WESTVIC COMMON

145,000+ square foot grocery anchored shopping centre

3409 Victoria Avenue, Brandon, Manitoba











ACCESS



SUBSTANTIAL PARKING

WESTVIC COMMON SITE PLAN





Site Plan is conceptual and subject to change without notice.





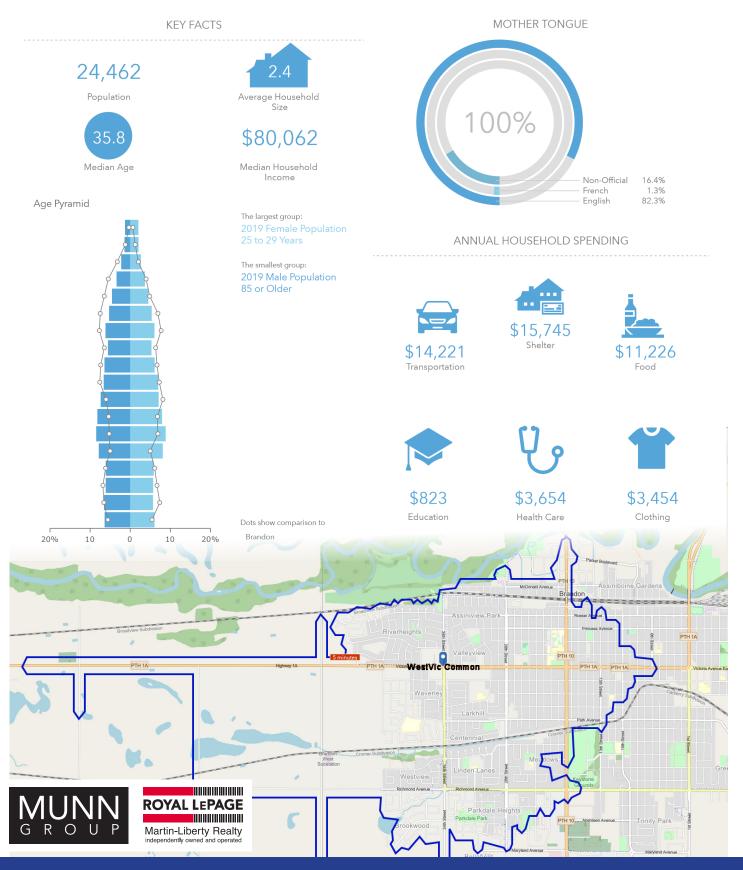
WESTVIC COMMON DEMOGRAPHICS (1, 3 & 5 KILOMETER RADIUS)



		1 kilometer	3 kilometers	5 kilometers	
	Summary				
	2014 Total Population	6,961	29,323	49,127	
	2019 Total Population	7,229	30,881	52,627	
	2024 Total Population	7,603	32,524	55,450	
	2019-2024 Annual Rate	1.01%	1.04%	1.05%	
	2014 Hauseholde	2.00	12.217	20.404	
	2014 Households	2,625	12,314	20,491	
	2014 Average Household Size 2019 Households	2.5 2,717	2.3 12,928	2.3 21,857	
	2019 Households 2019 Average Household Size	2,/1/	2.3	2.3	
	2019 Average Household Size 2024 Households	2,860	13,620	23,034	
	2024 Average Household Size	2,66	2.3	2.3	
	2019-2024 Annual Rate	1.03%	1.05%	1.05%	
	2015-2024 Ariffual Rate	1.03%	1.0370	1.03%	
	2014 Families	1,972	7,724	13,262	
	2014 Partilles 2014 Average Family Size	2.9	2.9	2.9	
	2019 Families	2,042	8,119	14,175	
	2019 Average Family Size	2,042	2.9	2.9	
	2019 Average Partilly Size 2024 Families	2,147	8,538	14,917	
	2024 Average Family Size	2,147	2.9	2.9	
	2019-2024 Annual Rate	1.01%	1.01%	1.03%	
	2013-2024 Ariildal Nate	1.0176	1,0170	1.03%	
	2014 Dwellings	2,625	12,314	20,491	
	Owned Dwellings	1,927	7,154	12,736	
	Rented Dwellings	697	5,160	7,754	
	Band Housing	0	0	0	
	2019 Dwellings	2,717	12,928	21,857	
	Owned Dwellings	1,998	7,525	13,579	
	Rented Dwellings	719	5,403	8,278	
	Band Housing	0	0	0,276	
	2024 Dwellings	2,860	13,620	23,034	
	Owned Dwellings	2,108	7,953	14,365	
	Rented Dwellings	752	5,667	8,668	
	Band Housing	0	0	0	
	Sand Housing	•		•	
	Average Household Income				
	2014	\$101,607	\$82,079	\$80,125	
	2019	\$112,682	\$94,232	\$92,091	
	2024	\$132,017	\$110,182	\$107,715	
	Per Capita Income	\$102,017	\$110,10Z	\$107,715	
	2014	\$38,316	\$34,469	\$33,420	
	2019	\$42,351	\$39,449	\$38,247	
	2024	\$49,660	\$46,141	\$44,745	
		4.5,555	4,	4.4	
	Median Age				
	Median Age 2014	36.9	35.4	35.3	
- 6		36.9 37.2	35.4 35.6	35.3 35.6	
	2014				
1 Cin	2014 2019	37.2 37.8	35.6 36.3	35.6	DTH 1
1 China	2014 2019 2024	37.2 37.8	35.6	35.6	PTH 1
	2014 2019 2024	37.2 37.8	35.6 36.3	35.6	PTH1
	2014 2019 2024	37.2 37.8	35.6 36.3	35.6	PTH 1
	2014 2019 2024 PTH 1 Tree Canada Highway Trans Canada Highway	37.2 37.8	35.6 36.3	35.6	PTH 1
	2014 2019 2024	37.2 37.8	35.6 36.3 PTH 19TH 10	35.6 36.6	PTH 1
Print	2014 2019 2024 PTH 1 Thes Careala Highway These Careala Highway	37.2 37.8 Phri	35.6 36.3 PTH 19TH 10	35.6	3
	2014 2019 2024 PTH 1 Thes Careala Highway These Careala Highway	37.2 37.8	35.6 36.3 PH 19H 10	35.6 36.6	3
PHI	2014 2019 2024 PTH 1 Thes Careala Highway These Careala Highway	37.2 37.8 Pih 1 Hamilton Heights	35.6 36.3 PIH 1 PIH 10 Highland Park	35.6 36.6	PTH 110
	2014 2019 2024 PTH 1 Thes Careala Highway These Careala Highway	37.2 37.8 Phri	35.6 36.3 PH 19H 10	35.6 36.6	3
	2014 2019 2024 PTH 1 Toric Curedo Hybrary Tree Curedo Hybrary Processor High resp.	37.2 37.8 Pih 1 Hamilton Heights	35.6 36.3 PIH 1 PIH 10 Highland Park	35.6 36.6	PTH 110
	2014 2019 2024 PTH 1 Toric Curedo Hybrary Tree Curedo Hybrary Processor High resp.	37.2 37.8 Pih 1 Hamilton Heights	35.6 36.3 PIH 1 PIH 10 Highland Park	35.6 36.6	PTH 110
	2014 2019 2024 PTH 1 Toric Curedo Hybrary Tree Curedo Hybrary Processor High resp.	37.2 37.8 Pih 1 Hamilton Heights	35.6 36.3 PIH 1 PIH 10 Highland Park	35.6 36.6 Baragar	PTH 110
	2014 2019 2024 PTH 1 Toric Curedo Hybrary Tree Curedo Hybrary Processor High resp.	37.2 37.8 PTH 1 Hamilton Helgints PTH 10 PR 459 Lake Percy Un	35.6 36.3 PTH HPTH 10 Highland Park Kirkcaldy Heights	35.6 36.6 Baragar	PTH 110
	2014 2019 2024 PTH 1 Toric Curedo Hybrary Tree Curedo Hybrary Processor High resp.	37.2 37.8 Pih 1 Hamilton Heights	35.6 36.3 PTH HPTH 10 Highland Park Kirkcaldy Heights	35.6 36.6 Baragar	PTH 110
	2014 2019 2024 PTH 1 Toric Curedo Hybrary Tree Curedo Hybrary Processor High resp.	37.2 37.8 PTH 1 Hamilton Helgints PTH 10 PR 459 Lake Percy Un	35.6 36.3 PTH HPTH 10 Highland Park Kirkcaldy Heights	35.6 36.6 Baragar	PTH 110
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pmi (2014 2019 2024 PTH 1 Toric Curedo Hybrary Tree Curedo Hybrary Processor High resp.	37.2 37.8 PTH 1 Hamilton Heights PR-450 Lake Percy Dr. Brandor	35.6 36.3 PTH 19TH 10 Highland Park Kirkcaldy Heights Ossesty One. PTH 16	35.6 36.6 Baragar	PTH 110
PHI	2014 2019 2024 PTH 1 Tonic Curricus Highway Trans Curricus Highway PR 459	Hamilton Heights. PR 459 Loke Percy WestVic Common PH 1 A	35.6 36.3 PTH 19TH 10 Highland Park Kirkcaldy Heights Occasio One. PTH 18	35.6 36.6 Baragar	PTH 110 PTH 110 PTH 110
PHI	2014 2019 2024 PTH 1 Tonic Curricus Highway Trans Curricus Highway PR 459	Hamilton Heights Ph 10 Pr 459 Lake Percy Un WestVic Common Ph 1A Waverley	35.6 36.3 PTH 19TH 10 Highland Park Kirkcaldy Heights Occasio One. PTH 18	35.6 36.6 Baragar	PTH 110 PTH 110 PTH 110
PHI	2014 2019 2024 PTH 1 Tonic Curricus Highway Trans Curricus Highway PR 459	Hamilton Heights. PR 459 Loke Percy WestVic Common PH 1 A	35.6 36.3 PTH 19TH 10 Highland Park Kirkcaldy Heights Occasio One. PTH 18	Baragar PR 457 Voolse Avenue East Koch	PTH 110 PTH 110 PTH 110
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PHI	2014 2019 2024 PTH 1 Tonic Curricus Highway Trans Curricus Highway PR 459	Brookwood 37.2 37.8 Westvice Common Pri 1/A Westvice Common Pri 1/A Westvice Common Pri 1/A Westvice Common Pri 1/A Brookwood	35.6 36.3 PTH 19TH 10 Highland Park Kirkcaldy Heights Stoods One. PTH 1A Vision A	Baragar PR 457 PR 457 Woods Avenue East Koch Fertilizer	PTH 110 PTH 110 PTH 110
PHI	2014 2019 2024 PTH 1 Tonic Curricus Highway Trans Curricus Highway PR 459	Hamilton Heights PR 450 Lake Percy WestVic Common Waverley Lakelly L	35.6 36.3 PTH 19TH 10 Highland Park Kirkcaldy Heights Basely One PTH 1A Wasna A Greenacres	Baragar PR 457 PR 457 Woods Avenue East Koch Fertilizer	PTH 110 PTH 11
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PHI	2014 2019 2024 PTH 1 Tous Cardia Hybray Province Byork 50 Province Byork 50 S KIOMERES	Hamilton Heights PR 450 Lake Percy Brandon WestVic Common Waverley Lakehill Capetinial Westview Pri 10 Brookwood Beliafield	35.6 36.3 PTH HPTH 10 Highland Park Kirkcaldy Heights Stocks Disk PTH 1A Colombia Greenacres	Baragar PR 457 PR 457 Wedge Average East Referenced Average East PTH	PTH 110 PTH 11
PHI	2014 2019 2024 PTH 1 Tonic Curricus Highway Trans Curricus Highway PR 459	Brookwood 37.2 37.8 Westvice Common Pri 1/A Westvice Common Pri 1/A Westvice Common Pri 1/A Westvice Common Pri 1/A Brookwood	35.6 36.3 PTH HPTH 10 Highland Park Kirkcaldy Heights Stocks Disk PTH 1A Colombia Greenacres	Baragar PR 457 PR 457 Wedge Average East Referenced Average East PTH	PTH 110 PTH 11
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WESTVIC COMMON DEMOGRAPHICS (5 MINUTE DRIVE TIME)





WESTVIC COMMON EXECUTIVE SUMMARY



WestVic Common is located at 3409 Victoria Avenue in Brandon, Manitoba, on the northwest corner of Victoria Ave. & 34th St. featuring direct access to the Trans-Canada Highway via PTH 1A (Victoria Ave. West).

ABOUT WESTVIC COMMON:

- Anchored by **Sobeys** (Grocery) & **MLCC Express** (Provincial Liquor Vendor).
- Shadow anchored by **Leon's** (Furniture & Appliance).
- Redeveloped CRU's available for Lease: From **2,050 sq. ft.** to **77,000 sq. ft.** and customizable to tenant needs.
- Total Shopping Centre Parking: 670 stalls or 4.6 stalls per 1,000 sq. ft.
- Total Shopping Centre Area: 12 acres.
- Traffic Count: 21,230 vehicles (2013).
- Convenient *access* and high-profile *visibility* from both Victoria Avenue and 34th Street.
- Excellent **new build** opportunities for stand alone pad sites.

ABOUT BRANDON, MANITOBA:

- Regional hub & service centre for some **180,000** people in Western Manitoba.
- Brandon's population in 2016 was 57,652, an **8.3%** increase from 2011, keeping pace with the fastest growing cities in Canada.
- Brandon's Economic Development Department promotes business investment, including a new **Federal pilot project** to attract educated and skilled labor to Brandon, MB.



FOR MORE INFORMATION, PLEASE CONTACT:

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