

A PLACE TO RECONNECT

Champlain Centre

PREMIER SHOPPING, DINING,
AND ENTERTAINMENT
DESTINATION IN THE NORTH
COUNTRY REGION

**EVOLVING
REAL ESTATE
FOR THE NEXT
GENERATION**

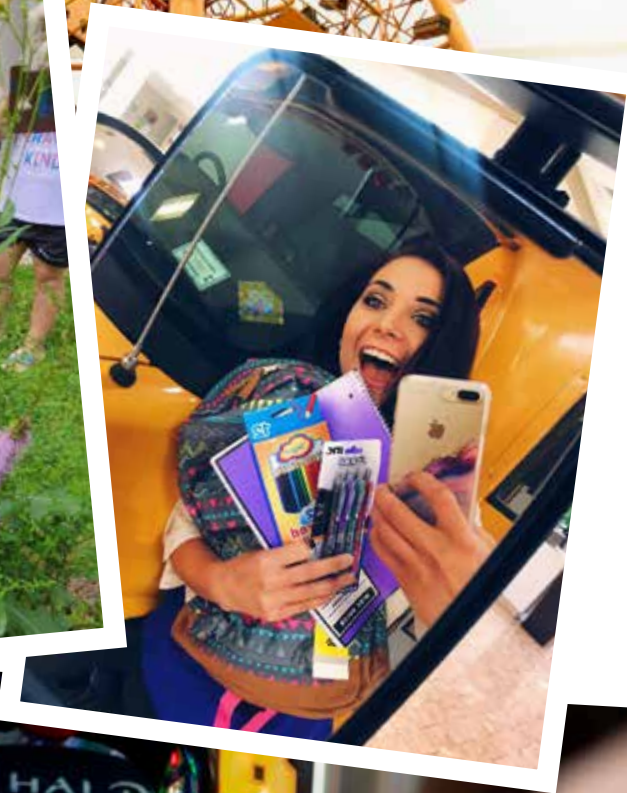


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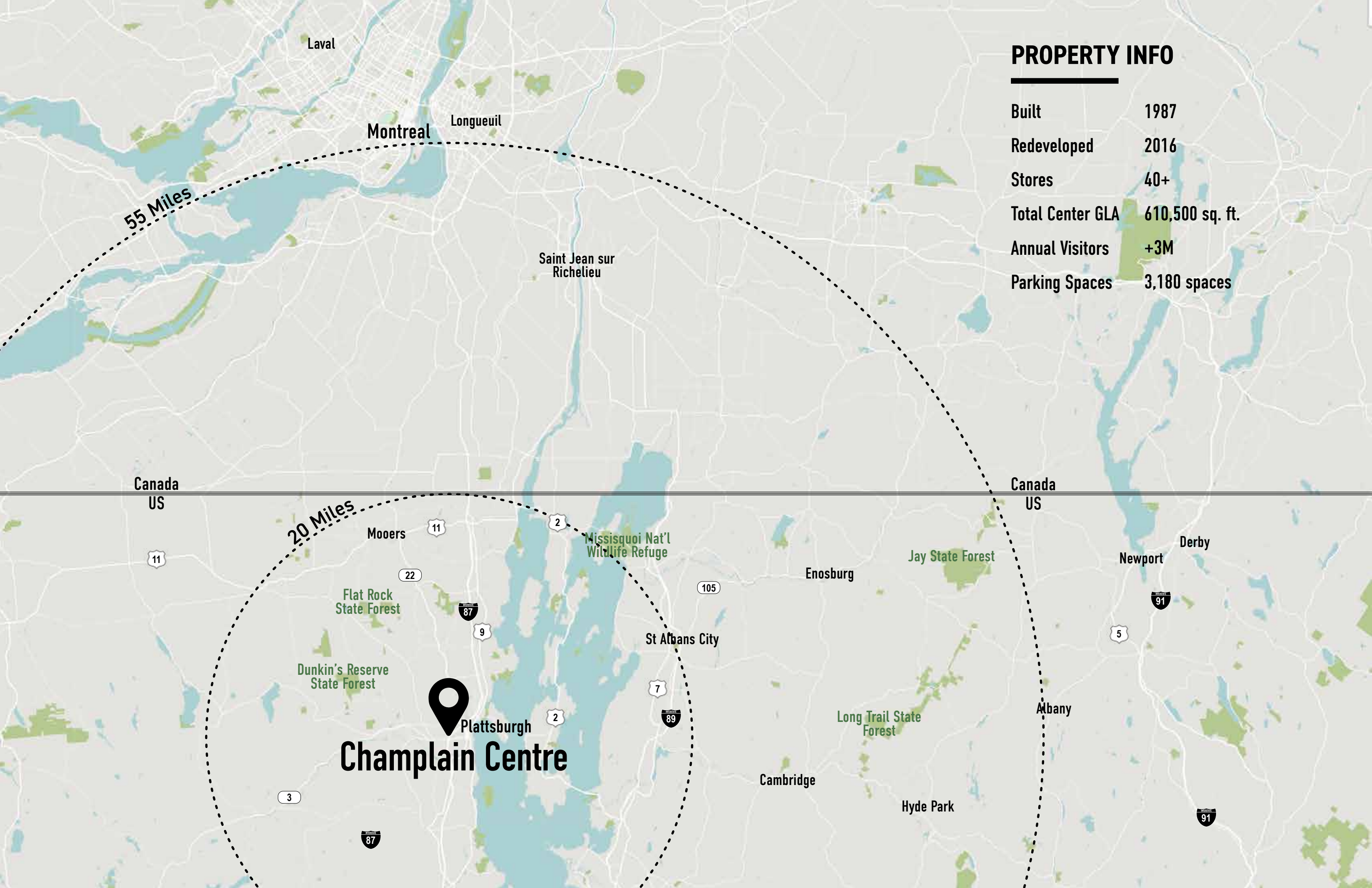
Welcome

Nestled on the picturesque shores of Lake Champlain and conveniently located near the Canadian border, Montreal, and Vermont, Champlain Centre offers an unparalleled shopping experience with over 40 stores. Explore renowned retailers like Target, Kohl's, JCPenney, Ollie's Bargain Outlet, and Ross Dress for Less, alongside beloved favorites such as Hobby Lobby and Dick's Sporting Goods. With an 8-screen cinema and arcade, families will delight in our affordable and family-friendly entertainment options, from bouncing through the Kids Zone to scoring big at Fun Zone. Whether a local resident or a visitor from afar, Champlain Centre invites you to experience the ultimate shopping and entertainment destination in the North Country.





A CENTRAL GATHERING PLACE



PROPERTY INFO

Built	1987
Redeveloped	2016
Stores	40+
Total Center GLA	610,500 sq. ft.
Annual Visitors	+3M
Parking Spaces	3,180 spaces

OLLIE'S

**HOBBY
LOBBY**

KOHL'S

JCPenney

ROSS
DRESS FOR LESS®

five BELOW®

DICK'S
SPORTING GOODS.

REGAL

TARGET



Retail Mix

SHOPPING

GameStop®

TARGET

KOHL'S

DICK'S
SPORTING GOODS

AMERICAN EAGLE
OUTFITTERS

KAY
JEWELERS

DSW
DESIGNER SHOE WAREHOUSE®

JCPenney

five BELOW

OLD NAVY

TORRID

ROSS
DRESS FOR LESS®

HOBBY
LOBBY

maurices

OLLIE'S
GOOD STUFF CHEAP

DINING

CHINA
CAFE



SBARRO

AuntieAnne's

FRESH
BUBBLE TEA & JUICE



ENTERTAINMENT

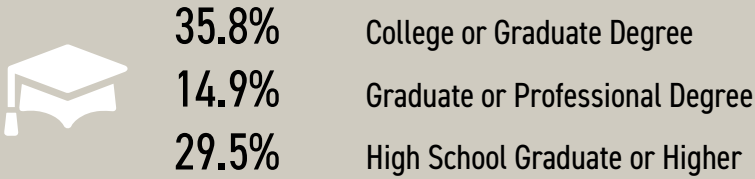
REGAL FUN Zone kids zone

Demographics

	3-MILE	5-MILE	10-MILE
POPULATION	23,921	32,673	51,184
TOTAL HOUSEHOLDS	10,584	14,268	21,902
AVG. HOUSEHOLD INCOME	\$77,655	\$86,151	\$97,055

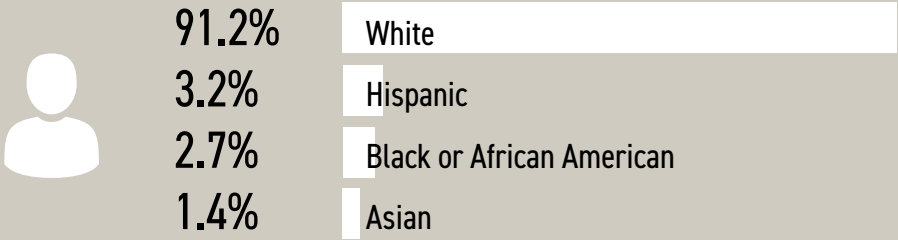
HOUSEHOLDS & EDUCATION

10-MILE RADIUS



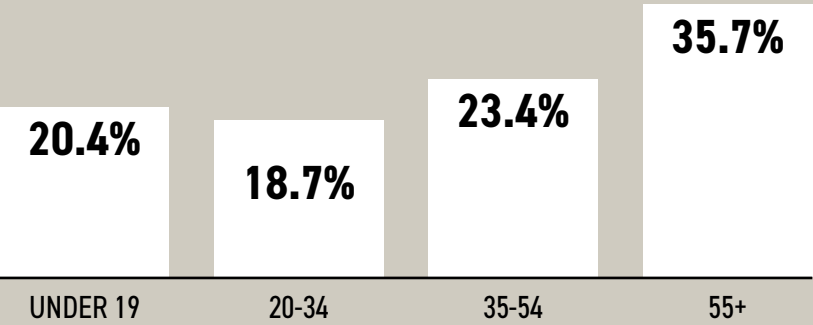
RACE & ETHNICITY

10-MILE RADIUS



AGE

10-MILE RADIUS



CANADIAN IMPACT

- Champlain Centre is located just a **half hour from the Canadian border** and only an hour's drive from Montreal - Canada's second largest city and home to nearly half of Quebec's population
- Canadian shoppers comprise **25%-30%** of center traffic, not included in Placer AI data
- **20%** of Montreal residents have an annual income over \$80K
- The Champlain border is the **2nd largest** in the state of New York and the **5th largest** northern border crossing in the US
- Canadian customers are not as inclined as Americans to shop online, due to restrictive language laws for retailer websites, higher shipping costs, or no shipping options available to Canada (including Dick's Sporting Goods, Five Below, Target, JCPenney, and Kohl's)
- Many Canadians travel across the border and shop in the US to benefit from tax and duty savings

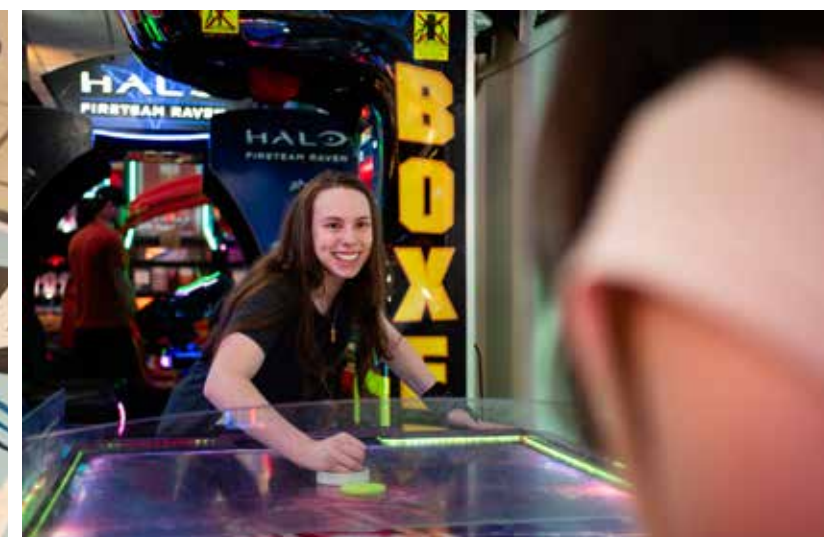
Placemaking

CREATING A SENSE OF PLACE

Champlain Centre serves as a hub for the community by providing guests with a sense of belonging to shop, dine, and engage in activations and entertainment. Creating convenience, a sense of place, and destination shopping offers to guests everything they need to enjoy their visits and share their experiences with others.

Customization, Localization & Curation

- Context and details are important
- Destination-worthy public spaces
- Custom artwork & FF&E
- Partnered with local artists & artisans
- Customized music lists



Tenant Marketing

Champlain Centre features a full service Marketing team to develop and execute strategic Marketing campaigns and programs from community events to art installations to public relations to increase sales, traffic and visibility at the center.

— DIGITAL & SOCIAL

Inclusion on property website and directories.
Regular social media posts on property social media channels with paid support when applicable.
Opportunity to include info (offers, events, promotions) in monthly e-newsletter.

— PUBLIC RELATIONS

Press releases coordinated with tenants, released in conjunction with paid social posts.
Strong relationships with local media and influencers who can offer turnkey services.

— ADVERTISING

General campaigns for center brand awareness across digital, social, print and sponsorships.





WORLD WATER DAY



STUFF THE BUS



CARD AND COLLECTIBLE SHOW



TYKES TUESDAY

Community Programming & Signature Events

50+

ANNUAL CENTER
ACTIVATIONS

4+

SIGNATURE EVENTS
PER YEAR

10K+

PARTICIPATING
ATTENDEES PER YEAR

VISIT WITH SANTA



EASTER BUNNY



MALLOWEEN



MAKE A WISH



By The Numbers

FACEBOOK
16,600+ Total Followers

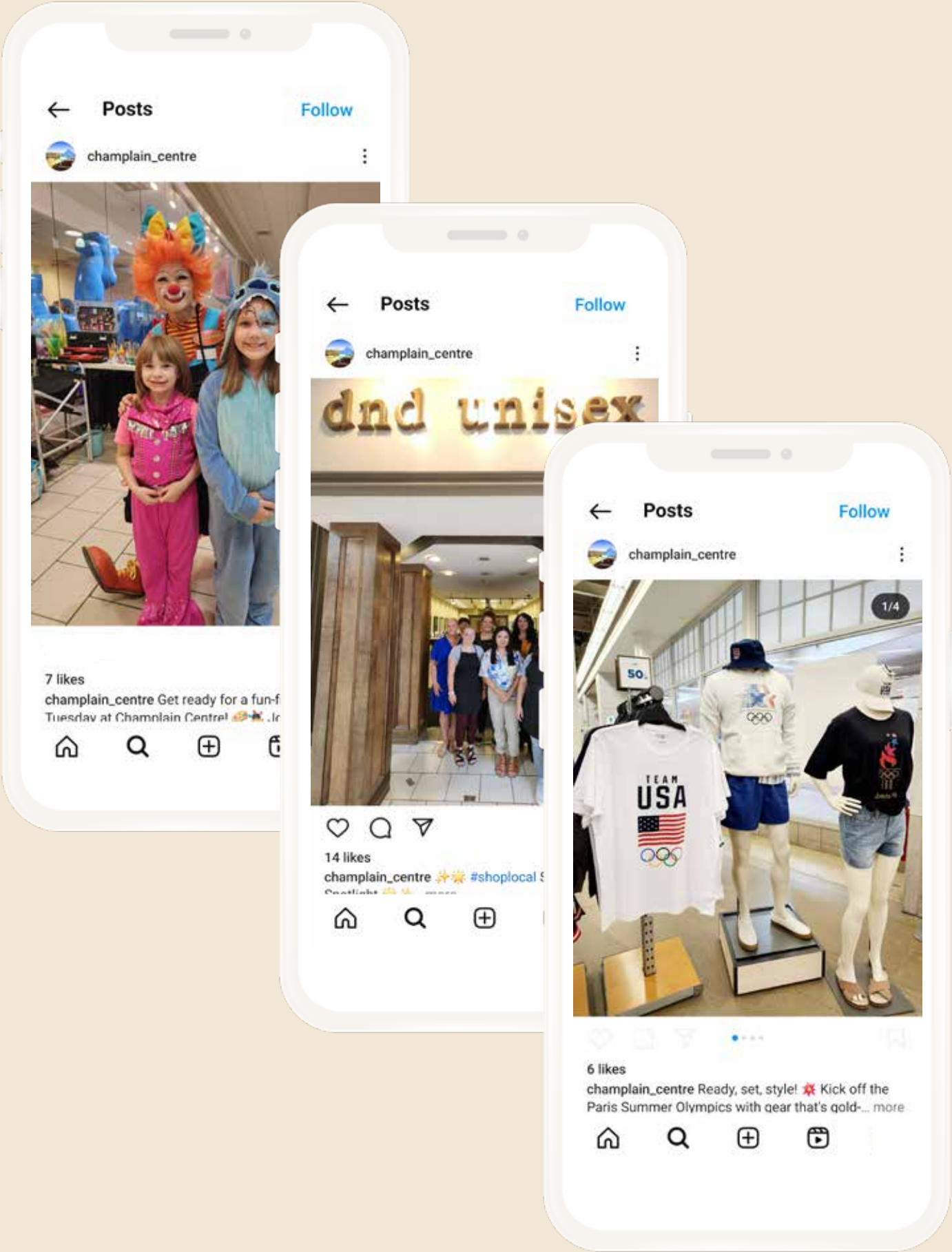
INSTAGRAM
1,800+ Total Followers
2,300+ Avg. Monthly Reach

TIK TOK
179 Total Followers

FACEBOOK
16,600+ Total Followers

WEBSITE
4,178+ Average Monthly Sessions

EMAIL
8,915 Total Subscribers



Environmental, Social & Governance

OUR COMMITMENT

At Champlain Centre, we honor our connection to the community and the environment, recognizing blessings and generously sharing resources with others. Our management team at Pacific Retail strives to be stewards of sustainability across the portfolio of properties by collaborating with stakeholders at all levels.



LED is highly energy efficient technology. The widespread use of LED lighting has the greatest potential impact on energy savings, and we're proud to have over 2,000 LED lights installed.



This is a crucial component to centralizing property infrastructure. Our operations run efficiently to monitor ventilation, lighting, energy, security systems and more.



We make recycling easy for our tenants and our customers. All recyclables are placed in a single bin for recycling.

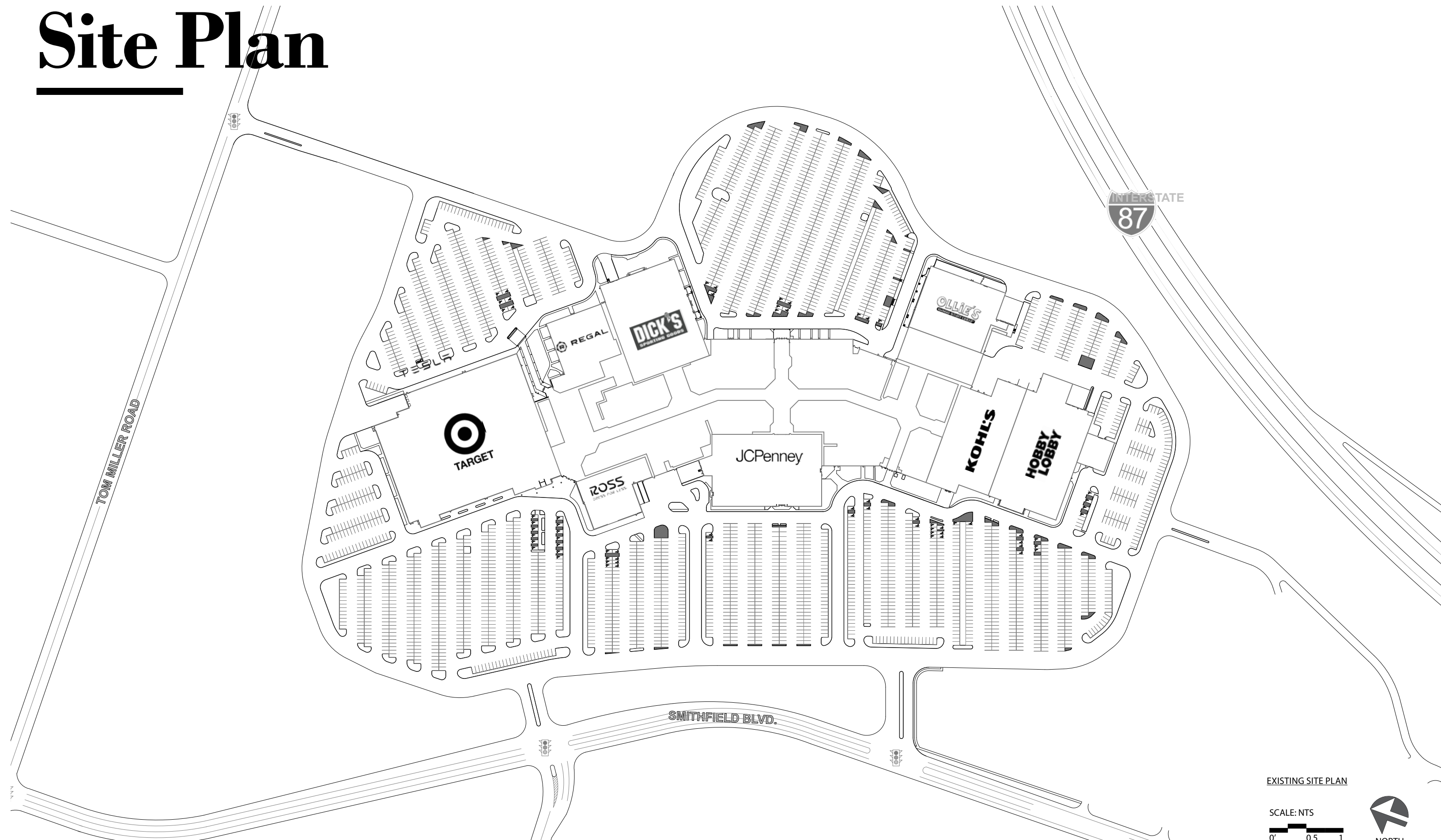


We have several Tesla charging stations, conveniently located near Target



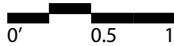
Cardboard recycling minimizes waste and improves the overall hygiene of the environment. It also helps conserve natural materials. Over 250 tons of waste are recycled per year.

Site Plan



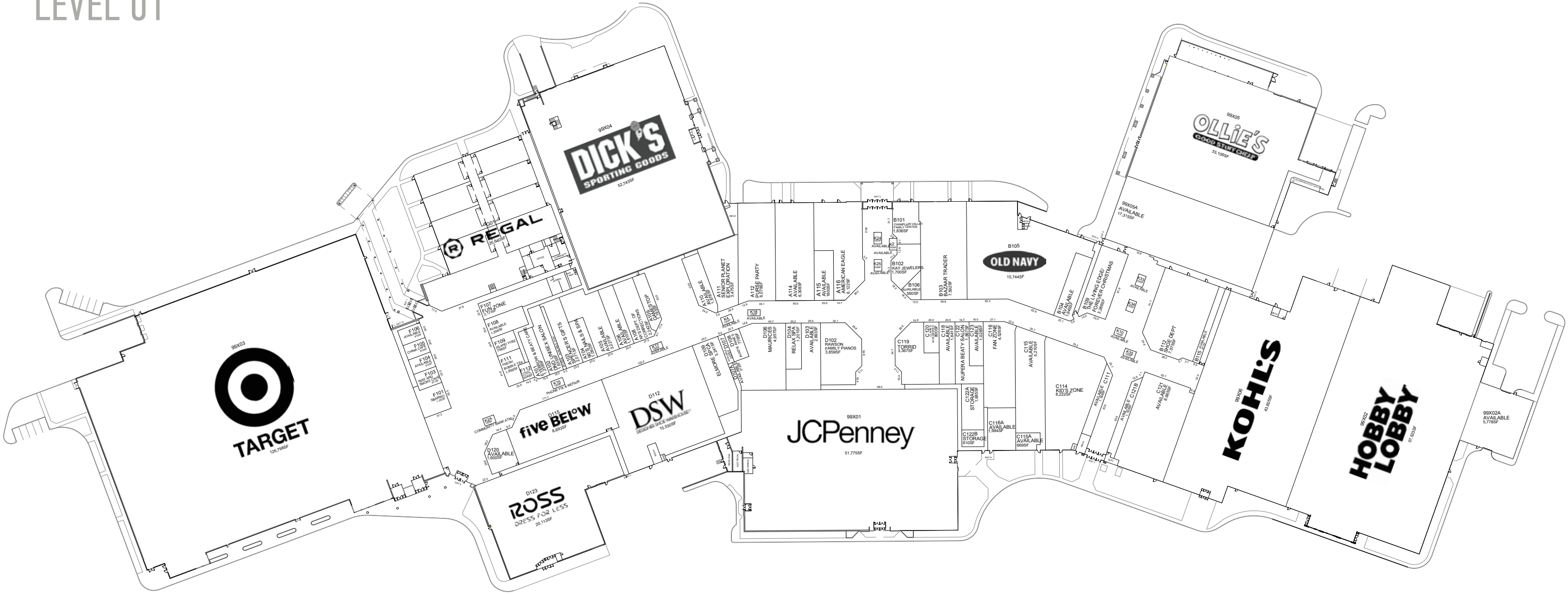
EXISTING SITE PLAN

SCALE: NTS



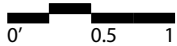
Lease Plan

LEVEL 01



FIRST LEVEL LEASING PLAN

SCALE: NTS





LEASING

TYLER BURKHART
TBURKHART@PACIFICRETAIL.COM
617.356.4549

ROCKY MCMURTRAY
RMCMURTRAY@PACIFICRETAIL.COM
415.531.0909

LOCAL LEASING

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Partner with us!

Pacific Retail Capital Partners (PRCP) is one of the nation's premier real estate investment groups, with a proven track record of evolving and repositioning large-format retail properties. Based in Southern California, PRCP strategically leads over \$3 billion and 24 million square feet in assets under direct management and leasing. Additionally, 17 million square feet of asset management, advisory and master planning services.

Aerial panorama over Plattsburgh

An aerial photograph of a city, likely Rochester, New York, featuring a tall, slender, light-colored stone monument with an eagle finial on top. The monument stands on a grassy area with a circular base. In the background, a dense urban landscape with various buildings and trees is visible under a cloudy sky.

**PACIFIC
RETAIL**

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