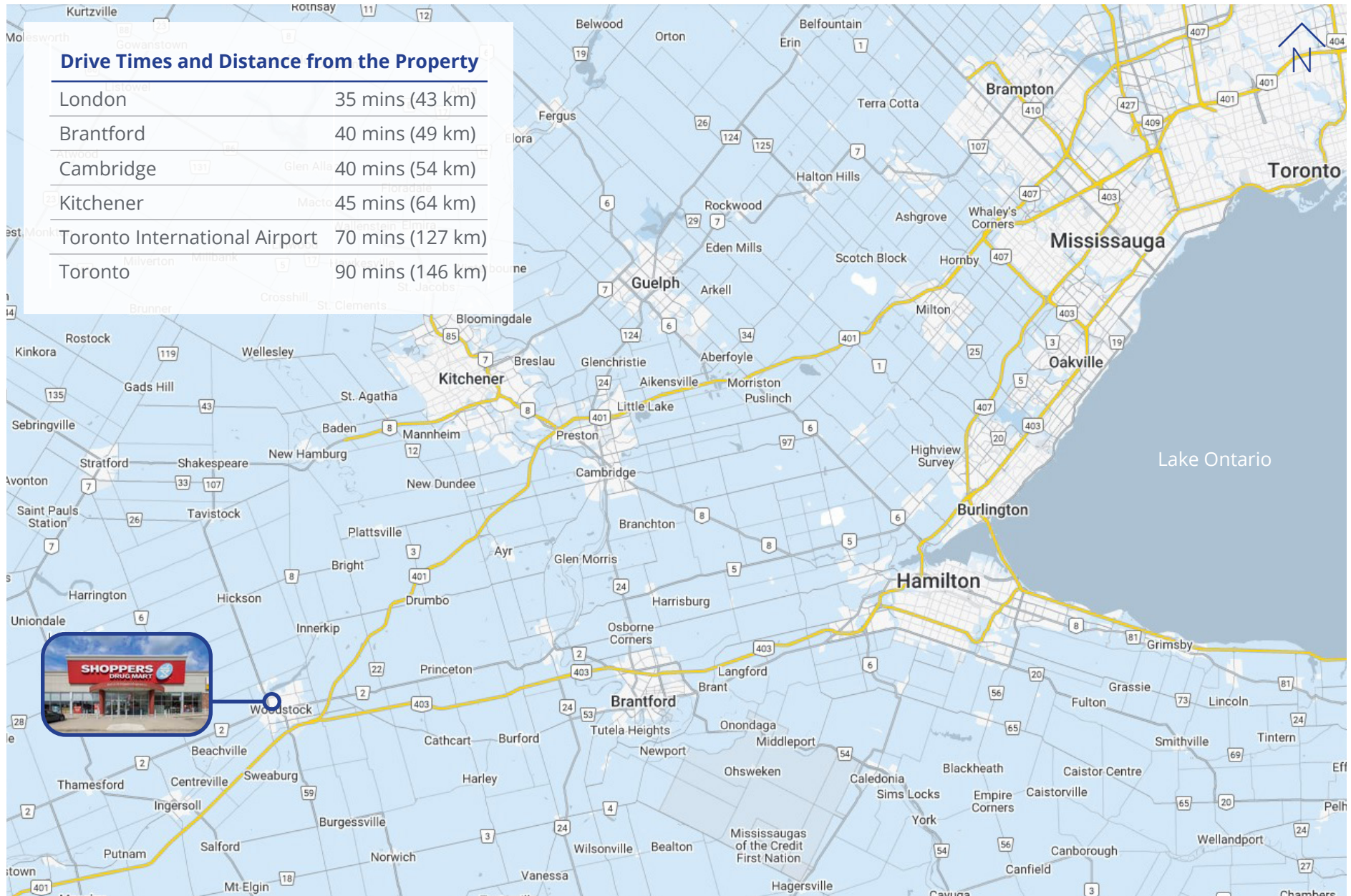
94.0%

Labour
Employment Rate

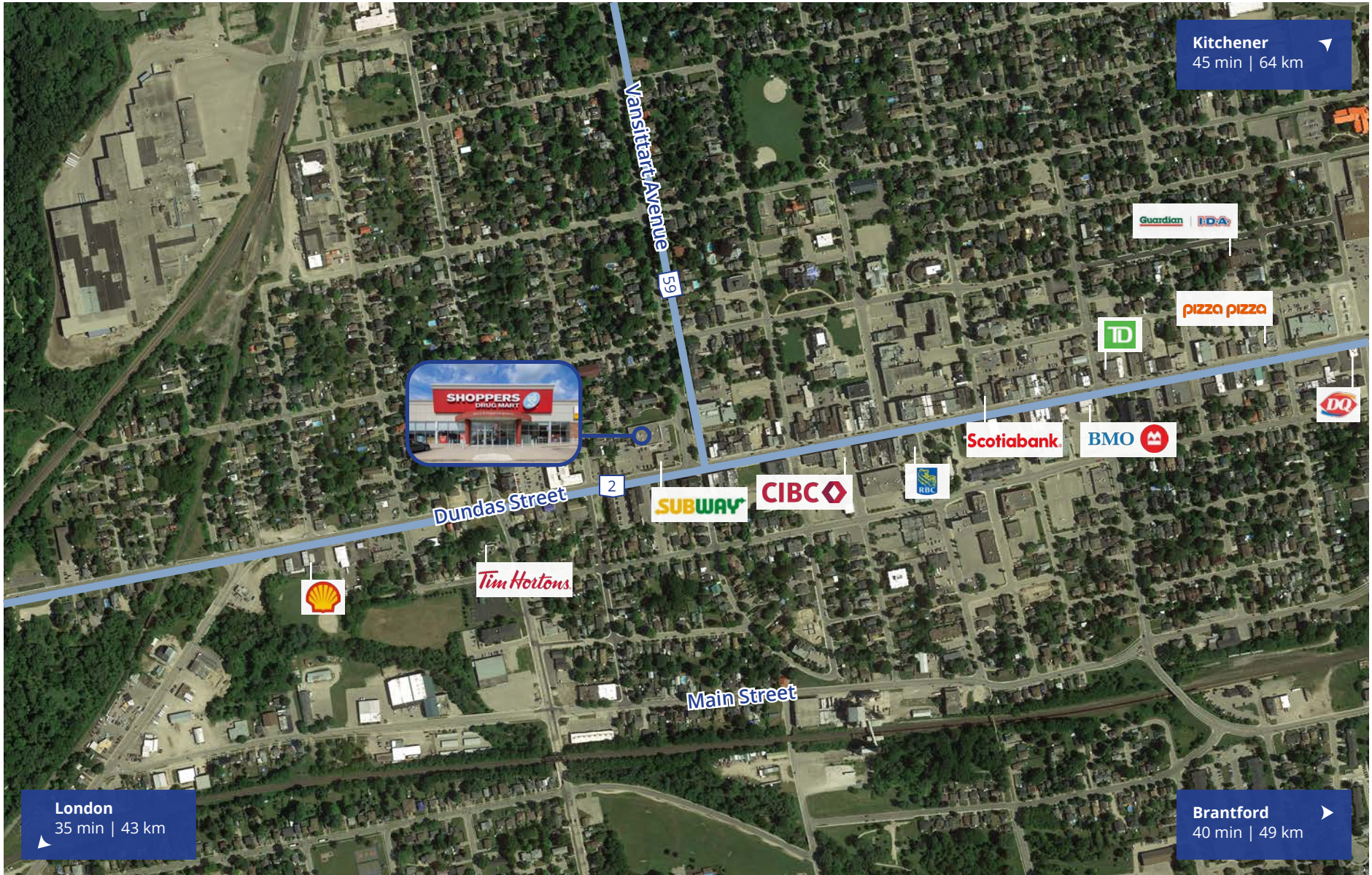
Demographics

Distance from the Property	1 km	3 km	5 km
Total Population (2023)	7,150	36,243	54,237
Projected Population (2033)	8,522	44,028	67,895
Average Age	40.2	40.6	39.7
Number of Households	3,319	15,076	21,143
Average Household Income	\$89,286	\$100,328	\$109,190
Average Household Size	2.7	2.8	2.8

Location Map



Local Area Map



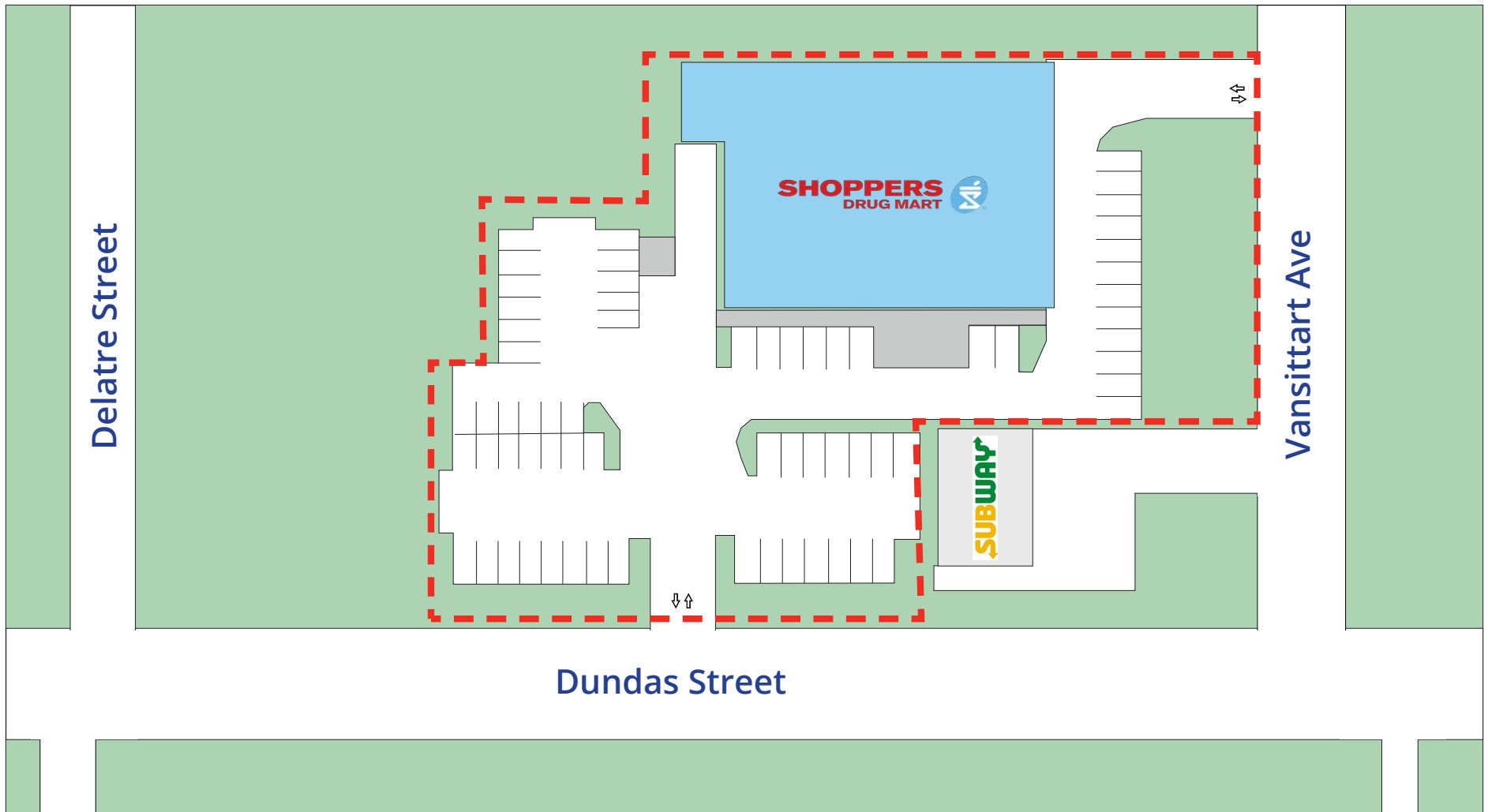
Property Overview

Salient Facts

Municipal Address	333 Dundas Street, Woodstock, ON
Legal Description	PLAN 612 LOTS 5 & 6 PT LOTS 3 & 4 RP58R8708 PART 1; WOODSTOCK
Property Type	Retail
Site Area	1.2 acres
Site Dimensions	Irrectangular lot with 204.71 feet frontage
Building Area	Ground Floor 14,037 SF Basement 3,800 SF Total 17,837 SF
Year Built	2008
Zoning	C3 / C5
Parking	Approximately 57 stalls
Access	1 access point off Vansittart Avenue and 1 access point along Dundas Street
Property Taxes	\$173,453 (2024)



Site Plan



Aerial View



Tenant Analysis



Shoppers Drug Mart | Loblaw Companies Limited

Shoppers Drug Mart Corporation was originally founded in 1962. As of 2014, the brand is a wholly owned subsidiary of Loblaw Companies Limited (Loblaw) and the licensor of full-service retail drug stores operating in Canada under the Shoppers Drug Mart and Pharmaprix banners. Loblaw Companies Limited is publicly traded on the Toronto Stock Exchange (TSX: L), and operates a total of five independent divisions: Shoppers Drug Mart, Market, Discount, PC Financial and Joe Fresh.

- › Shoppers Drug Mart sales were \$17.2 billion in 2023, an increase of 6.7% over the previous year
- › Over 1,300 Shoppers Drug Mart/Pharmaprix stores across Canada
- › 47 Shoppers Simply Pharmacy/Pharmaprix Simplement Santé medical clinic pharmacies;
- › 20 Beauty Boutique
- › 42 Shoppers Home Health Care® stores, selling assisted-living devices, medical equipment, home-care products and durable mobility equipment to institutional and retail customers

The parent company, Loblaw, is Canada's largest supermarket chain with a market capitalization of \$52.3 billion (as of September 2024) and total sales of \$59.7 billion in 2023, of which Shoppers Drug Mart represents 28.8%. More information about Loblaw is available at www.loblaw.ca and more information about Shoppers Drug Mart is available at www.shoppersdrugmart.ca

Other Retail Formats



Additional services



Online Refills



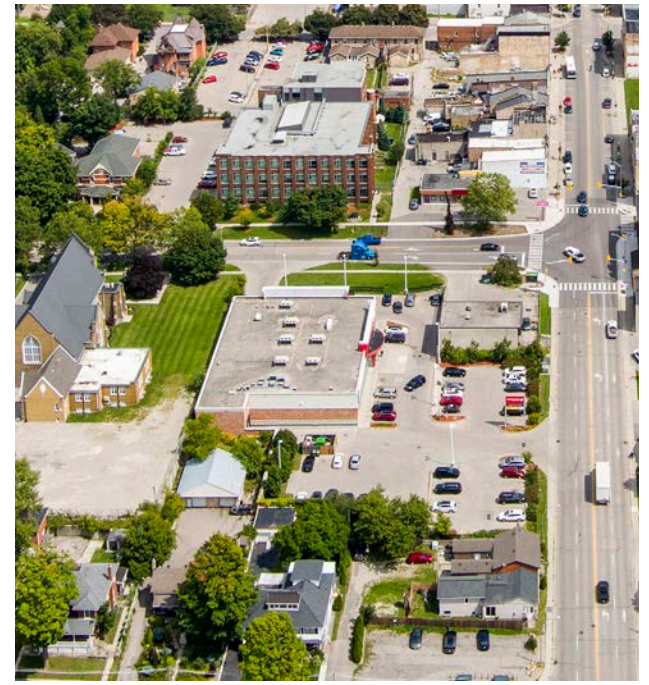
Vaccines



Passport Photos

Exclusive Brands







Vansittart Avenue

Dundas Street

333 Dundas Street, Woodstock, ON



Please contact the listing team for more details

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