

# FOR LEASE

## BELMONT MARKET SHOPPING CENTRE

LANGFORD | BRITISH COLUMBIA



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# BELMONT MARKET SHOPPING CENTRE

Brand new Thrifty Foods anchored, 200,000 sq. ft. shopping centre in the heart of Langford, BC, the fastest growing community, with the highest concentration of families and young consumers in Greater Victoria.



## PROPERTY DESCRIPTION

- + Affluent trade area with Household Income numbers at roughly \$95,000 per annum within a 5K radius.
- + Strong regional retail node, with major retailers such as Wal-Mart, Real Canadian Superstore, Canadian Tire, The Brick, Winners/HomeSense, Cineplex Odeon, Fairway Market, Sport Chek, Mark's Work Warehouse and Shoppers Drug Mart.
- + High profile location at the corner of two major thoroughfares, Jacklin Road and Jenkins Avenue, directly across from Westshore Town Centre.
- + Excellent access with 5 access points, 2 from Jacklin Road and 3 from Jenkins Avenue, two of which will be signalized, and abundant surface parking of roughly 860 stalls.
- + Strong traffic counts of roughly 25,000 vehicles per day past the property.
- + Beautiful west coast themed design, attractive storefronts and large tenant signage opportunities.
- + Anchor tenant, CRU and restaurant / bank pad opportunities available, as well as office space.
- + Over 330 residential units proposed to be constructed adjacent to the shopping centre.

## THE PROJECT

Anchored by a 52,700 sq. ft. Thrifty Foods, BELMONT MARKET has been designed as a Town Centre, with a main street and angled parking, and an attractive West Coast theme. Buildings offer high ceilings and attractive storefronts, excellent signage opportunities, easy customer access and abundant surface parking. Opportunities for a wide array of retail, restaurant, service and office uses are available.

### AVAILABLE UNITS

Retail and freestanding pad units from 1,200 sq. ft. available in a multitude of configurations, anchor tenant opportunity of up to 38,000 sq. ft. available.

### TIMING

The first phase of the shopping centre is estimated to be ready for Tenant possession on July 1, 2017.

### TRAFFIC COUNTS

Traffic Counts on Jacklin Road exceed 13,450 vehicles per day, and on Jenkins Avenue, exceed 11,450 vehicles per day.

### DEMOGRAPHIC

	1 KM	3 KM	5KM
Total Population (2015 estimated)	4,796	34,432	52,592
Total Population (2020 projected)	5,166	36,971	56,707
% Population Change (2010-2015)	2.5%	9.9%	10.6%
Average Household Income	\$90,632	\$88,821	\$94,998



## CONCEPT SITE PLAN

BELMONT MARKET is exceptionally well located on the southeast corner of Jacklin Road and Jenkins Avenue, in the commercial heart of Langford, directly across the street from Westshore Town Centre.



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