

PEN CENTRE

DESCRIPTION

Pen Centre is the Niagara Peninsula's largest shopping destination. Featuring 180 of the most popular store brands and services, visitors to Pen Centre can enjoy one million square feet of great shopping, dining and entertainment in a comfortable, climate controlled environment.

OPENING DATE:

1958

EXPANSION / RENOVATION:

1995, 2002, 2004/2005 & 2011

MANAGEMENT

20 VIC MANAGEMENT INC.
 1 Queen Street East
 Suite 300, Box #88
 Toronto, Ontario
 M5C 2W5

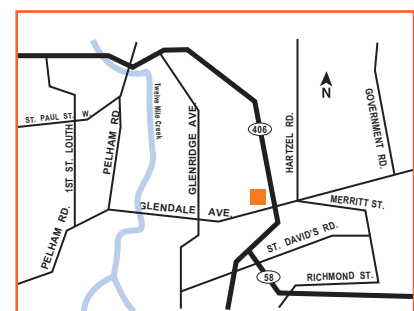
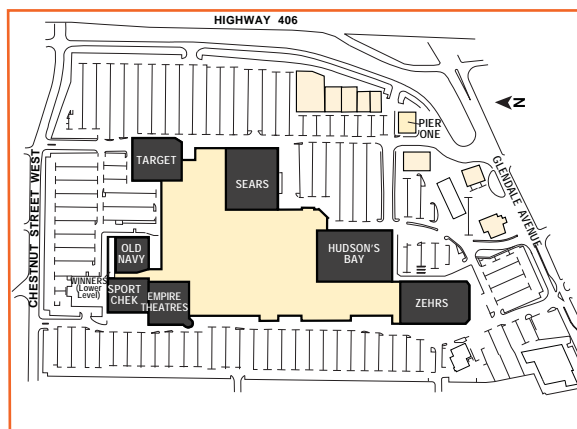
Tel: (416) 955-0595

Fax: (416) 955-0569

CENTRE ADDRESS

221 Glendale Avenue
 St. Catharines, Ontario
 L2T 2K9
 Tel: (905) 682-8645
 Fax: (905) 682-5900
www.thepencentre.com

Pen Centre is conveniently located adjacent to Highway 406 at Glendale Avenue. We are easily accessible from the Q.E.W. and just 15 minutes west of Niagara Falls.



PEN CENTRE

SIZE, TENANTS, AMENITIES

G.L.A.: 1,072,132 sq ft

RETAIL STORES: 180

FOOD COURT SEATING: 570

PARKING SPACES: 5,000

MAJOR RETAILERS:

Sears	194,611 sq ft
Hudson's Bay	150,688 sq ft
Target	126,690 sq ft
Zehrs	59,908 sq ft
Empire Theatres	55,888 sq ft
Winners	28,476 sq ft
Home Sense	24,799 sq ft
Sport Chek	23,245 sq ft
Old Navy	15,665 sq ft
H&M	18,196 sq ft

Total C.R.U.: 373,966 sq ft

MARKET

DEMOGRAPHIC PROFILE

Primary: 147,215
(St. Catharines/Thorold)

Secondary: 229,794

Persons Per Household: 2.49

Average Household Income:
\$52,181

Centre Sales Productivity:
\$447 per sq ft

Pedestrian Traffic Counts:
211,538 per week

CUSTOMER PROFILE

Education:

University or College	34%
Trade School	12%
High School	31%

Occupation:

Managerial/Professional	9.6%
Business, Finance & Administration	16%
Health	4.8%
Sales & Service	28.8%
Processing/Manufacturing	8.4%
Natural & Applied Sciences	22%

HOURS OF OPERATION

Monday – Friday: 10:00 a.m. – 9:00 p.m. Sunday: 11:00 a.m. - 6:00 p.m.
Saturday: 9:00 a.m. – 6:00 p.m.

CONTACTS

General Manager:

John Bragagnolo (905) 682-8645 Fax: (905) 682-5900

Marketing Director:

Rick Woodward (905) 682-8645 Fax: (905) 682-5900

Vice President, Leasing Sales Representative

Andrea McGowen (416) 681-9320 Fax: (416) 955-0569
email: amcgowen@20vic.com

PEN CENTRE

Women's Apparel

Cleo	26
Dynamite	40
Fairweather	44A
Garage	48
J. Michaels	98B
La Senza	94
Laura Petites	79
La Vie En Rose	75
Le Chateau	103
Melanie Lyne	24
Northern Reflections	45
Reitman's	80
Ricki's	34
Suzy Shier	27
Tan Jay N Alia	21B
Titika Canada	90

Men's Apparel

Gary Waters	29
International Clothiers	37
Le Chateau Hommes	91
Star's Menswear	21A

Children's Apparel

The Children's Place	22
Gymboree	96A

Other Clothing

Aerie	68
Aeropostale	76
American Eagle	36
Arlie's Sport Shop	23A
Bikini Village	98
Bluenotes	120A
Bootlegger	14A
Buffalo	46
Campus Crew	67
Danier Leather	114
Footlocker	31

Gap/Gap Kids	100
Jean Machine	113
Mexx	99
Roots	89
R.W. & Co.	49B
Stitches	39A
West 49	38
Zumiez	46

Footwear

Aldo	76A
The Boot Shop	97
Coco Shoes	88A
Journey's	127
Naturalizer	78
Payless ShoeSource	40A
Soft-Moc	115
Spring	20
Stepss	66

Fashion Accessories

Ardene	49
Claire's Boutique	78A
Lids	29A
Sunglass Hut	93
Vivah	716K

Jewellery & Gifts

Ben Moss	126
Charm Jewellers	82
Kavar Jewellers	70
Magnolia	705K
Mappins	88
Michael Hill	84
Pandora	115A
People's Jewellers	109
Swarovski	64
Things Remembered	711K

Home Furnishings & Décor

Quilts Etc.	28
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Electronics/Photo/Music & Video

Bell	59
Bell Mobility	707K
Best Buy Mobile	146
Black's	56
Cogeco	19
EB Games	116
Fido	706K
HMV	122
Jump +	65
Koodo	702K
Mobiling	721K
Rogers	63
The Source	16
The Telephone Booth	110
Telus	39
Virgin Mobile	718K
Wind Mobile	703K
WirelessWave	145A
WOW! Mobile	715K

Books & Stationery

Carlton Cards	106A
Coles Book Store	104
Hallmark	65

Health & Beauty/Services

Barber's Chair	150
Bath & Body Works	102
The Body Shop	71
Carol Baker Visage	142
Drs. Taylor, Michilko, Watts, Kelly	612L
Fruits and Passion	86
General Nutrition Centre	33
Hearing Solutions	85A
L'Attitudes	124
Laurier Optical	106B
Lavo Salon	17
Nails 4 You	64A
Natural Solutions Spa	13
Niagara Family Fitness	617L

Nutrition House	125
Optical Centre	83
Picasso's	78B
Sephora	77
Shoppers Drug Mart	30
Trade Secrets	111

Other Services

Canadian Imperial Bank	12
Continental Currency Exchange	145
Flight Centre	118
Government Services	604L
Ministry of Transport	704K
Pen Centre Lottery	719K
Stitch It	144
Transat	53

Specialty Retail

Access	92
Bentley	55
Dollarama	616L
Gateway	149
Green Earth	107
Neat Stuff	112
Showcase	123
Spencer's Gifts	23
Turtle Pond Toys	58
Yankee Candle	96B

Specialty Food

Booster Juice	147
Dairy Queen/Orange Julius	73
Laura Secord	54
Monsieur Crepes	105
Mrs. Fields/Pretzelmaker	74
The Second Cup	714K
Subway	148
Teavana	87
Tim Hortons	143

Fast Food

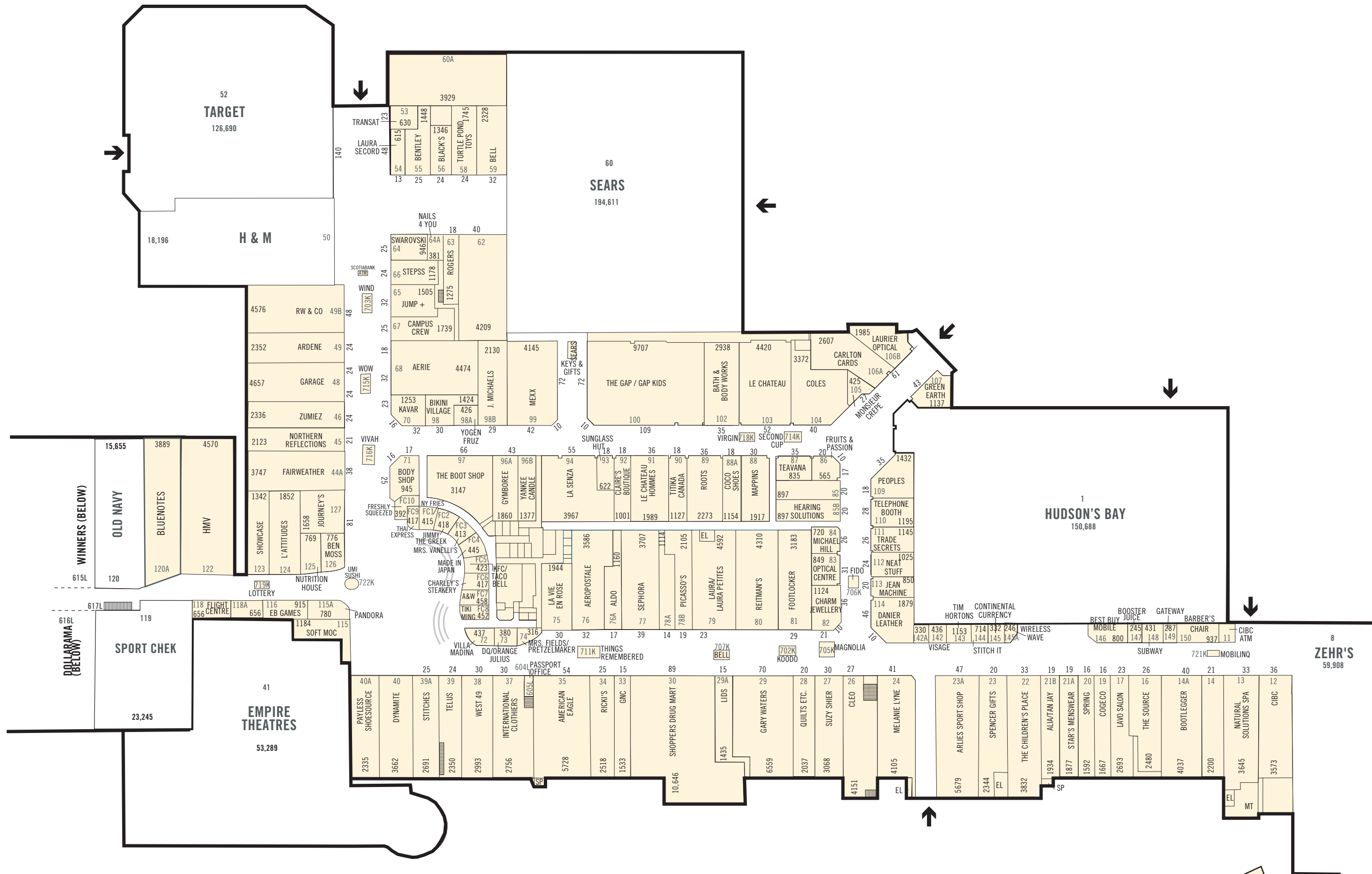
A & W	FC7
Charley's Steakery	FC6
Freshly Squeezed	FC10
Jimmy the Greek	FC2
KFC	FC5
Made in Japan	FC4
Mrs. Vanelli's	FC3
New York Fries	FC1
Taco Bell	FC10
Thai Express	FC9
Tiki Ming	FC8
Umi Sushi	722K
Villa Madina	72

Large Format Users

Empire 8 Theatres	41
H&M	50
Hudson's Bay	1
Old Navy	120
Sears	60
Sport Chek	119
Target	52
Winners	615L
Zehrs	8

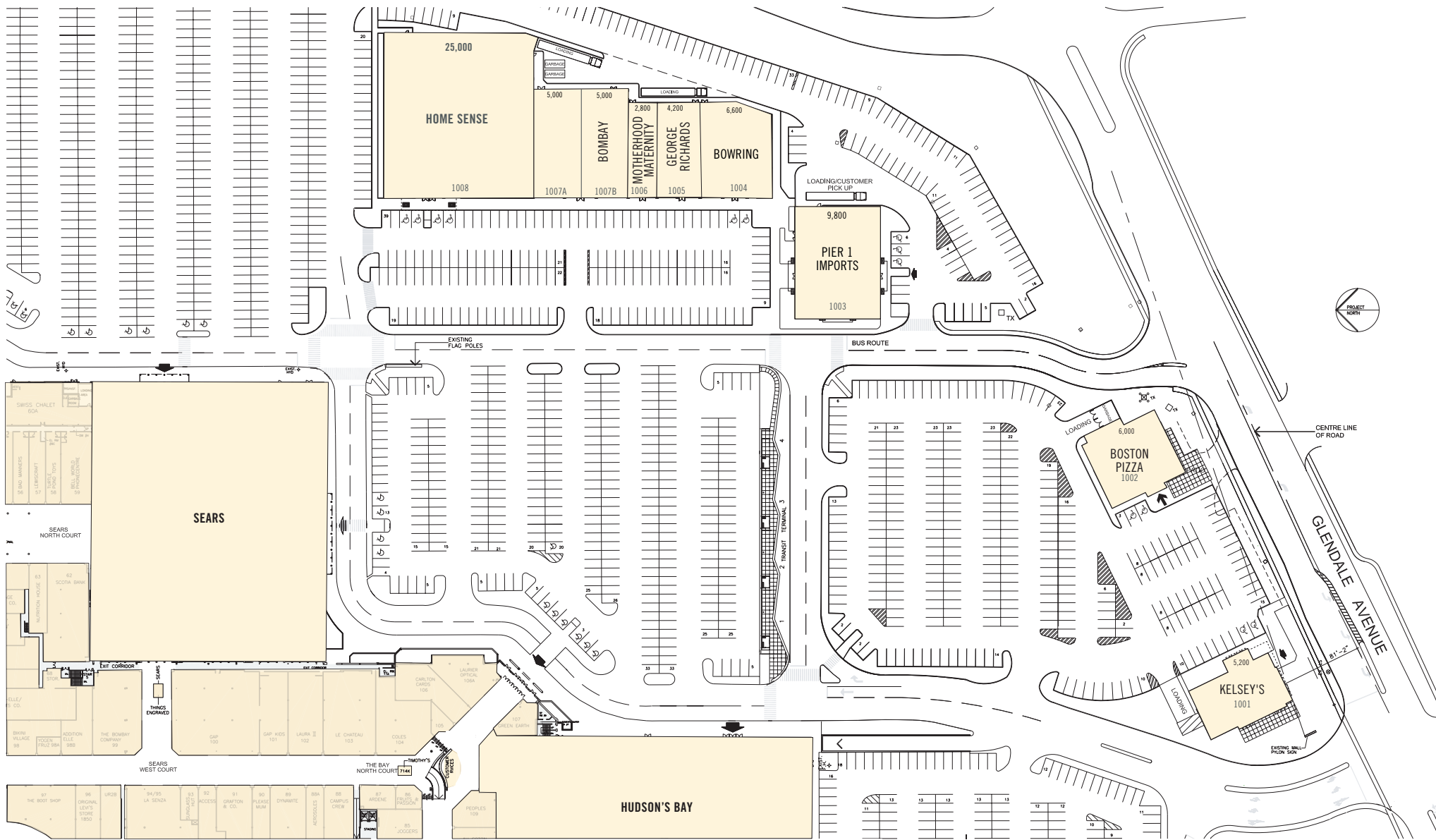
Pen Centre Out Parcels

A&W Drive Thru	1009
Bombay	1007B
Boston Pizza	1002
Bowring	1004
George Richards	1005
Home Sense	1008
Kelsey's	1001
Motherhood Maternity	1006
Pier 1 Imports	1003



PEN CENTRE

1009
A&W
2,154



PEN CENTRE OUT PARCELS