



HIGH GLEN AVENUE

MARKHAM ROAD (HIGHWAY 68)

14TH AVENUE

SUNNY



Mark's

ARMADALE | SQUARE

SHOPPERS
DRUG MART



WINNERS

Grocery-Anchored Retail Centre in Markham, Ontario

The Offering

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in Armadale Square (the "Property"), a grocery and pharmacy anchored retail centre located directly south of the Markham Road and Highway 407 interchange, in Markham, Ontario. Featuring 142,703 SF on a substantial 11.7 acre site, the Property presents investors with the opportunity to acquire a sizeable Class A asset in York Region's largest city, and Canada's most ethnically diverse community.

The Property is currently fully leased to a diverse mix of needs-based and service-oriented tenancies, anchored by Sunny Foodmart (Metro assignment covenant), Shoppers Drug Mart, Winners, Mark's, TD Canada

Trust, and McDonald's. Collectively, national/regional tenants represent 87% of leased GLA. The Property offer the investor secure and increasing future cashflow with a weighted average lease term of 3.5 years.

Armadale Square benefits from excellent exposure along Markham Road (Highway 68), featuring over 1,200 feet of frontage and shared access with its two adjacent neighbours – a Bulk Barn anchored plaza to the north, and Canadian Tire to the south. The site is surrounded by established residential neighbourhoods with over 220,000 residents living within a 5 km radius of the site, which is forecast to grow by more than 5% over the next 5 years.





87%
NATIONAL / REGIONAL
TENANTS



3.5
WALT (YEARS)



142,703 SF
GLA



11.7
ACRES



657
PARKING STALLS



100%
OCCUPANCY



30 min
TO DOWNTOWN TORONTO



Investment Highlights



Carefully Curated Tenant Mix

The Property is fully leased by a strong roster of national and regional tenants including Sunny Foodmart (Metro assignment covenant), Shoppers Drug Mart, Winners, McDonald's, and TD Canada Trust.



Premier Accessibility

Armada Square is situated along Markham Road (Highway 68), one of the City's primary north/south thoroughfares. The Property is less than 1 km south of Highway 407 and offers exceptional accessibility, both for private vehicles and public transit users with Viva Transit servicing the site.



Strategic Location

Situated on an expansive 11.7 acre lot in York Region's largest city, the Property is surrounded by some of the country's top national retailers, drawing consumers from across the region.



Exceptional Demographics

The Property is surrounded by densely populated residential neighbourhoods with over 220,000 residents living within a 5 km radius. This affluent population has an average household income of \$139,235.



Dynamic Urban Area

Markham is Canada's most ethnically diverse community, and one of Ontario's most rapidly expanding municipalities. The region is expected to experience a 35% population surge over the next 16 years, accompanied by ongoing development, including in the immediate area.



Strong Financials

Comprised of 142,703 SF, the Property is 100% leased and boasts a WALT of 3.5 years with national and regional tenants representing 87% of GLA.

Property Specifications

Address	7630 & 7670-7720 Markham Road, Markham, Ontario
Intersections	Markham Road (Highway 68) and 14 th Avenue
Property Type	Grocery and Pharmacy-Anchored Retail Centre
Legal Description	See Data Room
Vendor	Canadian Urban Limited
Year(s) Built	2002 — Main plaza (Shoppers Drug Mart/Mark's building) 2003 — Pads A, B, C, D, E and McDonald's 2004 — Sunny Foodmart and Winners
Gross Leasable Area (GLA)	142,703 SF
Site Area	11.7 acres
Occupancy	100% (National/Regional Tenants: 87%)
Key Tenants	Sunny Foodmart (Metro assignment covenant), Shoppers Drug Mart, Mark's, Winners, McDonald's, TD Canada Trust, Boston Pizza, Desi Bar & Grill, Booster Juice
Parking	Approximately 657 parking stalls (4.6 per 1,000 SF)
Certifications	BOMA-certified
Weighted Avg. Lease Term	3.5 years



Top Tenants



Sunny Foodmart

Sunny Foodmart is a multicultural grocery store chain with four locations across the Greater Toronto Area.



Shoppers Drug Mart

Shoppers Drug Mart is a retail pharmacy chain with more than 1,200 stores in all ten provinces and two territories.



Winners

Winners is a chain of off-price Canadian department stores owned by TJX Companies. As of late 2024, the banner operates over 300 locations nationally.



Mark's

Mark's is a Canadian Tire owned clothing and footwear retailer specializing in casual and industrial wear. There are over 380 locations across Canada.



TD Canada Trust

TD Canada Trust is the Canadian commercial banking division of the multinational TD Bank Group. It is the second-largest commercial bank in Canada by assets.



Site Plan






- Retail Tenants
- Neighbouring Retail










Economic Indicators (2024)

Markham Demographics

	Population	363,622
	Total Households	117,341
	Average Household Size	3.1
	Average Household Income	\$150,552
	Projected Population Change (% 2024-2029)	+5.87%

Trade Area Demographics (2024)

Radius Demographics (Distance from Centre)

	3 km	5 km
	Population	75,651 220,835
	Total Households	21,260 65,459
	Average Household Size	3.6 3.4
	Average Household Income	\$141,793 \$139,235
	Projected Pop. Change (% 2024-2029)	+6.98% +5.46%

Location Overview

Armada Square is situated in a rapidly growing area of Markham, along Markham Road, one of the City's primary north/south thoroughfares. The Property is less than 1 km south of Highway 407, Ontario's fourth-longest 400-series highway, providing seamless connectivity across the Greater Toronto Area. The Property offers exceptional accessibility, both for private vehicles and public transit users. It is well-served by Viva bus routes, which connect directly to the Viva Purple line at the junction of Highway 7 and Markham Road, ensuring convenient public transportation access.

The Property is situated in the heart of a dominant retail node surrounded by some of the country's top national retailers, drawing consumers from across the region. This commercial node is surrounded by densely populated and growing residential neighbourhoods with over 220,000 residents living within a 5 km radius. Top retailers in the immediate area include Canadian Tire, The Home Depot, Costco, Staples, Value Village, Walmart, RONA+, and many more. Also nearby is CF Markville, the GTA's 9th largest enclosed shopping destination featuring 180 stores and services, and nearly 1 million square feet of shopping area, located less than a 10-minute drive away.

There is an abundance of new development planned / under construction in the immediate area. One of these includes Remington Group's 5933 14th Avenue development, located immediately behind the Property. This project will facilitate the development of three purpose built rental apartment buildings containing approximately 786 apartment dwelling units with underground and surface parking, 34 purpose built rental townhouses, and a 0.38 acre public park to be dedicated to the City.



Newtown Square

Local CRUs



Armada Square



Mark's



SHOPPERS
DRUG MART



WINNERS



bulk
barn



SUBWAY

STAPLES

HIGHWAY 407



MARKHAM ROAD (HIGHWAY 68)

COSTCO
WHOLESALE

Surrounding Retail Landscape



ARMADALE SQUARE

For more information please contact:

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