

*For Lease*

# PRIME RETAIL

PLACE VAL EST, 3140 HWY 69 N  
VAL CARON (SUDBURY)



**REDWATER**  
CAPITAL



# The Neighbourhood

The South London neighbourhood itself boasts a relatively high population and is also one of the more multicultural neighborhoods in London. The high population is largely due to the higher number of apartment buildings, townhouses and semi-detached homes built in the neighbourhood between 1970 and 1980. When compared to other areas of London, this does allow more first time buyers an opportunity to get into the market and own their own home. In the center of the neighbourhood's circling and winding roads is White Oaks Mall, which was built in 1973 and then expanded in 2010. The mall now includes over 185 different stores and services in the mall and is home to big box stores, restaurants and entertainment venues.



# Demographics

977-993 Wellington Rd (5 km radius)

<b>125,720</b>	<b>120,263</b>	<b>39.50</b>
Population	Daytime Population	Median Age

<b>\$77,777</b>	<b>54,376</b>	<b>12.91%</b>
Average Household Income	Total Households	Growth Rate Next 5 Years

Wellington Road and Highway 401 Intersection

**62,600**  
Average Daily Vehicle Traffic Count

Sources: Costar Group, 2024

# Property Details

**Location:** 3140 Old Hwy-69, Greater Sudbury, ON P3B 1B1

**Accessibility:** Along the main arterial retail corridor in Val Caron

**Neighborhood:** Tenanted by national tenants including Metro, Dollartree, Pet Valu, Tim Horton's, LCBO, Mary Brown's Chicken and many more national and local retailers

## Key Features:

- **Strategic Location:** Positioned for exceptional exposure and easy access
- **High Traffic Area:** Benefit from the bustling flow of customers along the arterial corridor
- **Proximity to Major Retailers:** Join a community of thriving national brands, enhancing foot traffic and visibility
- **Convenient Access:** Close proximity to Highway 401 ensures accessibility from all directions
- **Versatile Spaces:** Flexible layouts cater to various retail needs

## Ideal for Retailers Seeking:

- Increased Visibility
- Prime Location with High Foot Traffic
- Access to a Diverse Consumer Base
- Proximity to Established National Brands

Don't miss out on the opportunity to elevate your retail presence in this dynamic commercial hub. Contact us today to secure your space at Place Val Est.



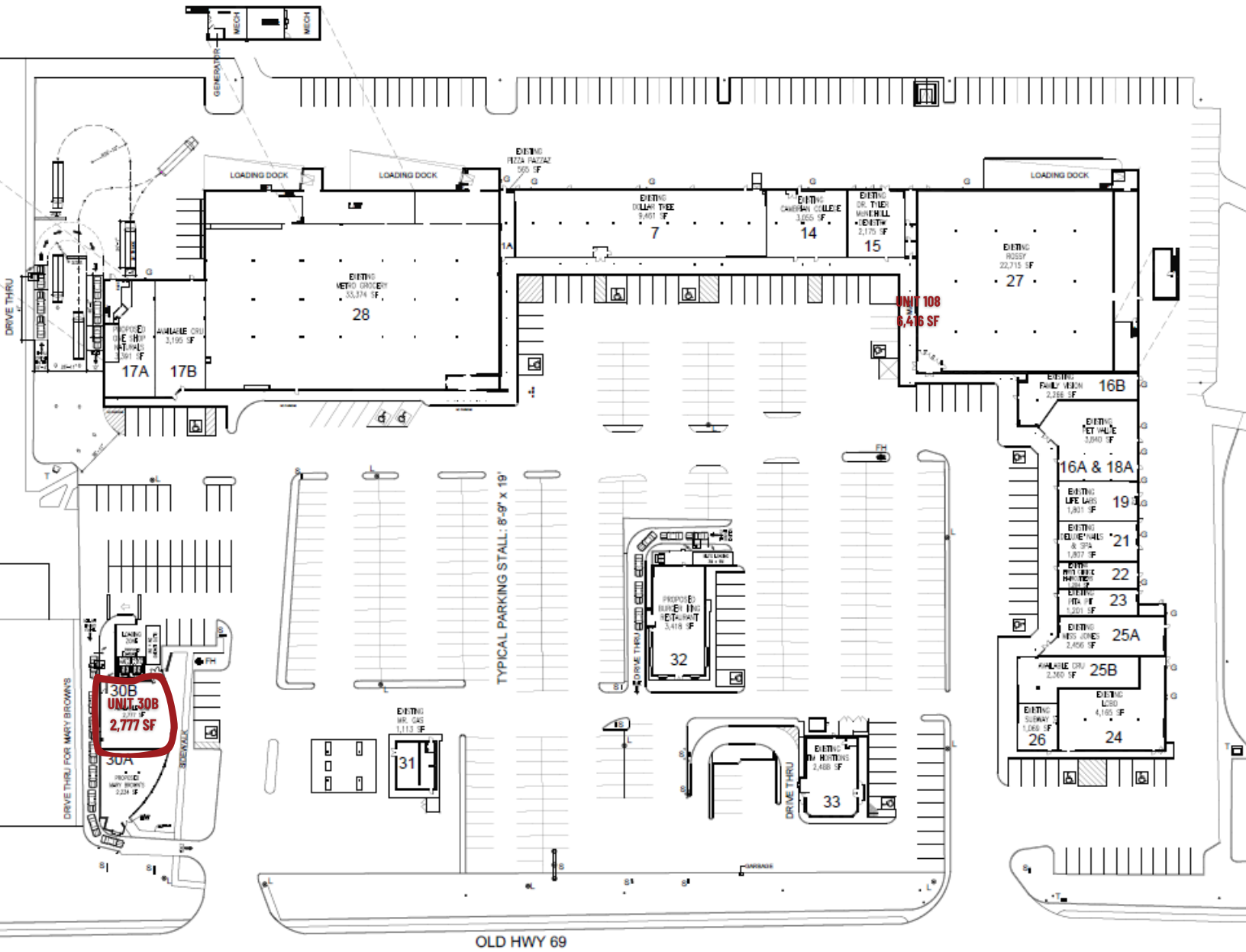
# Availability

**Location:** 3140 Old Hwy-69, Val Caron (Greater Sudbury), ON P3B 1B1

<b>Availability:</b>	<b><u>Unit #</u></b>	<b><u>Size</u></b>	<b><u>Net Rent</u></b>	<b><u>Additional Rent</u></b>	<b><u>Occupancy</u></b>	<b><u>Minimum Term</u></b>
	30B	2,777 SF	\$30.00	\$11.86 (Estimated 2024)	Immediate	Ten (10) Years



# Site plan



PLACE VAL EST- SITE PLAN  
SCALE 1/4" = 1'-0"



# Demographic Summary Report

3140 Old Hwy-69, Greater Sudbury, ON P3B 1B1

Building Type: General Retail  
 Secondary: Freestanding  
 GLA: 3,418 SF  
 Year Built: -

Total Available: 0 SF  
 % Leased: 100%  
 Rent/SF/Yr: -



Radius	1 km	2 km	5 km
<b>Population</b>			
2023 2028 2033	1,735	4,768	15,699
Growth 2023 - 2028	1,769	4,869	16,079
Growth 2023 - 2033	1,799	4,949	16,366
	1.96%	2.12%	2.42%
	3.69%	3.80%	4.25%
<b>2023 Population by Occupation</b>	<b>994</b>	<b>2,534</b>	<b>8,535</b>
Art, Culture, Recreation, Sport	1 0.10%	22 0.87%	127 1.49%
Business, Finance, Administrative	138 13.88%	389 15.35%	1,336 15.65%
Health	112 11.27%	295 11.64%	877 10.28%
Management	118 11.87%	227 8.96%	687 8.05%
Natural & Applied Sciences	33 3.32%	101 3.99%	376 4.41%
Primary Industry	76 7.65%	189 7.46%	606 7.10%
Processing, Manufacturing, Utilities	8 0.80%	21 0.83%	153 1.79%
Sales & Service	228 22.94%	569 22.45%	1,740 20.39%
Social Sci, Educ, Govmt, Religion	102 10.26%	241 9.51%	947 11.10%
Trades, Transport, Equip Oper	178 17.91%	480 18.94%	1,686 19.75%
<b>Households</b>			
2023 2028 2033	694	1,811	5,769
Growth 2023 - 2028	719	1,879	6,000
Growth 2023 - 2033	738	1,927	6,162
	3.60%	3.75%	4.00%
	0.63%	0.64%	0.68%
<b>2023 Households by HH Income</b>	<b>694</b>	<b>1,811</b>	<b>5,769</b>
Income: <\$40,000	119 17.15%	300 16.57%	780 13.52%
\$40,000 - \$60,000	108 15.56%	257 14.19%	757 13.12%
\$60,000 - \$80,000	91 13.11%	236 13.03%	751 13.02%
\$80,000 - \$100,000	96 13.83%	254 14.03%	804 13.94%
\$100,000 - \$150,000	168 24.21%	444 24.52%	1,500 26.00%
\$150,000 - \$200,000	82 11.82%	237 13.09%	856 14.84%
\$200,000+	29 4.18%	83 4.58%	320 5.55%
<b>2023 Average Household Income</b>	<b>\$105,038</b>	<b>\$108,900</b>	<b>\$117,406</b>
<b>2023 Median Household Income</b>	<b>\$86,477</b>	<b>\$89,297</b>	<b>\$95,294</b>
<b>2023 Per Capita Income</b>	<b>\$42,015</b>	<b>\$41,363</b>	<b>\$43,144</b>

# FOR MORE INFORMATION PLEASE CONTACT



**REDWATER**  
CAPITAL

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