



GROCERY



DOWNTOWN ST. CATHARINES
INVESTMENT OPPORTUNITY

OPPORTUNITY AWAITS

In recent years, Downtown St. Catharines has seen new investments worth hundreds of millions of dollars, including hundreds of new housing units. However, the area does not have a full service grocery store to capitalize on the downtown core's thousands of residents and daily workforce. It's an opportune time for new investment to serve a growing captive market. The nearest grocery stores for downtown residents are located over 2km from the core. Experience in cities of similar size demonstrates a clear market opportunity to cater to an underserved population base.

The City of St. Catharines department of Economic Development and Tourism Services offers valuable planning assistance to potential investors in the grocery sector.

DAILY DOWNTOWN POPULATION (RESIDENTS + WORKERS + STUDENTS)

11,990

MAJOR EMPLOYERS

1. Ontario Ministry of Transportation
2. Canada Revenue Agency
3. Clickback
4. Algoma Central Corporation
5. Innovate Niagara
6. Quartek Group
7. Bell Canada
8. WSP Engineering
9. Grant Thornton LLP
10. Ting Mobile

RESIDENTIAL AREAS

Nearest Grocery Store (1km+) 

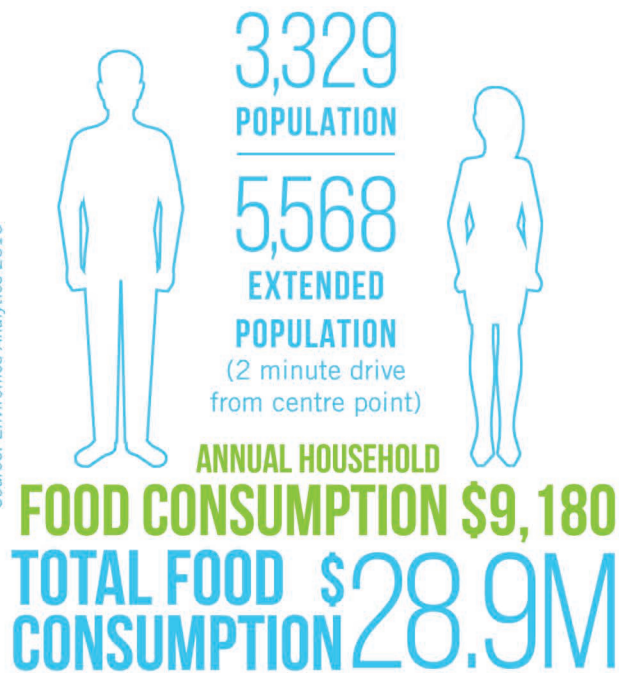
AREAS OF INTEREST

- A. Bus Terminal
- B. City Hall
- C. Meridian Centre
- D. FirstOntario Performing Arts Centre
- E. Brock University Marilyn I. Walker School of Fine and Performing Arts



DOWNTOWN DEMOGRAPHICS

Source: Environics Analytics 2016



RECORD RESIDENTIAL CONSTRUCTION



Source: Building Permit Construction Value
(Central Area), City of St. Catharines

A VIBRANT AND GROWING DOWNTOWN

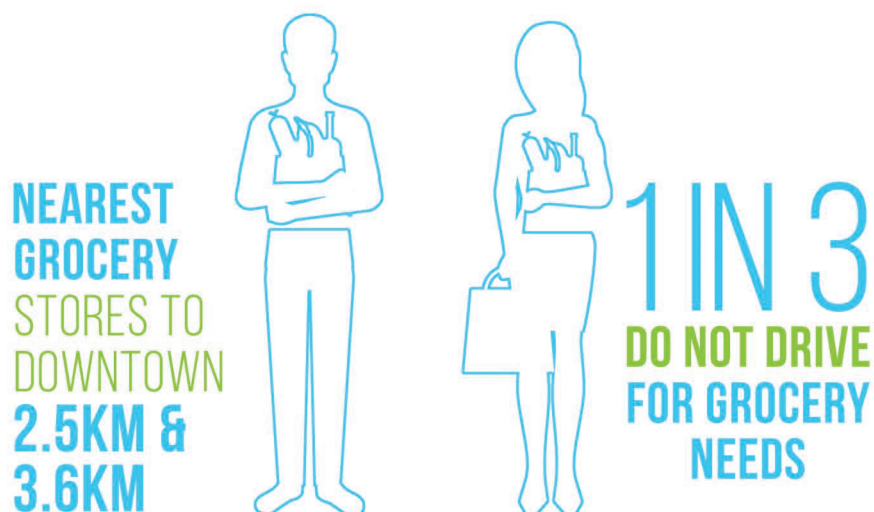
As one of 25 identified Urban Growth Centres across the province, downtown St. Catharines benefits from planning policies designed to increase population density.

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DOWNTOWN DENSITY:
109 PEOPLE /HA

6TH OF 20
URBAN GROWTH AREA
OUTSIDE OF TORONTO

GROCERY HABITS OF DOWNTOWN RESIDENTS



90% SAY
THEY WOULD
SHOP AT A
DOWNTOWN
GROCERY
STORE

Source: "Survey Analysis for a Downtown Community Owned Food Store," Brock University Business Consulting Group, 2012

RECENT DOWNTOWN INVESTMENTS

- 1. OPEN 2014:** Meridian Centre Spectator Facility – 5,400 seats
- 2. OPEN 2015:** FirstOntario Performing Arts Centre – estimated 150,000 visitors annually
- 3. OPEN 2015:** Brock University's Marilyn I. Walker School of Fine and Performing Arts – 600 students & faculty downtown
- 4. OPEN 2015:** Upscale condos (26 Wellington St.) – 28 units
- 5. OPEN 2016:** Student Residences (136 James St. & 51 Lake St.) – nearly 500 students
- 6. UNDER CONSTRUCTION:** Seasons Retirement Communities – 560 units
- NOT SHOWN:** Proposed Luxury Condos – 77 Yates Street
- NOT SHOWN:** 19-Storey Condo Building on Carlisle Street
- NOT SHOWN:** 5 Additional Residences – almost 250 students



1. MERIDIAN CENTRE



2. FIRSTONTARIO PERFORMING ARTS CENTRE



3. BROCK UNIVERSITY MARILYN I. WALKER SCHOOL OF FINE AND PERFORMING ARTS



4. THE WELLINGTON



5. REGENT STUDENT APARTMENTS



6. SEASONS RETIREMENT COMMUNITY

For more information or to arrange a site visit, please contact:

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Economic Development and Tourism

InvestInSTC.ca