ICI PROPERTIES

STREETSCAPE
RETAIL BROKERAGE



285 Geneva Street, St. Catharines, Ontario

Prime Retail Opportunity in St. Catharines

For Sublease

ICI PROPERTIES

Property Details

+/- 25,152 sq. ft.
SIZE OF PREMISES

Contact Agent
BASE RENT

$6.34 /sq.ft./annum
PROPERTY TAXES (EST. 2026)

$6.16 /sq.ft./annum
COMMON AREA MAINTENANCE

$0.66 /sq.ft./annum
GENERAL MAINTENANCE

$1.84 /sq.ft./annum
UTILITIES (POWER & GAS)

October 31, 2033
LEASE EXPIRY

Features

- Prime retail opportunity at Fairview Shopping Centre, strategically located along Geneva Street with direct access to Queen Elizabeth Way
- Regional shopping destination featuring over 50 retailers including Zehrs, Winners, Staples, Chapters, LCBO, Sport Chek, and Food Basics
- Exceptional visibility and exposure with prominent fascia signage, Queen Elizabeth Way-facing loading area signage, and full pylon panel opportunity
- Strong vehicular traffic and accessibility from Queen Elizabeth Way, serving the greater Niagara Region trade area
- Located in a dense retail and residential node within St. Catharines, the commercial hub of Niagara Region





Highlights

Located In
MAJOR RETAIL HUB

Dominant
SIGNAGE OPPORTUNITIES

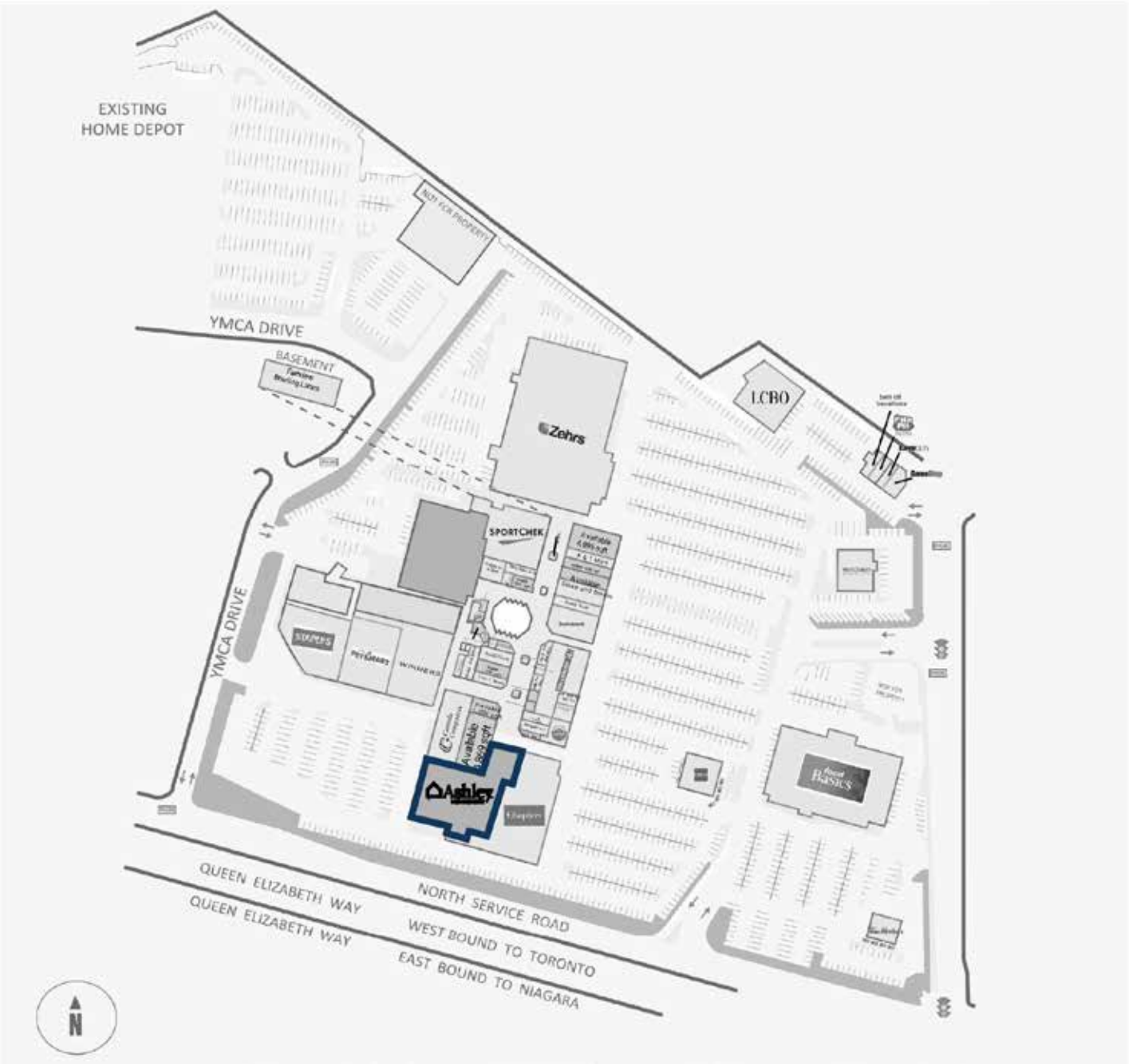
Excellent Access
TO PUBLIC TRANSIT

Ample On-site
PARKING

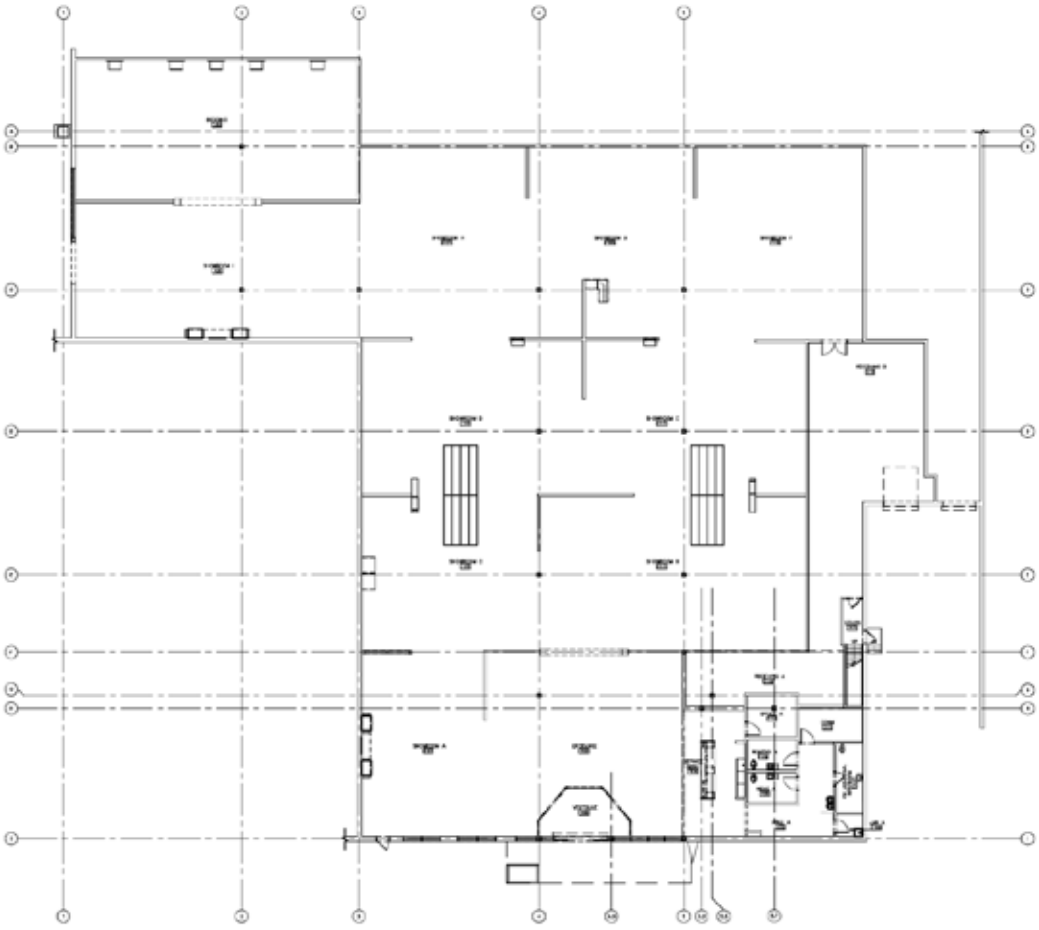
For Sublease

285 Geneva Street, St. Catharines, Ontario
iciproperties.com

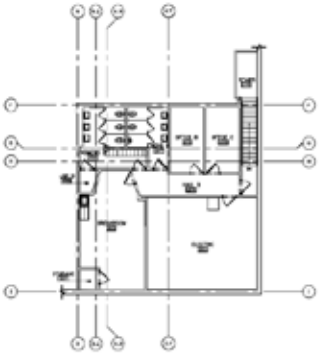
Site Plan


EXISTING
HOME DEPOT
YMCA DRIVE
BASEMENT
Zehrs
LCBO
SPORTCHEK
YMCA DRIVE
Ashley
QUEEN ELIZABETH WAY
QUEEN ELIZABETH WAY
NORTH SERVICE ROAD
WEST BOUND TO TORONTO
EAST BOUND TO NIAGARA
N

Floor Plan

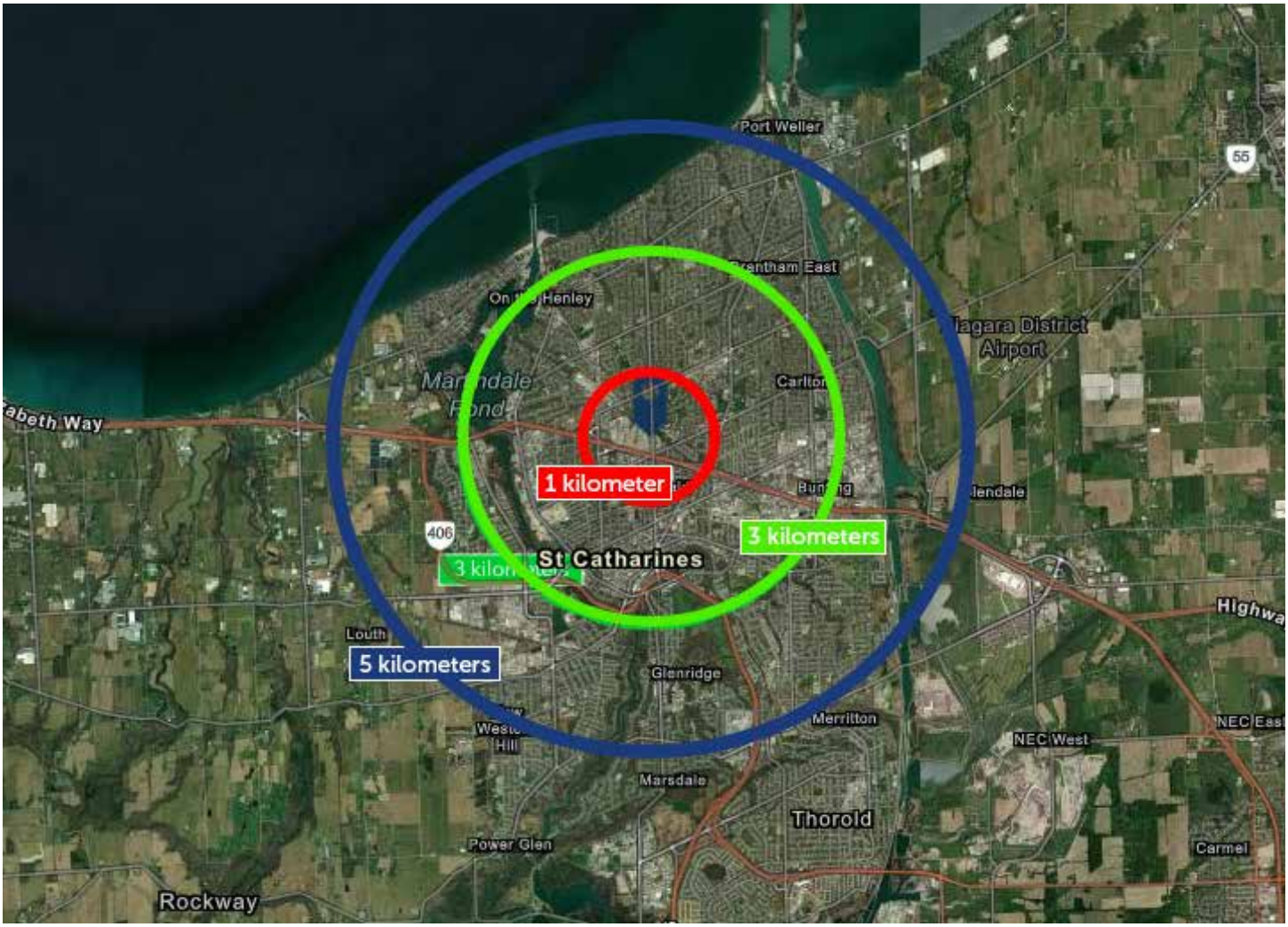


1 FIRST FLOOR PLAN
NOT TO SCALE



2 MEZZANINE FLOOR PLAN
NOT TO SCALE

Demographics



2025 Demographics

	1 KM	3 KM	5 KM
TOTAL POPULATION	10,282	78,794	138,088
AVG. HOUSEHOLD INCOME	$83,128	$91,553	$102,276
MEDIAN AGE	43.9	42.7	42.3



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STREETSCAPE RETAIL BROKERAGE

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