

Lennard:



Premium Retail Investment Opportunity

110 Martindale Crescent, Ancaster, ON

The Offering

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained on an exclusive basis by Canadian Commercial (Ancaster) Inc. (the “Vendor”) to offer for sale a 100% freehold interest in a brand-new retail asset located at 110 Martindale Crescent, Ancaster, ON (the “Property”)

The offering represents an exciting and rare opportunity to acquire a best-in-class, new format quick service restaurant property fully leased to Starbucks Coffee and Chipotle Mexican Grill. Both tenants have signed long-term commitments and the asset is currently under construction with a highly anticipated targeted opening in Q4 2023. The Property is comprised of a retail pad totaling 4,292 SF with a drive-thru and is situated on a high profile outparcel of The Home Depot lands. The asset is located within the main commercial node of Ancaster and is surrounded by some of the largest national retailers in the country.

Starbucks and Chipotle are two of the most well-known and highly coveted quick service restaurants in Canada and offer corporate guarantees. Starbucks is the world’s largest coffeehouse chain with over 35,000 locations and is publicly traded on the Nasdaq (SBUX). Chipotle Mexican Grill has over 3,100 corporate locations and is one of the fastest growing fast casual restaurants, also publicly traded on the NYSE (CMG).



Fully Leased to
Chipotle Mexican
Grill & **Starbucks**
with **Drive-Thru**



Offering Price & Process

\$5,350,000

Proponents are invited to submit their offers to the Advisor. Offers will be assessed as received.

Investment Highlights

Brand **new development**, currently under construction

4,292 SF retail pad **fully leased** to 2 Quick Service Restaurants

- 2,092 SF with **drive-thru** leased to **Starbucks**
- 2,200 SF leased to **Chipotle Mexican Grill**

Situated at a **high-profile outparcel** of The Home Depot lands

First Chipotle location in the Greater Hamilton Area

Surrounded by **major national retailers**

Shadow anchored by **Costco & The Home Depot**

Long term leases with **corporate publicly traded covenants**

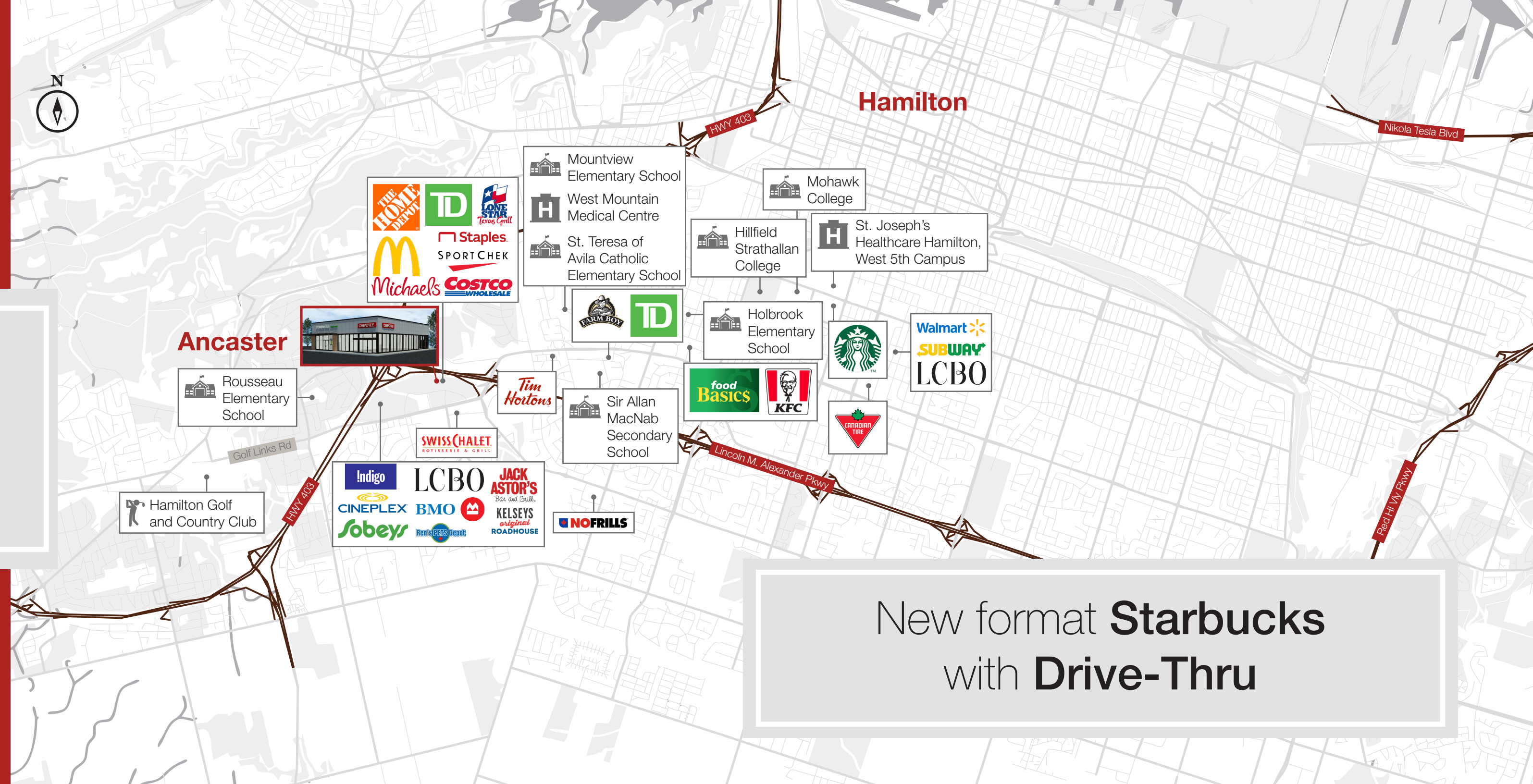
Corner location with excellent **visibility and accessibility**

Premium retail offering with **net leases**



Area Overview

First Chipotle
location in
the **Greater
Hamilton Area**



New format **Starbucks**
with **Drive-Thru**

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.