

PEN CENTRE

DESCRIPTION

Pen Centre is the Niagara Peninsula's largest retail 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

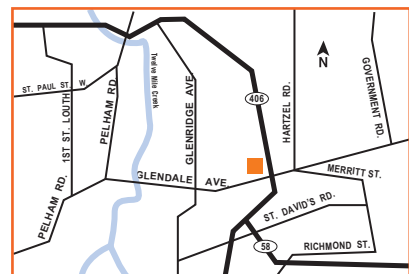
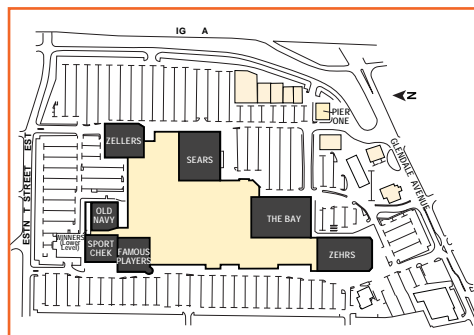
20 VIC MANAGEMENT INC.
1 Queen Street East
Suite 300, Box #88
Toronto, Ontario
M5C 2W5

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.:	1,036,696 sq ft
RETAIL STORES:	180
FOOD COURT SEATING:	570
PARKING SPACES:	5,000

MAJOR RETAILERS:

Sears	194,611 sq ft
The Bay	150,688 sq ft
Zellers	96,484 sq ft
Zehrs	59,908 sq ft
Famous Players	48,888 sq ft
Winners	28,476 sq ft
Sport Chek	23,245 sq ft
Old Navy	20,673 sq ft
H&M	17,540 sq ft

Total C.R.U.: 396,183 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:
\$457 per sq ft

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%

Pedestrian Traffic Counts:

211,538 per week

HOURS OF OPERATION

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

CONTACTS

Vice President Leasing:

Jlm Hedrich (416) 681-9043 Fax: (416) 955-0569
email: jhedrich@20vic.com

Centre Manager:

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

Marketing Director:

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

<http://www.20vic.com>

PEN CENTRE

Women's Apparel

cleo	26
Costa Blanca	85
Dynamite	40
Fairweather	44A
Garage	48
Jacob	46
J. Michaels	77
La Senza	94
La Senza Express	21B
Laura Petites	79
La Vie En Rose	75
Melanie Lyne	24
Northern Reflections	45
Reitman's	80
Ricki's	34
La Senza Express	21B
Sirens	98B
Suzy Shier	27

Men's Apparel

Gary Waters	29
International Clothiers	37
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	81
Bootlegger	14A
Buffalo	46
Campus Crew	67
Danier Leather	114
Footlocker	31

Gap/Gap Kids	100
Jack & Jones	39
Jean Machine	113
Le Chateau	103
Le Chateau Hommes	91
Mexx	99
Roots	89
R.W. & Co.	49B
Stitches	39A
West 49	38

Footwear

Aldo	76A
The Boot Shop	97
Naturalizer	78
Payless ShoeSource	40A
Soft-Moc	115
Spring	20
Stepss	66
Sterling Shoes	88A

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
NJN Jewellery	115A
People's Jewellers	109
Swarovski	64

Home Furnishings & Décor

Benix	127
Quilts Etc.	28

Electronics/Photo/Music & Video

Bell	59/707K
Best Buy Mobile	146
Black's	56
Cogeco	19
EB Games	116
Fido	706K
HMV	122
Koodo	717K
Mobilinq	721K
Rogers Plus	125
The Source	16
Sunrise Records and Tapes	14
The Telephone Booth	110
Telus	118
Virgin Mobile	718K
WirelessWave	145A

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
Faces	715K
Fruits and Passion	86
General Nutrition Centre	33
L'Attitudes	124
L'Estetica	111
Laurier Optical	106B
Lavo Salon	17
Mademoiselle Spa	617L
Nails 4 You	64A
Natural Solutions Spa	13
Nutrition House	63
Optical Centre	83
Picasso's	78B
Shoppers Drug Mart	30

Other Services

Canadian Imperial Bank	12
CNIB Lottery	719K
Continental Currency Exchange	145
McDuff's Mini Glow Golf	604L
Ministry of Transport	704K
Stitch It	144
Transat	53

Specialty Retail

Access	92
Bentley	55
Dollarama	616L
Gateway	149
Green Earth	107
Keyman	711K
Neat Stuff	112
Showcase	123
Turtle Pond Toys	58
Yankee Candle	96B

Specialty Food

Booster Juice	147
Dairy Queen/Orange Julius	73
Laura Secord	54
Leonidas Chocolates	105
Mrs. Fields/Pretzelmaker	74
The Second Cup	714K
Subway	148
Teaopia	87
Tim Hortons	143
Umi Sushi	722K
Yogen Fruz	98A

Restaurants

Kahunaville/L.A. Brew Pub	605L
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Fast Food

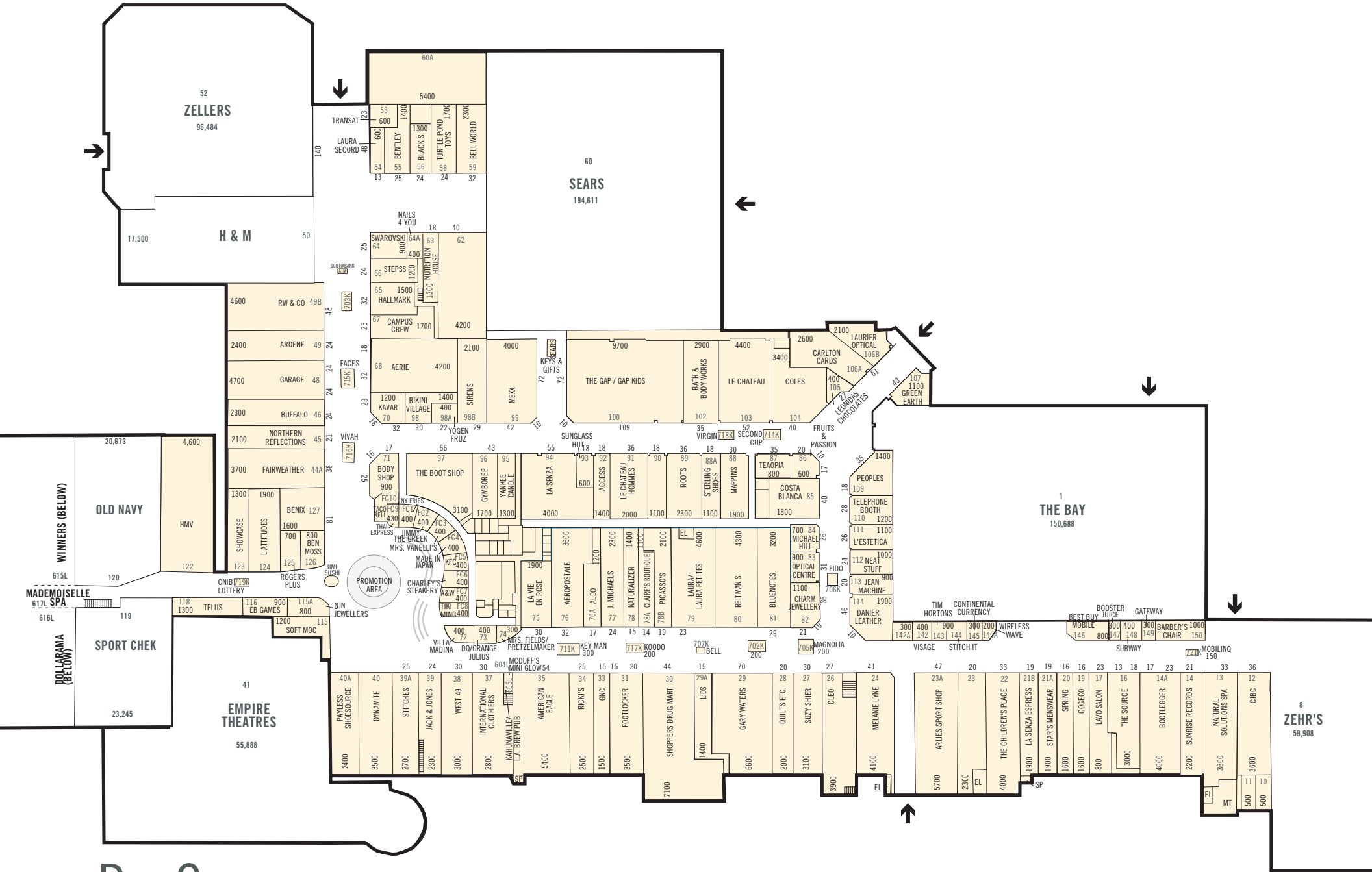
A & W	FC7
Charley's Steakery	FC6
Jimmy the Greek	FC2
KFC	FC5
Made in Japan	FC4
Mrs. Vanelli's	FC3
New York Fries	FC1
Taco Bell	FC10
Thai Express	FC9
Tiki Ming	FC8
Villa Madina	72

Large Format Users

The Bay	1
Empire 8 Theatres	41
H&M	50
Old Navy	120
Sears	60
Sport Chek	119
Winners	615L
Zehrs	8
Zellers	52

Pen Centre Out Parcels

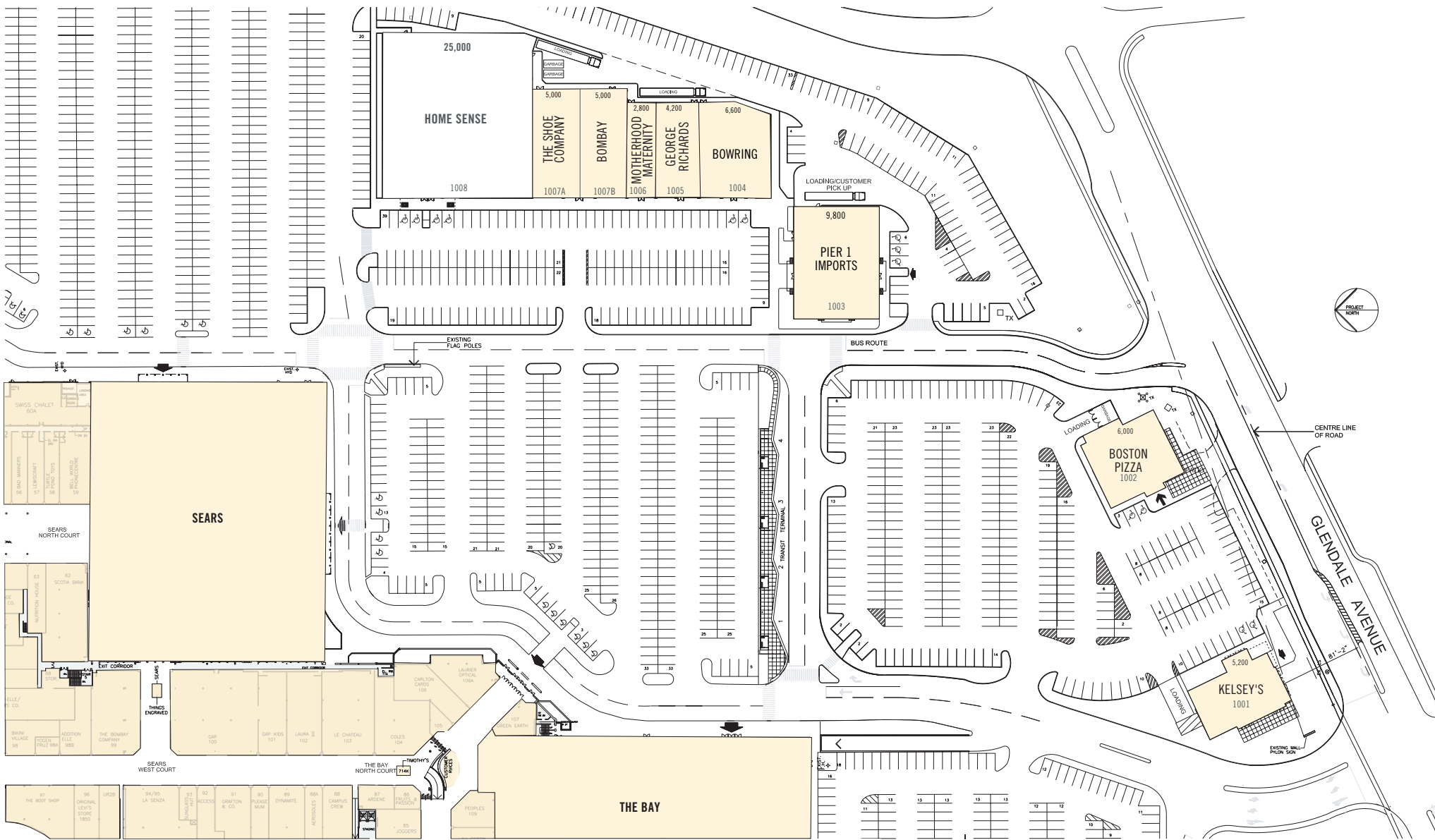
Bombay	1007B
Boston Pizza	1002
Bowring	1004
George Richards	1005
Home Sense	1008
Kelsey's	1001
Motherhood Maternity	1006
Pier 1 Imports	1003
The Shoe Company	1007A



PEN CENTRE

9/11





PEN CENTRE OUT PARCELS