JLL

FOR SALE

314 ELLIOTT AVENUE

KINGSTON, ON



NNN INVESTMENT
OPPORTUNITY
LEASED TO LOBLAWS

THE OPPORTUNITY

The JLL Private Capital Group is pleased to offer for sale a 100% interest in 314 Elliott Avenue (the "Property"), a single-tenant net lease investment opportunity located in Kingston, Ontario. The Property comprises 22,468 square feet ("SF") of retail space situated on a 3.98-acre ("AC") site at the intersection of Division Street & Elliott Avenue. Anchored by investment grade tenant Loblaws, which operates here as a Wholesale Club, the asset delivers defensive, long-term cash flow with 5.5 years remaining on the lease. The additional 1.6 acres of vacant land abutting the grocery store adds further upside, with potential to accommodate a variety of uses.



INVESTMENT HIGHLIGHTS

100% leased, single tenant grocery store on a recently renewed 5-year lease commencing April 2027

3 x 5-year renewal options provide long-term lease security

Occupied by Canada's largest retailer, Loblaws, since 2002

1.6 acres of excess land with future development potential

Stable retail submarket in Kingston

SALIENT DETAILS

22,468 SF GROSS LEASABLE AREA	5.5 Years LEASE TERM
+/- 1.60 AC EXCESS LAND	M2 ZONING
3.98 AC SITE AREA	1970 YEAR BUILT
263 FT FRONTAGE	Division Street & Elliott Avenue INTERSECTION

TENANT OVERVIEW

The Property is leased in its entirety to Loblaw Properties Limited, which has been the sole tenant at the Property, operating as a Wholesale Club location since 2002.

Wholesale Club is a cash-and-carry warehouse format owned by Loblaws, with approximately 55 stores across Canada. The banner serves both business customers, such as restaurants and small businesses, and the general public, with no membership required. Wholesale Club locations stock bulk, club-size formats of Loblaw's private-label products, differentiating the format within the broader grocery and wholesale retail landscape.

As Canada's largest retailer, Loblaws operates approximately 2,500 food retail and pharmacy stores nationwide and generated $63.9 billion in retail revenue in 2025. This scale and market position provide investors with exceptional tenant credit quality and reinforce the long-term stability of the income stream generated by the Property.

Loblaws®






wholesale club
sunspun
optimum


everyday value
express
22 OZ COLD CUP


wholesale club
everything foodservice


everyday value
8
BAKING NEEDS
CANNED FRUIT
SUGAR
7
LOWERING PRICES ON HUNDREDS OF ITEMS


foodservice equipment
Become a member today!
Optimum
MORE Weekly Savings with our Digital Coupons
Scan to visit the Digital Coupon Board

LOCATION AND TRANSIT OVERVIEW

314 Elliott Avenue offers investors a single-tenant grocery asset in Kingston's north end, at Division Street and Elliott Avenue, close to the Division Street and Highway 401 retail node. King's Crossing, at Division Street and Highway 401, is one of Kingston's main shopping destinations, with tenants including Canadian Tire, No Frills, LCBO, Landmark Cinemas, Panera Bread, Starbucks and Montana's alongside a fashion outlet centre.

The site benefits from strong connectivity by bus, rail and highway. Kingston Transit Routes 2, 7, and N1 serve Elliott Avenue between Division Street and Leroy Grant Drive, linking the Property to downtown Kingston, Queen's University, St. Lawrence College and Cataraqui Centre. The same routes connect to the Kingston Bus Terminal at 1175 John Counter Boulevard, with Megabus and FlixBus service, and to the VIA Rail Kingston station at 1800 John Counter Boulevard.

GREATER KINGSTON DEMOGRAPHICS – 10 KM

TOTAL POPULATION:
141,111

AVG. HOUSEHOLD INCOME:
$113,929

DAYTIME POPULATION:
139,143

MEDIAN AGE:
39.6



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KINGSTON, ON

FINANCING & OFFERING PROCESS

FREE & CLEAR

The Property is offered for sale free and clear of existing financing.

OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. The Property is offered for sale on an as-is, where-is basis and interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information.

All inquiries regarding the Property should be directed to:

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