



# BELMONT MARKET

3067 Jacklin Road,  
Langford, BC

PROPERTY LEASING BROCHURE



LIMITED SPACES REMAINING!

**SITINGS REALTY LTD.**

SITINGS.CA / 604.684.6767


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

# 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



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# DETAILS

✦ 160,000 SF of Retail Space

✦ Limited Retail Spaces Remain: 5,406 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

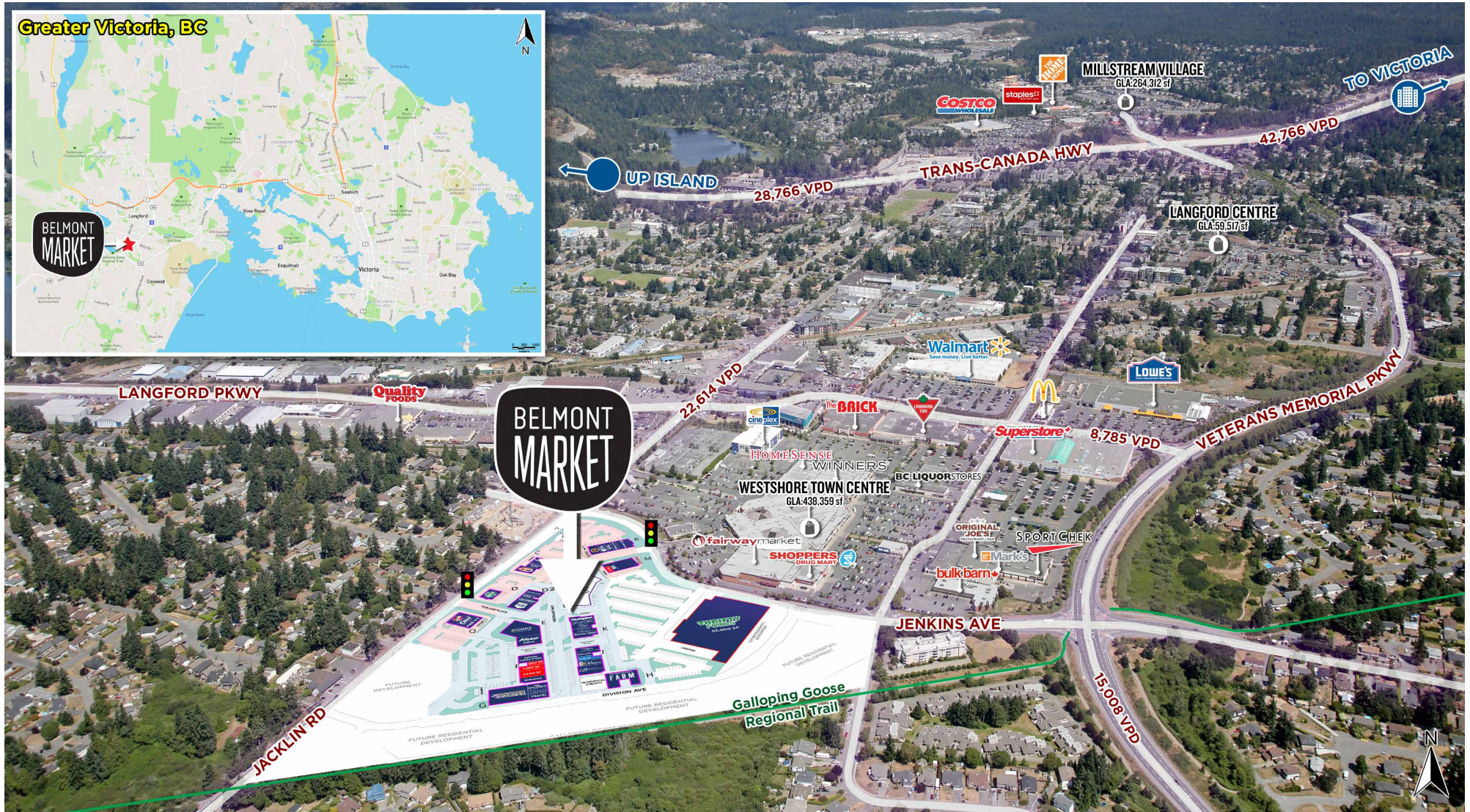
Personal Real Estate Corporation  
Sitings Realty Ltd

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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.



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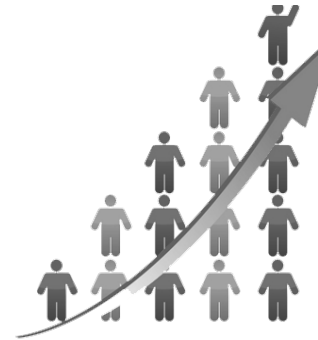
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# TRENDS



## 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

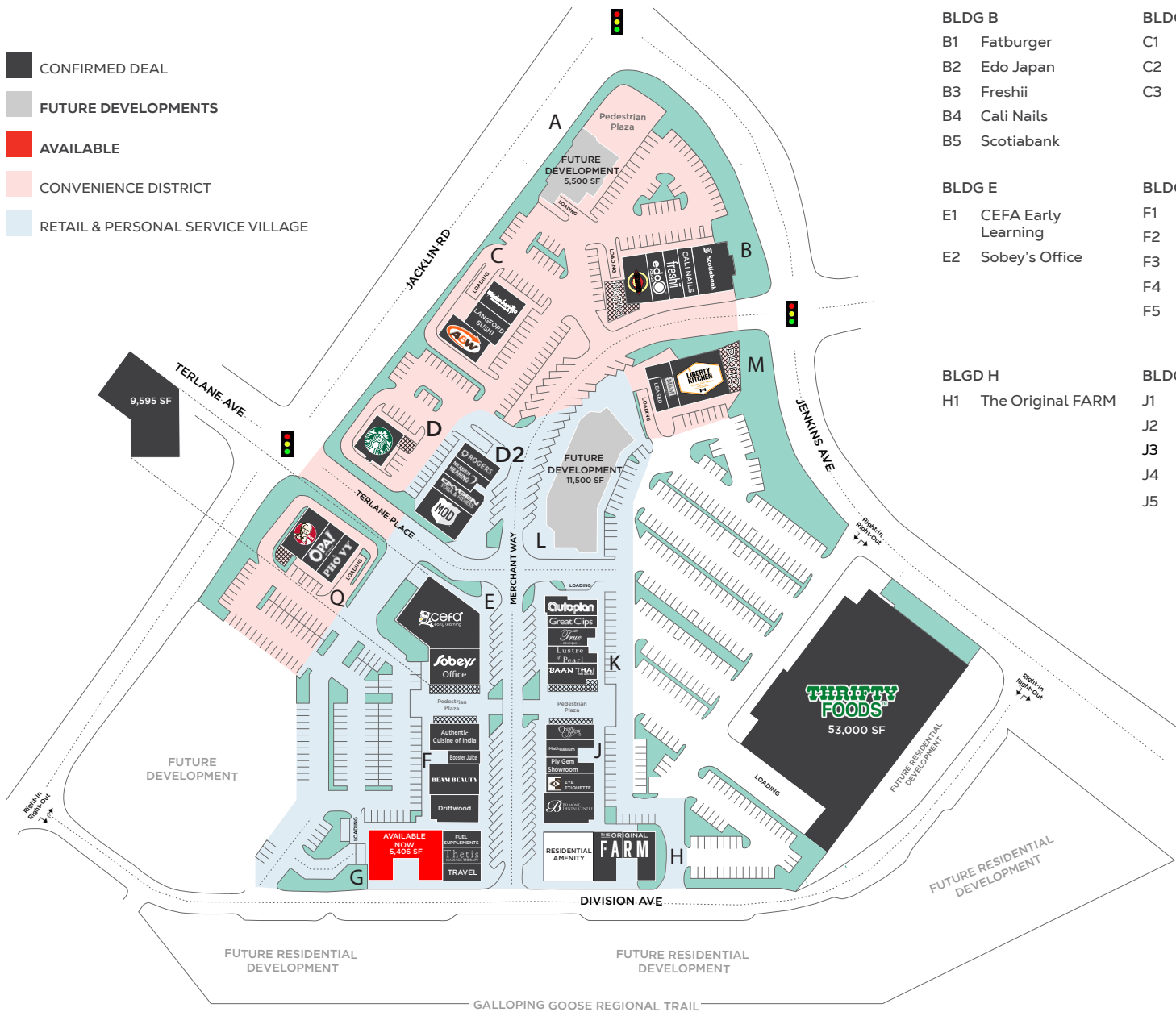


## Substantial Number of Single Family Dwellings

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

Stats Canada 2021 & Environics 2021

- CONFIRMED DEAL
- FUTURE DEVELOPMENTS
- AVAILABLE
- CONVENIENCE DISTRICT
- RETAIL & PERSONAL SERVICE VILLAGE



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

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

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

- BLDG E**
- E1 CEFA Early Learning
  - E2 Sobey's Office

- BLDG F**
- F1 Authentic Cuisine of India
  - F2 Booster Juice
  - F3 Beam Beauty
  - F4 Beam Beauty
  - F5 Driftwood Sports & Wellness

- BLDG G**
- G1 Available - 5,406 SF
  - G2 Fuel Supplements
  - G3 Thetis Massage Therapy
  - G4 SellOffVacations

- BLDG H**
- H1 The Original FARM

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

- 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:  
Please contact listing agent

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

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# RETAIL & PERSONAL SERVICE VILLAGE



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

- CONFIRMED DEAL
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# TENANTS PICTURES





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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](http://www.crombie.ca).

