SITINGS

Crombie




# BELMONT MARKET

3067 Jacklin Road, Langford, BC

## PROPERTY LEASING BROCHURE

LIMITED SPACES REMAINING!

NICK FISHER
Personal Real Estate Corporation
604.628.2581
nick@sitings.ca

SAM SHAPRAY
604.446.1225
sam@sitings.ca

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.




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.

# DETAILS

- 160,000 SF of existing Retail Space
- Anchored by a 53,000 SF Thrifty Foods
- 5,400 SF (Demisable) - Available Immediately
- Over 30 Retail, Service, and Restaurant Tenants
- 11,500 SF CRU Building Now Pre-leasing

# TENANTS

THRIFTY FOODS, Belmont Dental Centre, Scotiabank, KFC, Starbucks, Fatburger, Osmow's, Eye Etiquette, OPA!, edo Japan, Great Clips, Westland Insurance, A&W, Cali Nails, Lustre of Pearl, Oxygen Yoga & Fitness, Mucho Burrito, Rogers, cefa early learning, True Boutique, Phở Vy Vietnamese Restaurant, M&M Food Market, Fuel, MOD, Liberty Kitchen, Nexgen Hearing, The Original Farm, Baan Thai Wok and Bar, MindKey Health

# AREA TENANTS

Walmart, Cineplex, HomeSense, Winners, Canadian Tire, Real Canadian Superstore, Mark's, SportChek, Lowe's

# 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
Personal Real Estate Corporation
Sitings Realty Ltd
604.628.2581
nick@sitings.ca

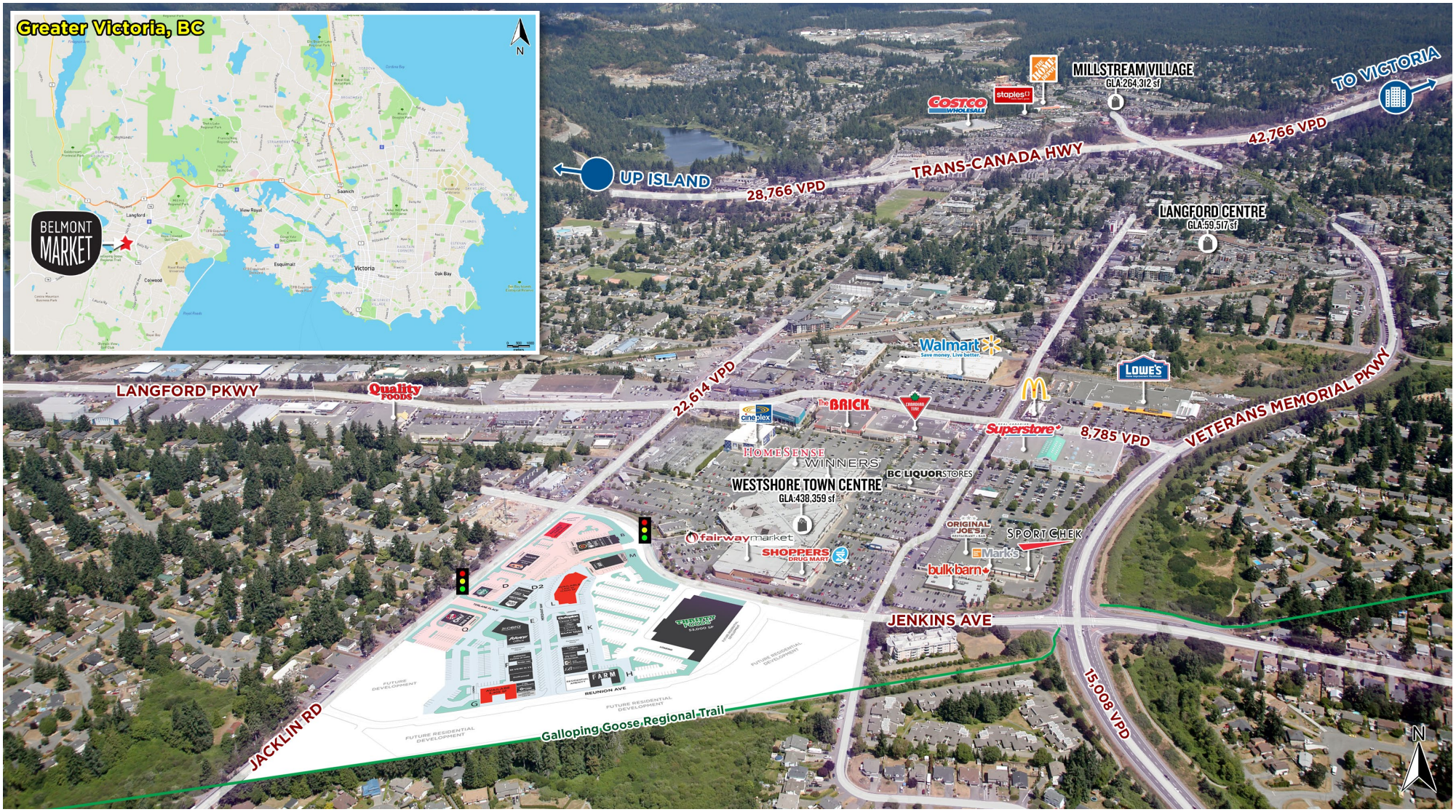
SAM SHAPRAY
Sitings Realty Ltd
604.446.1225
sam@sitings.ca

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.

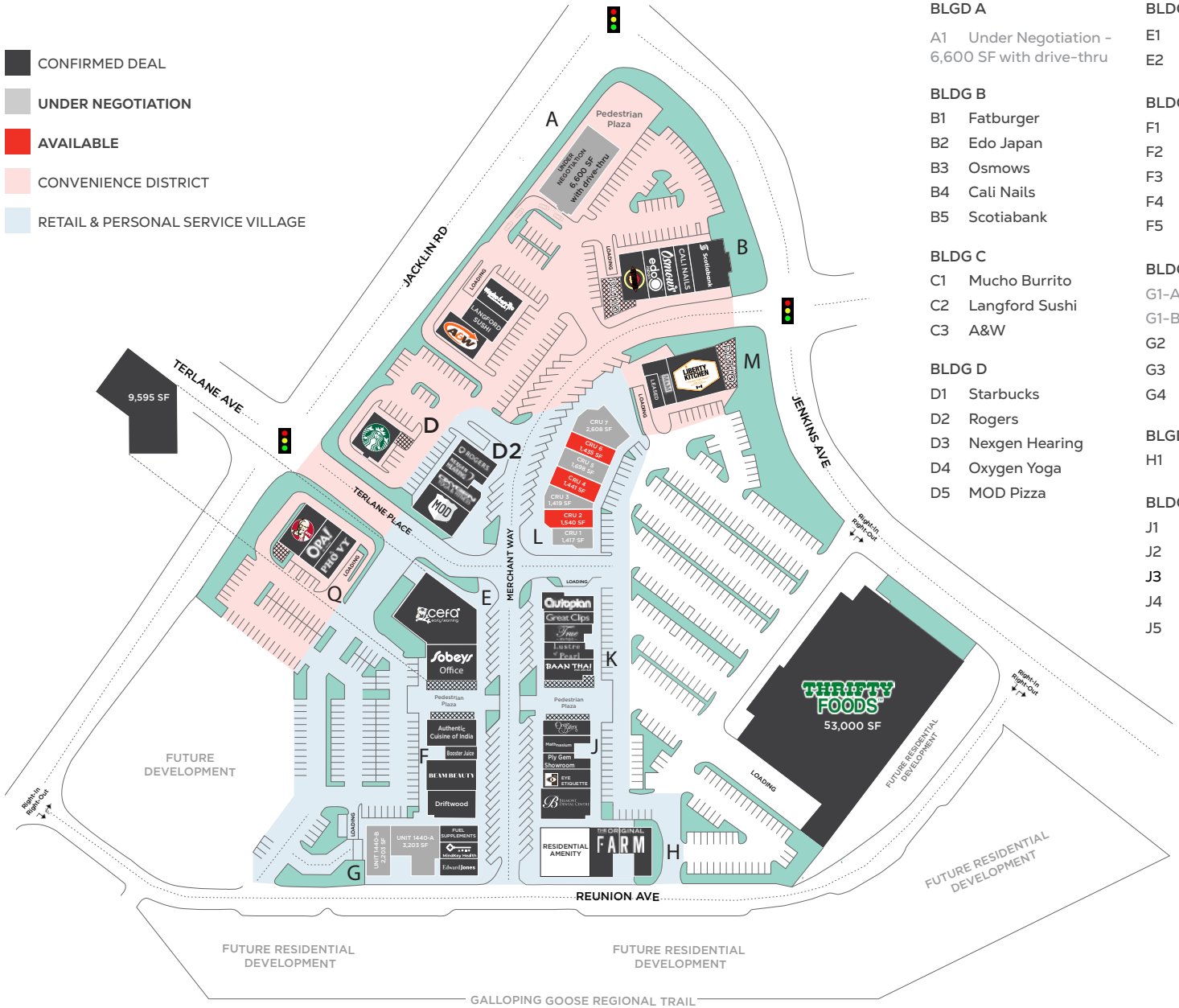
# BELMONT MARKET

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.

Langford, BC




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.




**BLGD A**

A1 Under Negotiation - 6,600 SF with drive-thru

**BLGD B**

B1 Fatburger
B2 Edo Japan
B3 Osmows
B4 Cali Nails
B5 Scotiabank

**BLGD C**

C1 Mucho Burrito
C2 Langford Sushi
C3 A&W

**BLGD D**

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

**BLGD E**

E1 CEFA Early Learning
E2 Sobey's Office

**BLGD F**

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

**BLGD G**

G1-A Under Negotiation
G1-B Available - 2,203 SF
G2 Fuel Supplements
G3 MindKey Health
G4 Edward Jones

**BLGD H**

H1 The Original FARM

**BLGD J**

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

**BLGD K**

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

**BLGD L**

L1 - 1,417 SF
L2 - 1,540 SF
L3 - 1,419 SF
L4 - 1,441 SF
L5 - 1,698 SF
L6 - 1,435 SF
L7 - 2,608 SF

**BLGD M**

M1 Leased
M2 M&M Food Market
M3 Liberty Kitchen

**BLGD Q**

Q1 KFC
Q2 OPA! Of Greece
Q3 Pho Vy

**Asking Rental Rates:**
Please contact listing agent

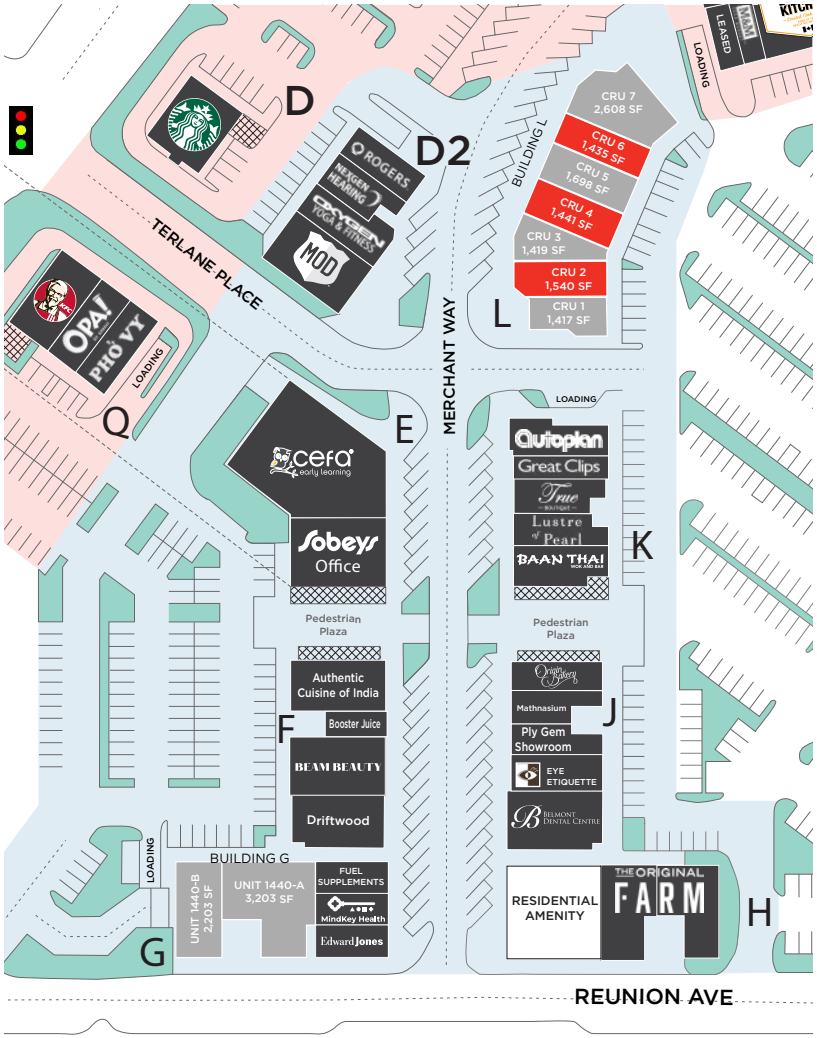
**Additional Rent:**
Estimated at $12.50 PSF plus 5 % management fee for 2025

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.

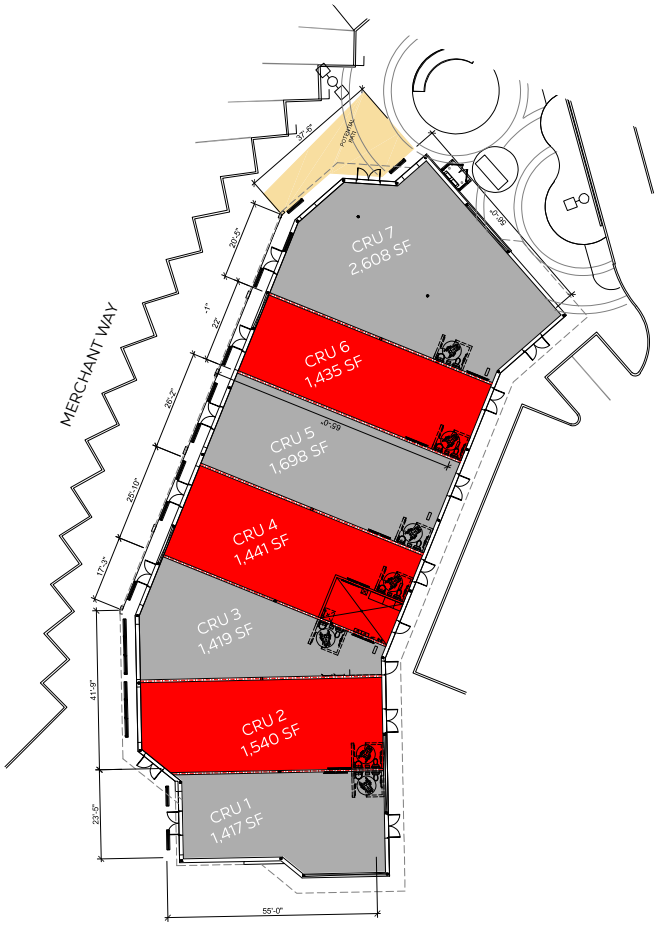
# RETAIL & PERSONAL SERVICE VILLAGE

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.



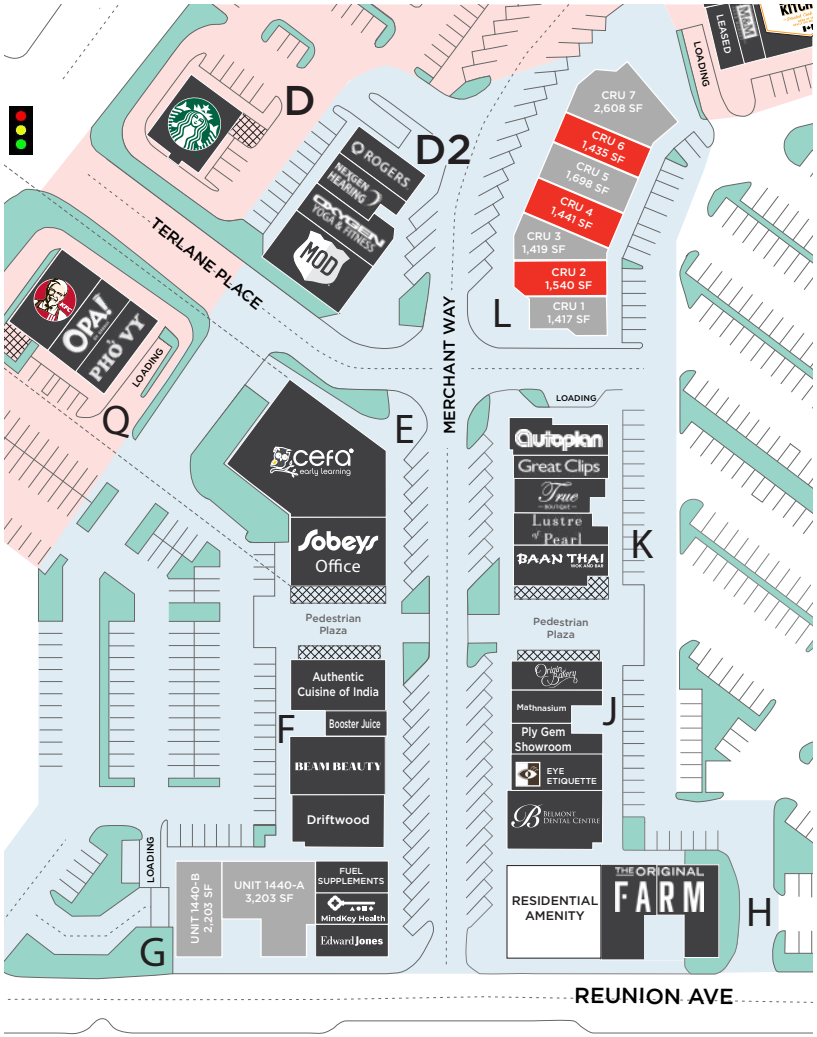

## BUILDING L FLOOR PLAN



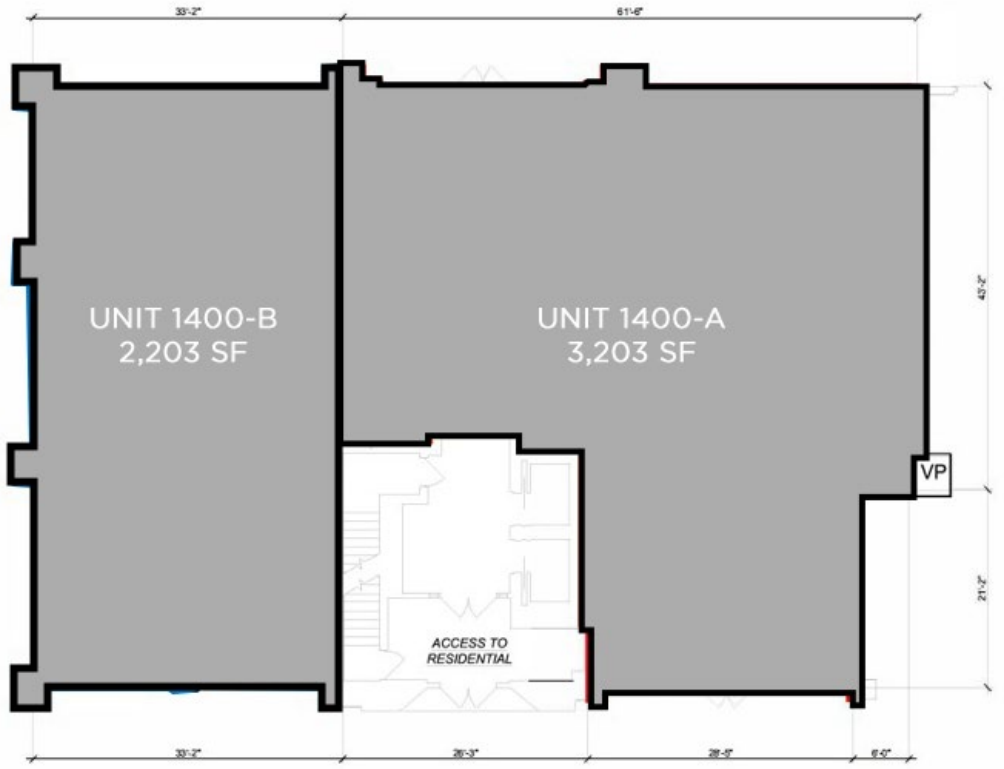

*Demising subject to change*

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.

# RETAIL & PERSONAL SERVICE VILLAGE




## BUILDING G FLOOR PLAN




*Demising subject to change*

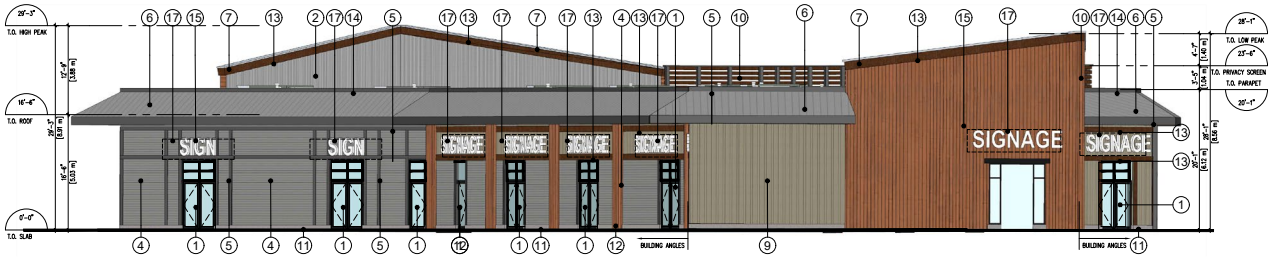
This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the 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.

# BUILDING L - RENDERING

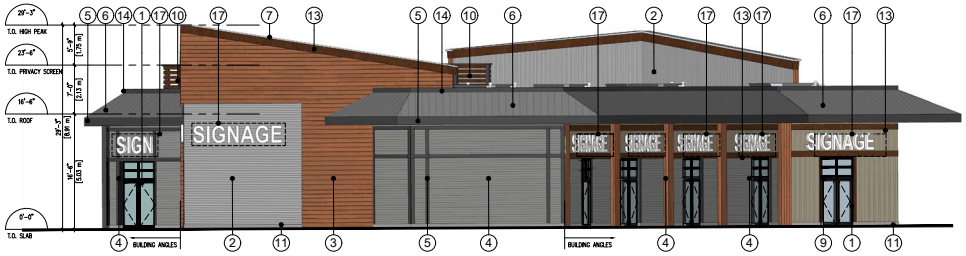



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the 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.

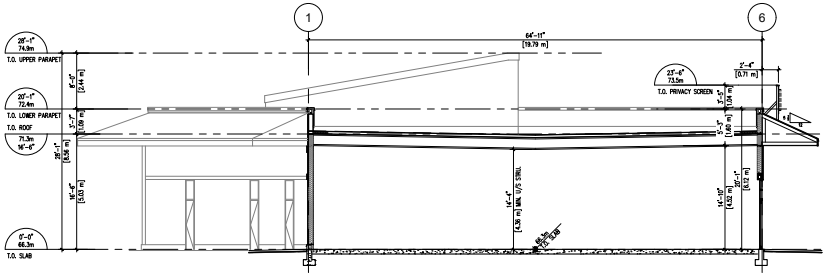
# BUILDING L - ELEVATIONS



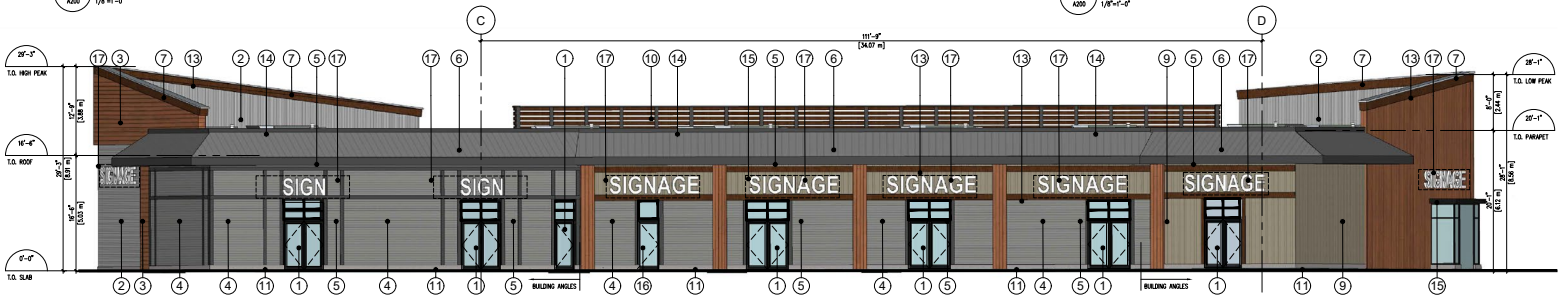

1 NORTH ELEVATION
A200 1/8"=1'-0"



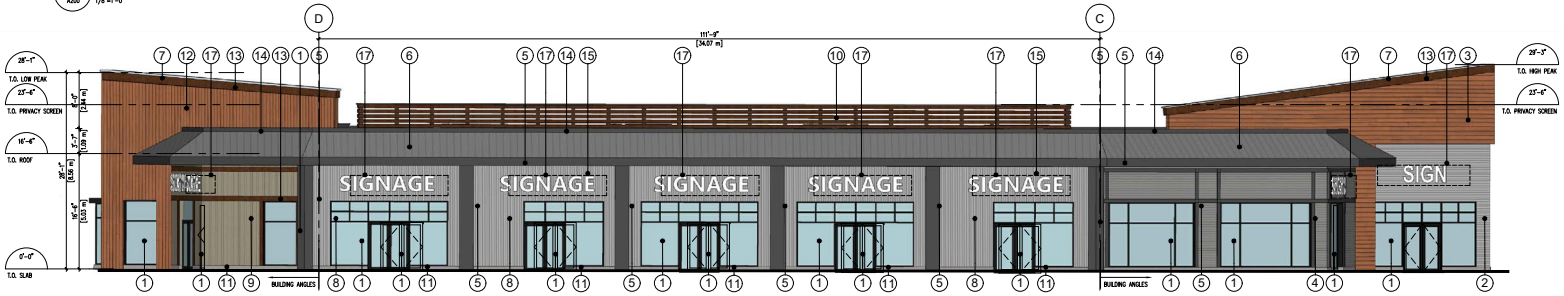

2 SOUTH ELEVATION
A200 1/8"=1'-0"



5 BUILDING SECTION
A200 1/8"=1'-0"




3 EAST ELEVATION
A200 1/8"=1'-0"




4 WEST ELEVATION
A200 1/8"=1'-0"

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.

# 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

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.

# AERIAL PHOTO




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.

# TENANT GALLERY























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.

# TENANT GALLERY



















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.

Crombie

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.









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.