

WESTVIC COMMON

145,000+ square foot grocery anchored shopping centre

3409 Victoria Avenue, Brandon, Manitoba

AVAILABLE FOR LEASE



MUNN
GROUP

ROYAL LEPAGE
Martin-Liberty Realty
independently owned and operated



STRONG
RETAIL NODE



TRANSIT
ACCESSIBLE

Walk Score
58

SOMEWHAT
WALKABLE



GREAT
ACCESS



SUBSTANTIAL
PARKING

WESTVIC COMMON

SITE PLAN



Site Plan is conceptual and subject to change without notice.

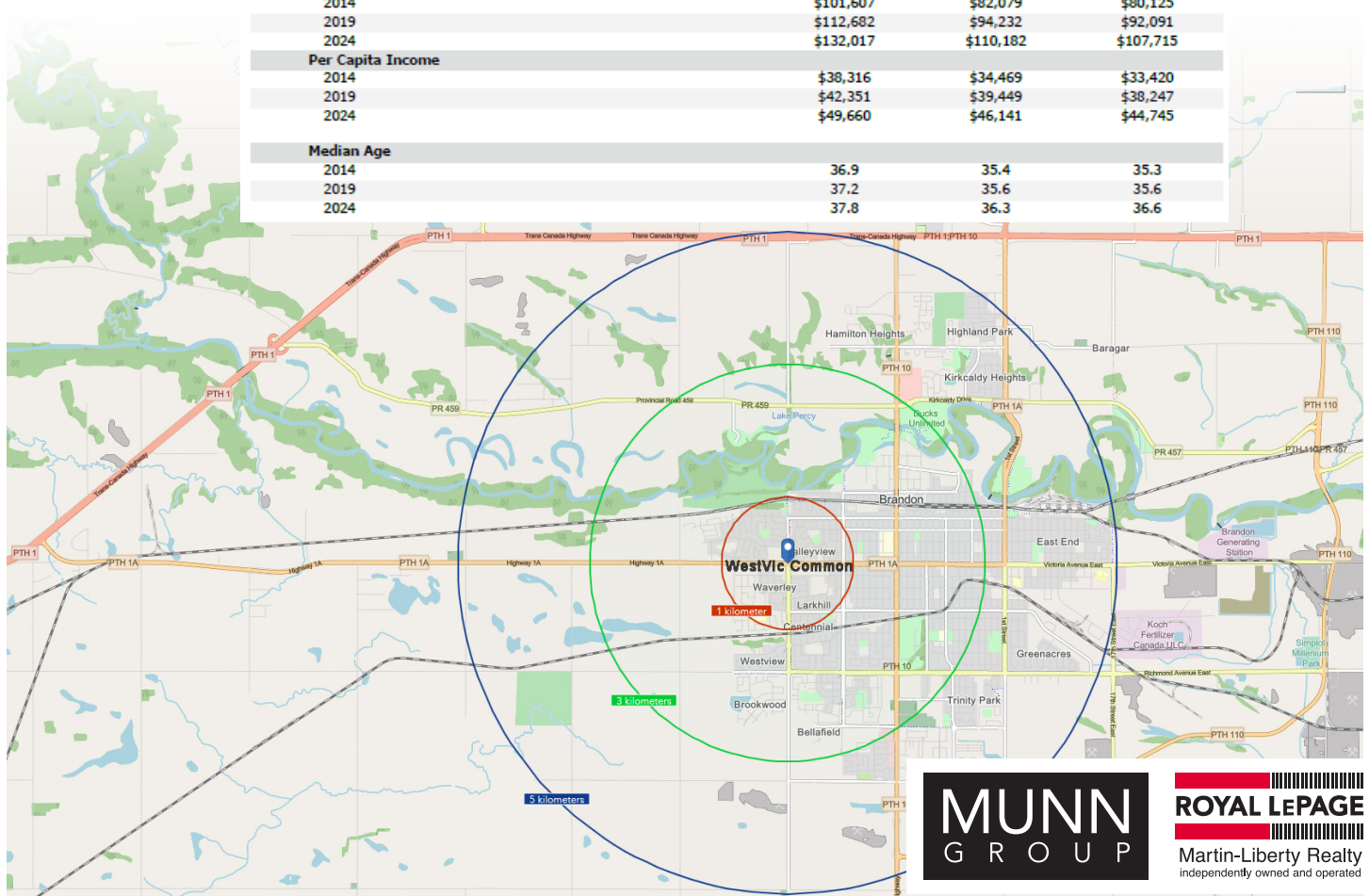


WESTVIC COMMON

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%
Households			
2014 Households	2,625	12,314	20,491
2014 Average Household Size	2.5	2.3	2.3
2019 Households	2,717	12,928	21,857
2019 Average Household Size	2.6	2.3	2.3
2024 Households	2,860	13,620	23,034
2024 Average Household Size	2.6	2.3	2.3
2019-2024 Annual Rate	1.03%	1.05%	1.05%
Families			
2014 Families	1,972	7,724	13,262
2014 Average Family Size	2.9	2.9	2.9
2019 Families	2,042	8,119	14,175
2019 Average Family Size	2.9	2.9	2.9
2024 Families	2,147	8,538	14,917
2024 Average Family Size	2.9	2.9	2.9
2019-2024 Annual Rate	1.01%	1.01%	1.03%
Dwellings			
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
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
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			
2014	\$38,316	\$34,469	\$33,420
2019	\$42,351	\$39,449	\$38,247
2024	\$49,660	\$46,141	\$44,745
Median Age			
2014	36.9	35.4	35.3
2019	37.2	35.6	35.6
2024	37.8	36.3	36.6



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DEMOGRAPHICS (5 MINUTE DRIVE TIME)



KEY FACTS

24,462

Population

35.8

Median Age



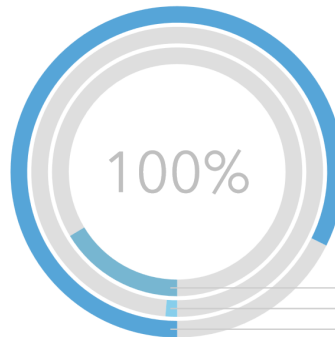
2.4

Average Household Size

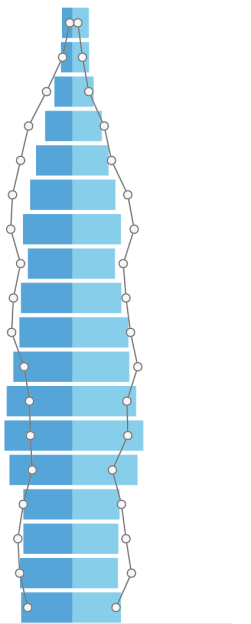
\$80,062

Median Household Income

MOTHER TONGUE



Age Pyramid



The largest group:
2019 Female Population
25 to 29 Years

The smallest group:
2019 Male Population
85 or Older

Dots show comparison to
Brandon

ANNUAL HOUSEHOLD SPENDING



\$14,221
Transportation



\$15,745
Shelter



\$11,226
Food



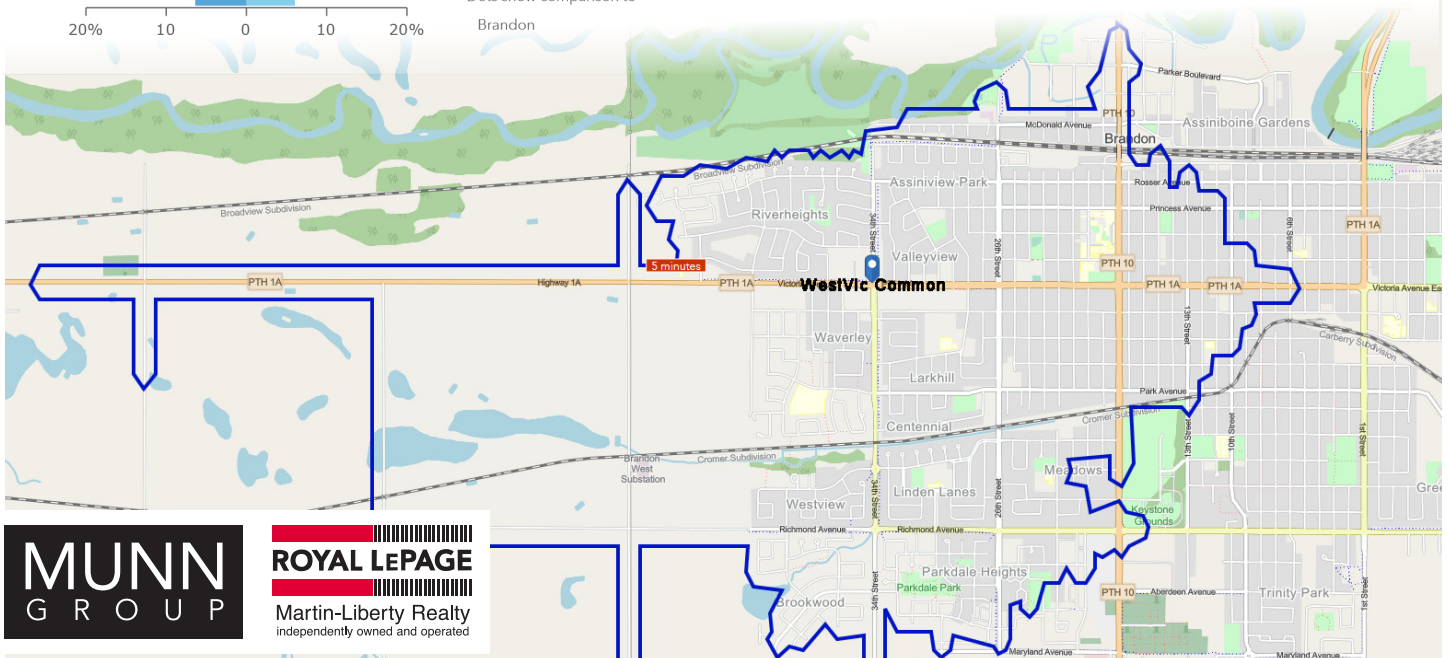
\$823
Education



\$3,654
Health Care



\$3,454
Clothing



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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.

CONCEPT RENDERING



CONCEPT RENDERING

FOR MORE INFORMATION, PLEASE CONTACT:

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