



BELMONT MARKET

3067 Jacklin Road, Langford, BC

LIMITED SPACES REMAINING!

PROPERTY LEASING BROCHURE



NICK FISHER
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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.



GROCERY
ANCHORED
PRIME RETAIL



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Crombie



SITINGS



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DETAILS

⌘ 160,000 SF of existing Retail Space

⌘ Now Pre-Leasing: 11,500 square foot CRU building

⌘ Anchored by a 53,000 SF Thrifty Foods

⌘ Over 30 Retail, Service, and Restaurant Tenants

TENANTS



AREA TENANTS



DEMOGRAPHICS

	3KM	5KM	10 MIN	VICTORIA CMA
2024 Population	55,731	84,060	78,468	443,736
2024 Average HH Income	\$120,744	\$129,809	\$127,788	\$126,440
2024 Daytime Population	45,903	63,003	59,521	434,016
2024 Median Age	38.1	38.8	38.6	43.2

CONTACT

NICK FISHER

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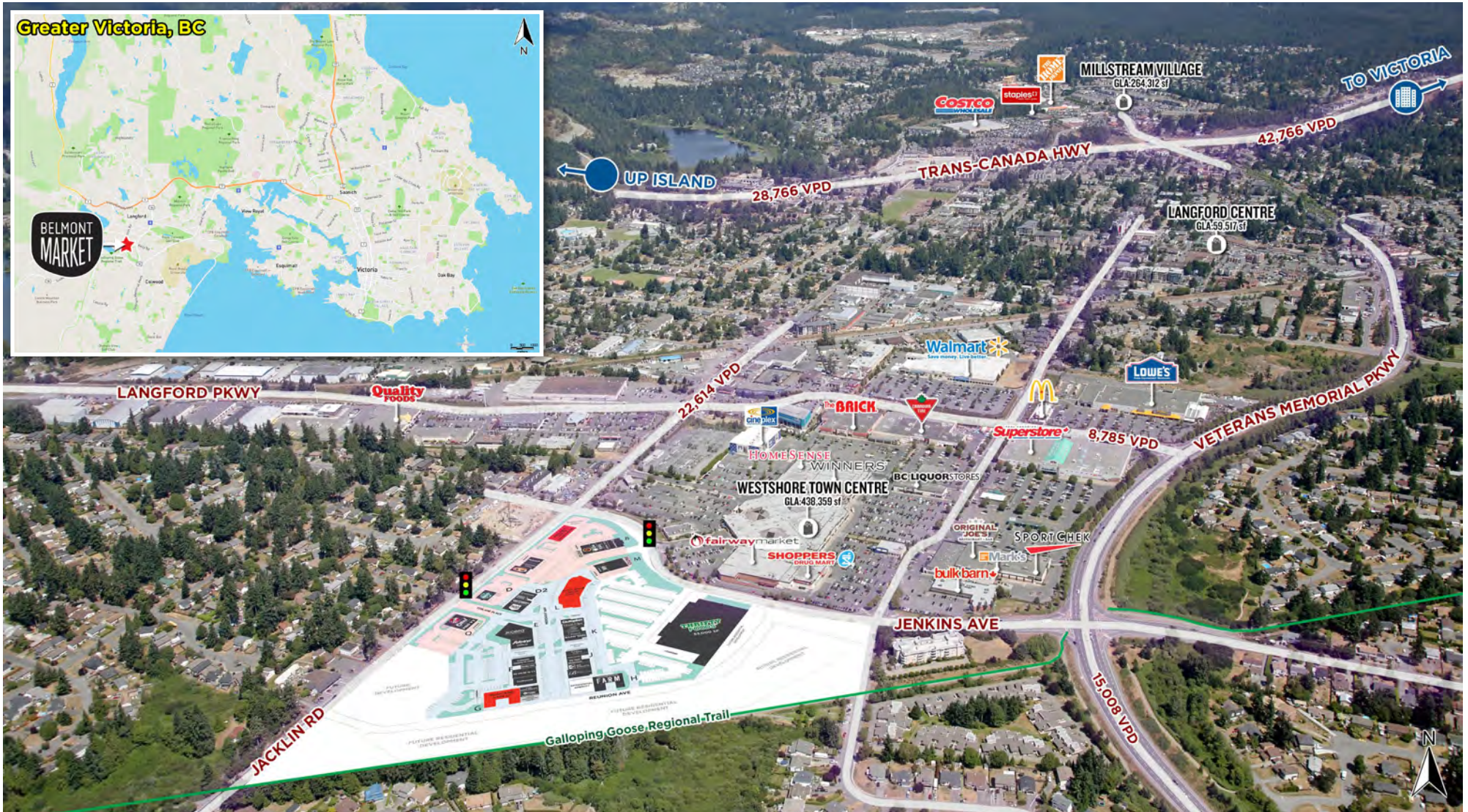
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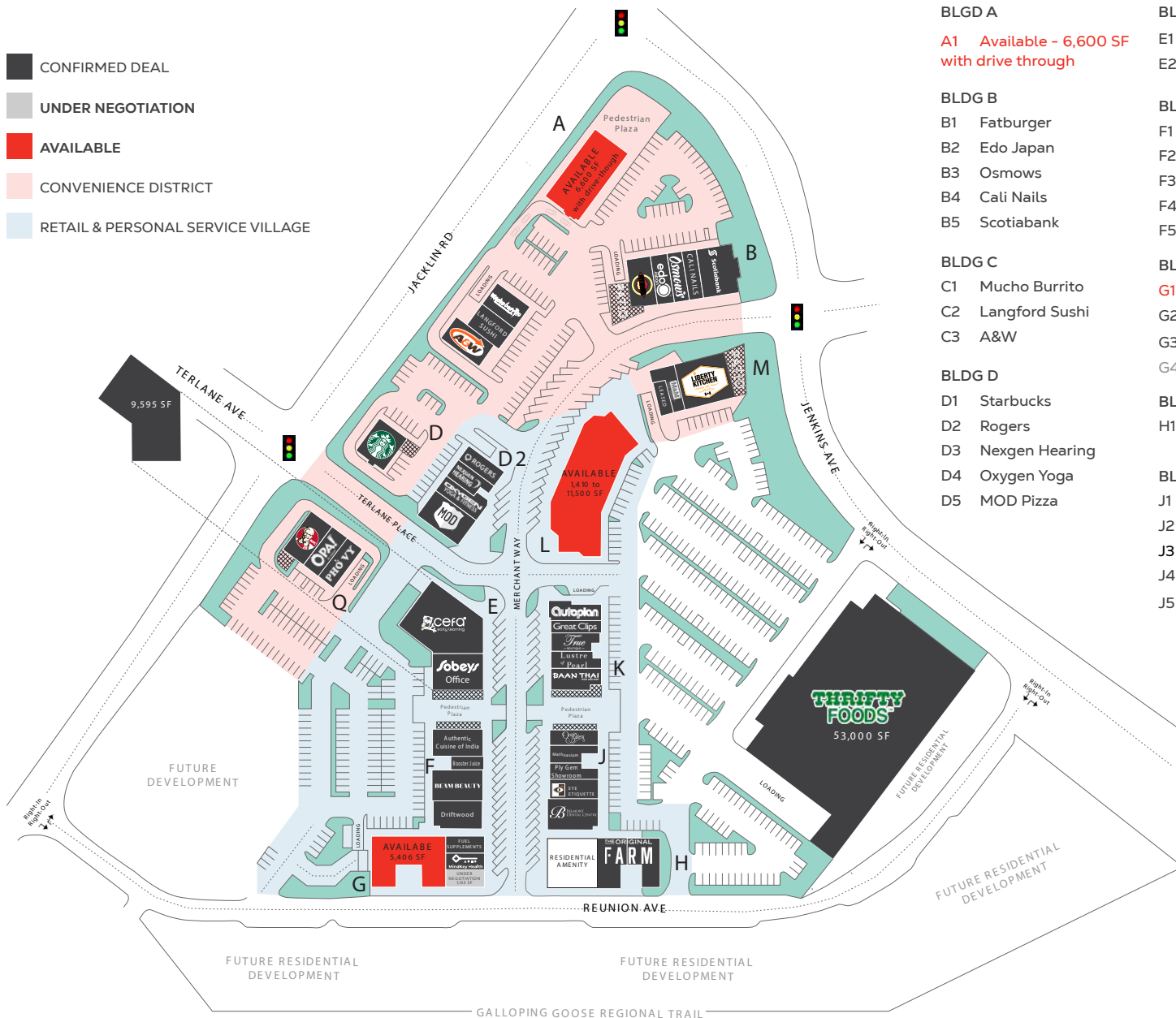
BELMONT MARKET

Langford, BC

Belmont Market is at the centre of a vibrant retail node, with over 1,000,000 square feet of retail square footage. Notable neighbours include WalMart, Real Canadian Superstore, and the Westshore Town Centre.



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- CONFIRMED DEAL
- UNDER NEGOTIATION
- AVAILABLE
- CONVENIENCE DISTRICT
- RETAIL & PERSONAL SERVICE VILLAGE

BLGD A

A1 Available - 6,600 SF with drive through

BLDG B

- B1 Fatburger
- B2 Edo Japan
- B3 Osmows
- 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 MindKey Health
- G4 Under Negotiation

BLGD 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 L

Available - 1,410 to 11,500 SF

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 plus 5 % management fee for 2025

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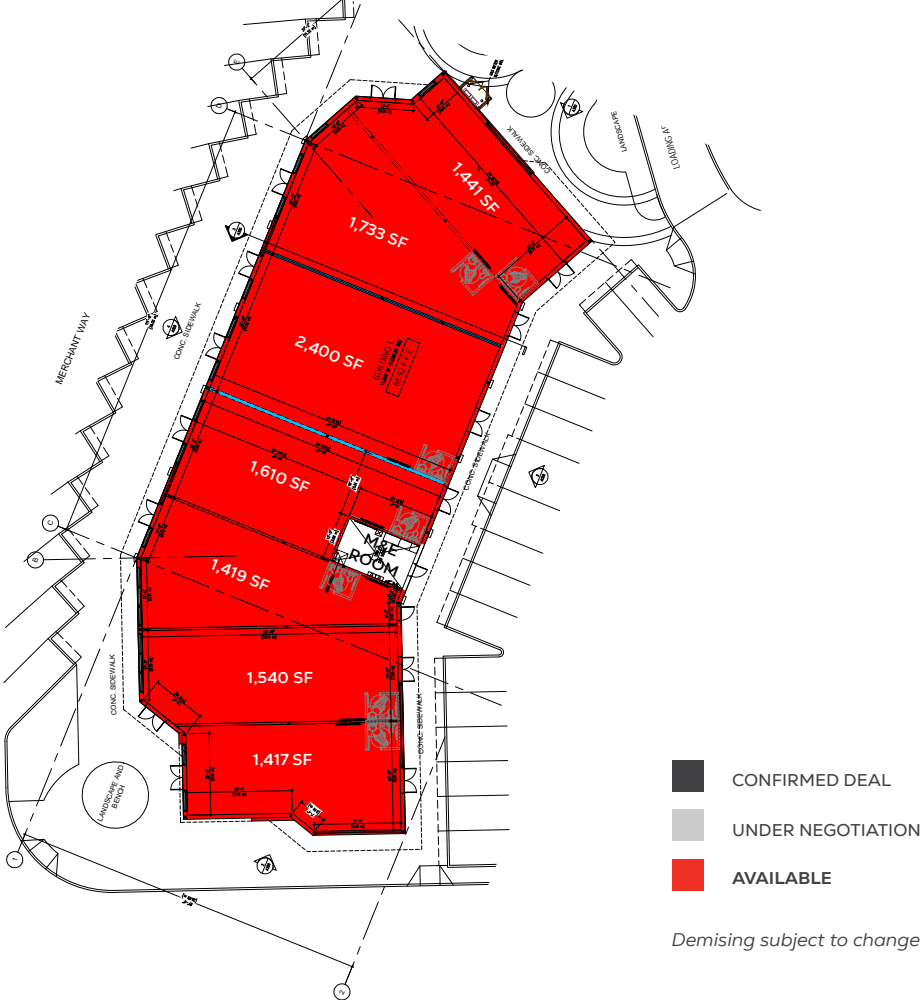
RETAIL & PERSONAL SERVICE VILLAGE

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.



BUILDING L FLOOR PLAN



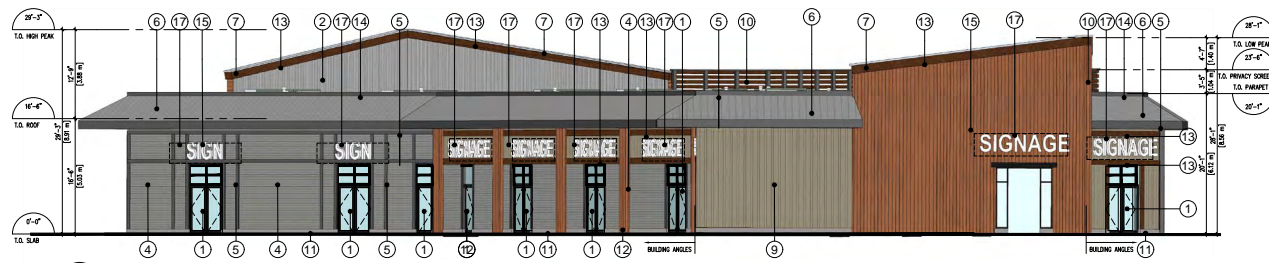
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BUILDING L - RENDERING

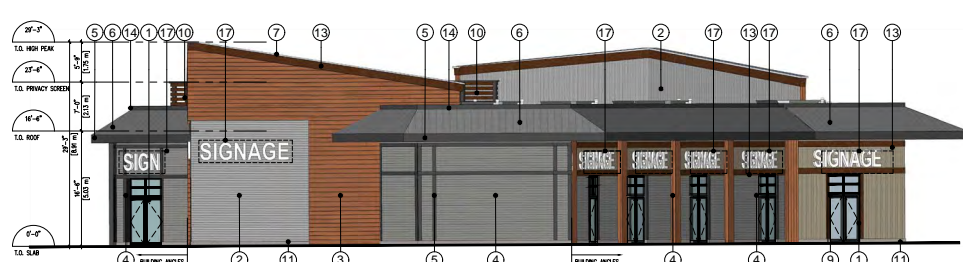


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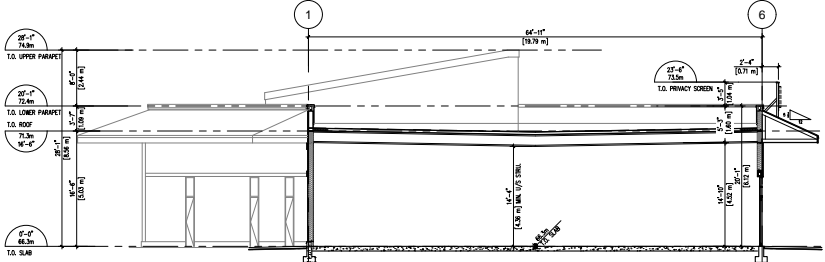
BUILDING L - ELEVATIONS



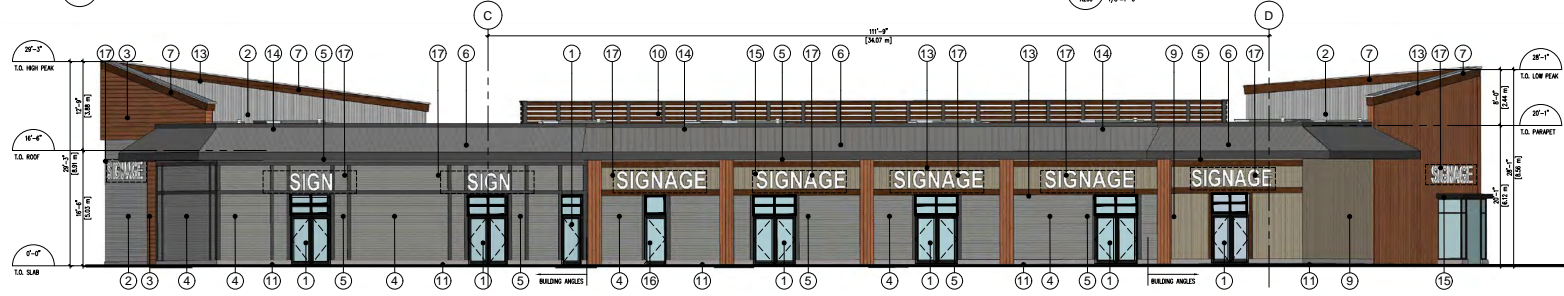
1 NORTH ELEVATION
ADD 1/8"=1'-0"



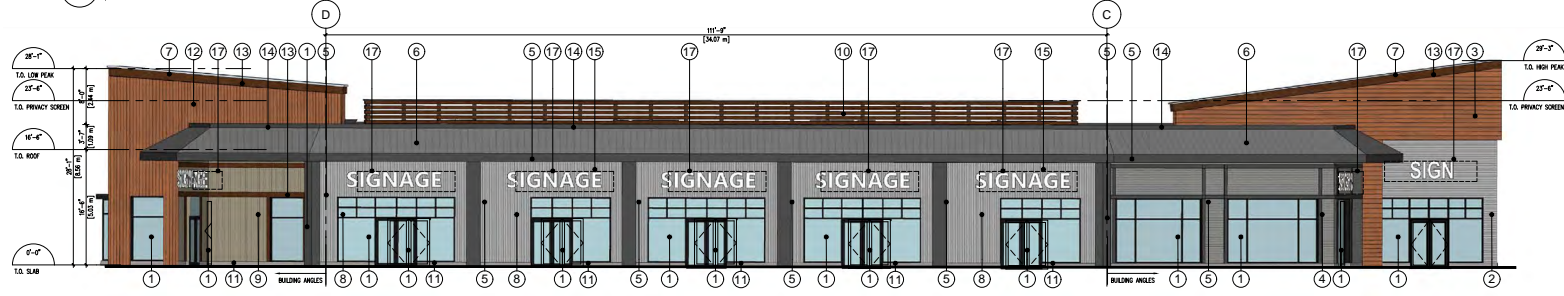
2 SOUTH ELEVATION
ADD 1/8"=1'-0"



5 BUILDING SECTION
ADD 1/8"=1'-0"



3 EAST ELEVATION
ADD 1/8"=1'-0"



4 WEST ELEVATION
ADD 1/8"=1'-0"

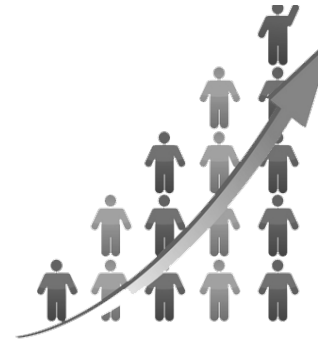
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TRENDS



Lowest Unemployment Rate in Canada

4.8% in Greater Victoria (Langford)
6.3% in Vancouver
8.1% in Calgary
6.8% in Canada



Tremendous Population Growth in Langford

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



Young Population

Langford's Average Age: 39.1
Victoria's Average Age: 44.8
BC's Average Age: 42.9



Strong Household Incomes in Trade Area

\$139,390 in Langford Trade Area
\$137,550 in British Columbia



Larger Households

2.58 Persons per Household in Langford
2.31 Persons per Household in Vancouver
1.89 Persons per Household in Victoria



Substantial Number of Single Family Dwellings

35.9% in Langford
27.9% in Vancouver
13.7% in Victoria

Stats Canada 2025, Environics 2025, Census 2021

AERIAL PHOTO



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TENANT GALLERY



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