



BELMONT MARKET

3067 Jacklin Road,
Langford, BC

PROPERTY LEASING BROCHURE

SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8



LIMITED SPACES REMAINING!

PROJECT SUMMARY

Join an impressive lineup of retailers, including Thrifty Foods, Liberty Kitchen, Starbucks, and more than 30 other national and local retail tenants who bring daily foot traffic to your doorstep. Langford is the fastest-growing community in British Columbia and ranked as the third-fastest-growing in all of Canada according to the 2021 census.

Belmont Market offers a vibrant main street shopping experience with contemporary design, making it an appealing retail destination.

This project seamlessly integrates into a thriving community with 156 rental residential units, over 200 condominiums, a childcare centre, and office spaces.

NOW
LEASING
PHASE 11



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.



SITINGS.CA
604.684.6767 2

DETAILS

✚ 160,000 SF of Retail Space

✚ Limited Retail Spaces Remain:

✚ 825 SF ✚ 1,280 SF ✚ 1,280 SF ✚ 5,365 SF

✚ Anchored by a 53,000 SF Thrifty Foods

✚ Over 30 Retail, Service, and Restaurant Tenants

TENANTS



AREA TENANTS



DEMOGRAPHICS

	3KM	5KM	TRADE AREA	VICTORIA CMA
2022 Population	43,000	69,122	110,459	415,928
2022 Average HH Income	\$113,482	\$122,648	\$120,400	\$117,375
2022 Daytime Population	34,462	54,177	83,064	403,681
2022 Median Age	39.4	39.8	42.1	44.1

NICK FISHER

Personal Real Estate Corporation
Sitings Realty Ltd

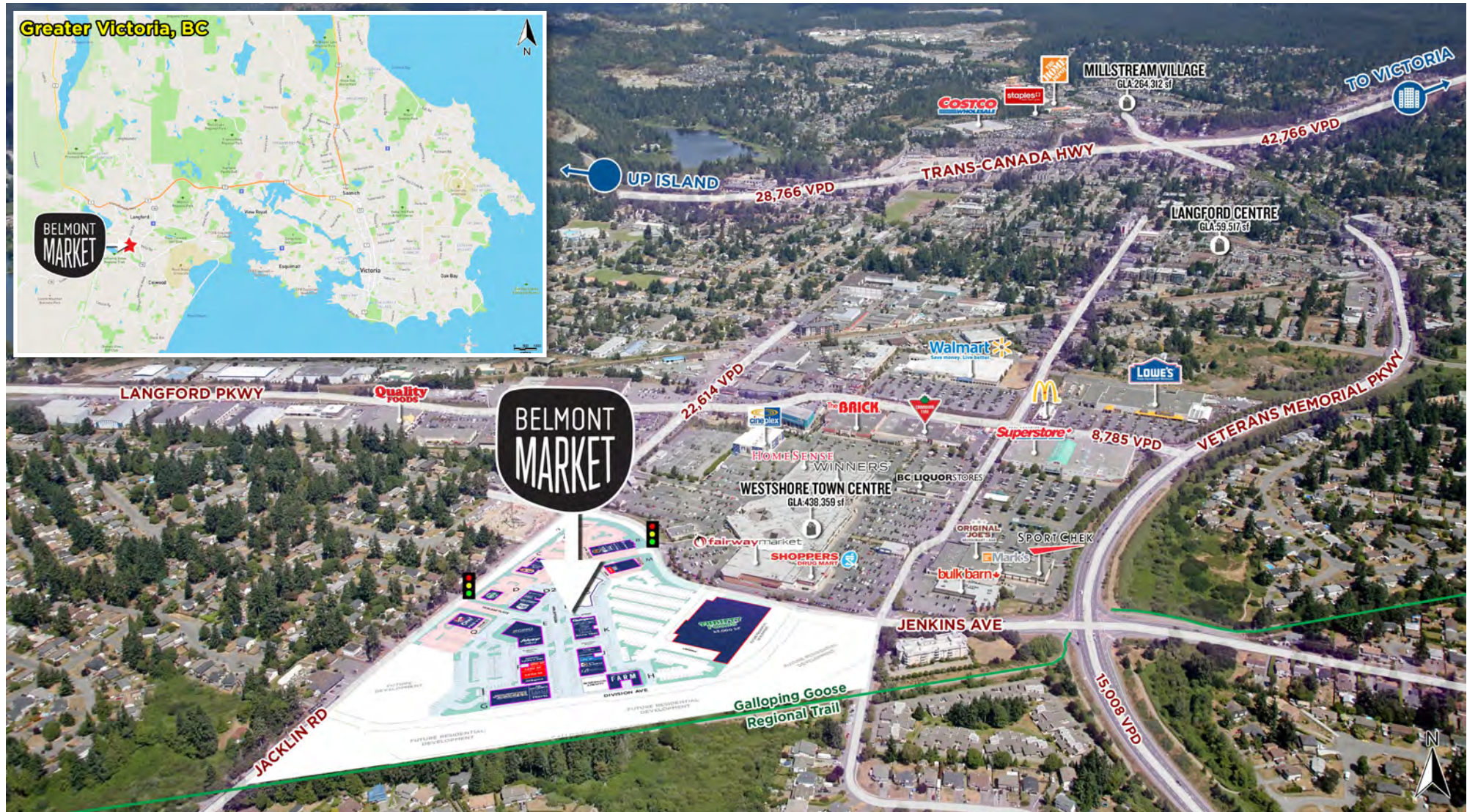
604.628.2581

nick@sitings.ca

BELMONT MARKET

Langford, BC

Belmont Market also benefits from traffic drawn by the adjacent retail centres, and area tenants such as Cineplex, Winners, Sport Chek, and Real Canadian Superstore. At completion, this retail node comprises over 1,000,000 square feet of retail GLA, creating a strong regional draw to the area.

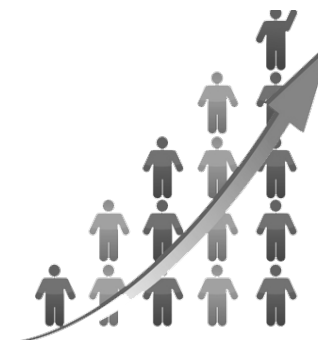


TRENDS



Lowest Unemployment Rate in Canada

4.1% in Greater Victoria
4.7% in Vancouver
5.0% in Calgary
5.4% in Canada



Tremendous Population Growth in Langford

Ranked #1 in BC from 2006-2011
Ranked #3 in BC from 2011-2016
Ranked #3 in BC from 2016-2021
For Census Subdivisions in BC greater than 5,000 people



Young Population

Langford's Average Age: 38.8
Victoria's Average Age: 44.1
BC's Average Age: 42.7



Strong Household Incomes in Trade Area

\$120,400 in Langford Trade Area
\$118,490 in British Columbia



Larger Households

2.53 Persons per Household in Langford
2.63 Persons per Household in Vancouver
2.30 Persons per Household in Victoria



Substantial Number of Single Family Dwellings

34.4% in Langford
25.9% in Vancouver
7.6% in Victoria

Stats Canada 2021 & Environics 2021

BELMONT MARKET

Langford, BC



BLDG B
B1 Fatburger
B2 Edo Japan
B3 Freshii
B4 Cali Nails
B5 Scotiabank

BLDG E
E1 CEFA Early Learning
E2 Sobey's Office

BLDG H
H1 The Original FARM

BLDG C
C1 Mucho Burrito
C2 Langford Sushi
C3 A&W

BLDG F
F1 Authentic Cuisine of India
F2 Available - 825 SF
F3 Available - 1,280 SF
F4 Available - 1,280 SF
F5 Driftwood Sports & Wellness

BLDG J
J1 Origin Bakery
J2 Mathnasium
J3 Ply Gem Showroom
J4 Eye Etiquette
J5 Belmont Dental Centre

BLDG L
L1 Under Negotiation
L2 Under Negotiation
L3 Under Negotiation
L4 Under Negotiation
L5 Under Negotiation
L6 Available - 1,419 SF
L7 Under Negotiation
L8 Under Negotiation

BLDG D
D1 Starbucks
D2 Rogers
D3 Nexgen Hearing
D4 Oxygen Yoga
D5 MOD Pizza

BLDG G
G1 Available - 5,365 SF
G2 Fuel Supplements
G3 Thetis Massage Therapy
G4 SellOffVacations

BLDG K
K1 Autoplan
K2 Great Clips
K3 True Boutique
K4 Lustre of Pearl
K5 Baan Thai

BLDG M
M1 Leased
M2 M&M Food Market
M3 Liberty Kitchen

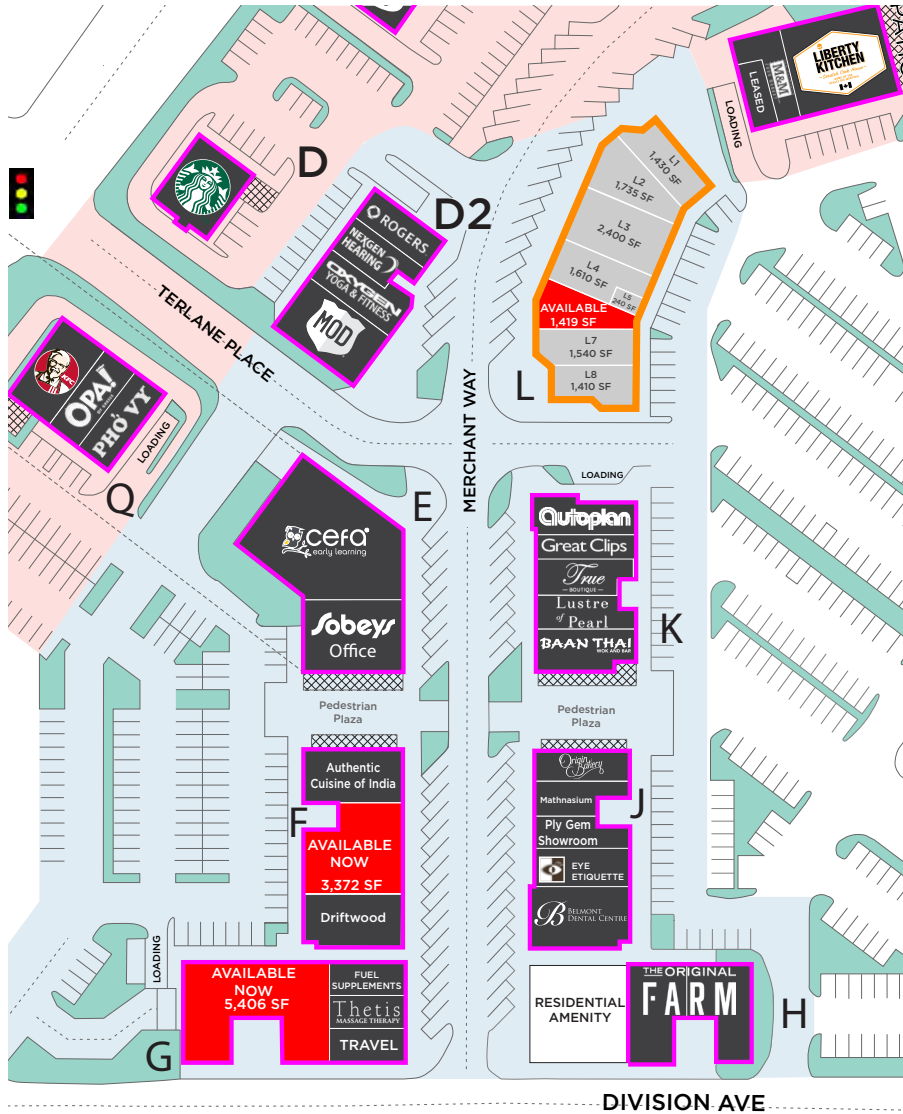
BLDG Q
Q1 KFC
Q2 OPA! Of Greece
Q3 Pho Vy

✚ Asking Rental Rates:
Vary by size and location,
please contact listing
agent

✚ Additional Rent:
Estimated at \$12.50 PSF
for 2022

RETAIL & PERSONAL SERVICE VILLAGE

BELMONT MARKET
Langford, BC



Belmont Market is committed to building a lifestyle community, not just renting space.

We're working hard to curate a mix of high-quality local, regional and national shops and services that meet the needs of Langford.

With a focus on providing a variety of food options, shopping, convenient services, and health & wellness, Belmont Market is a thriving community for retailers and residents alike.

The retail and personal service village is the heart of Belmont Market. This pedestrian friendly village includes retailers and services that make the community a great place to live, shop and play. Find your space today. Target businesses include:

- Pet Food / Supplies
- Environmentally Friendly Garment Cleaning
- Clothing Repairs and Alterations
- Local Sit-Down Restaurant
- Sporting Goods
- Children's Clothing
- Women's Fashion & Accessories
- Home Furniture and Décor
- Stationary and Gifts
- Salon and Spa
- Specialty Fitness

TENANTS PICTURES



TENANTS PICTURES





Crombie invests in quality real estate that enriches local communities and enables long-term sustainable growth. As one of the country's leading owners, operators, and developers, Crombie's portfolio primarily includes grocery-anchored retail, retail-related industrial, and mixed-used residential properties in Canada's top urban and suburban markets. Learn more at www.crombie.ca.

