



HILLSIDE
style.LIVES HERE.

HILLSIDE CENTRE
VICTORIA, BC

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



HILLSIDE CENTRE VICTORIA, BC

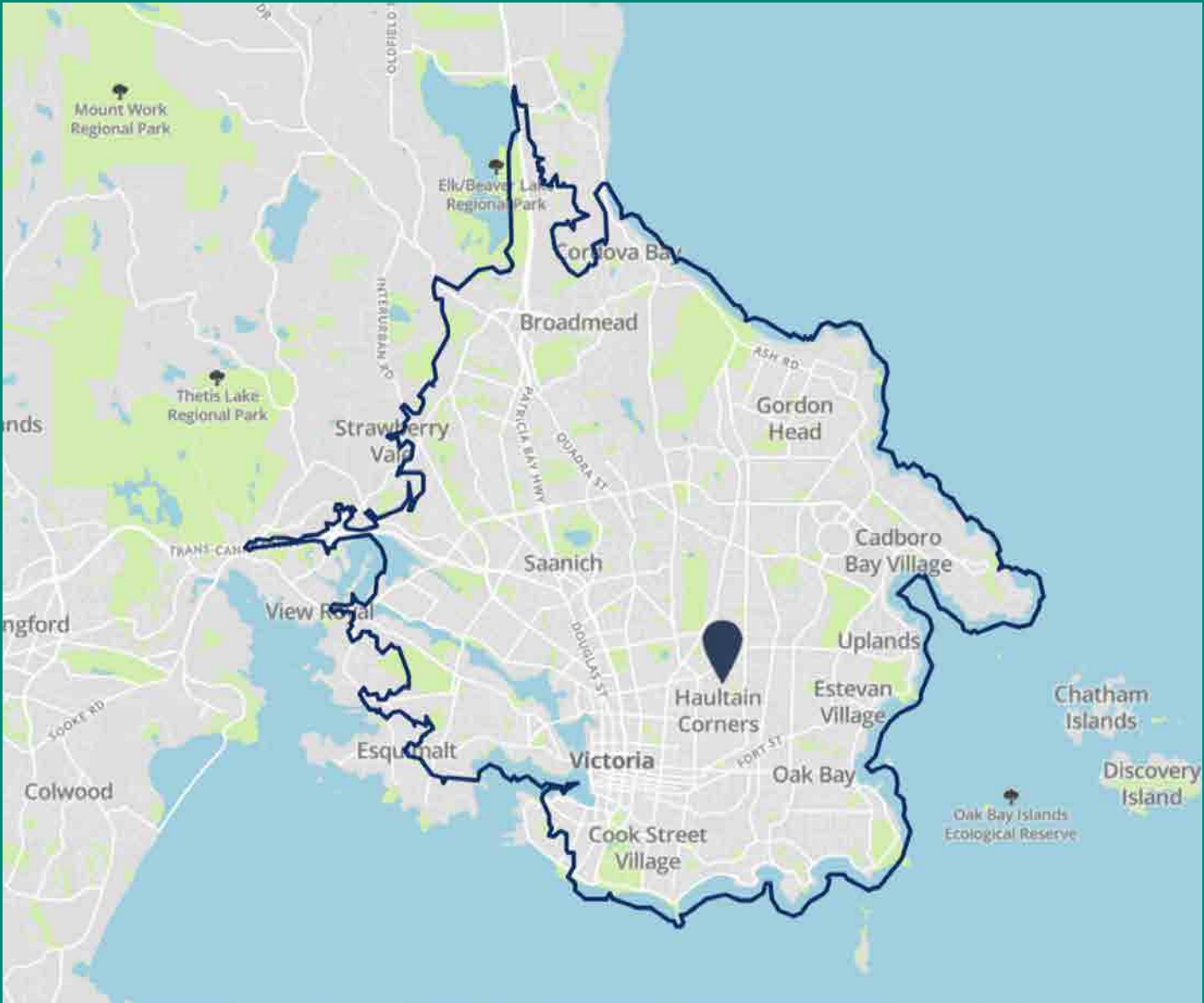
Hillside Centre is 589,780 square foot enclosed regional centre located in the heart of Victoria. The centre is anchored by Canadian Tire and a new urban format 2 level Walmart as well as other major tenants including a new 15,000 square foot Dollarama, Thrifty Foods, Marshall's, Sport Chek, and Bolen Books, a local institution and the largest independent book retailer in Canada.

Hillside Centre is well-positioned on the crossroads to a number of affluent and vibrant neighborhoods including Oak Bay, Saanich and Oaklands, and draws from a Primary Trade Area of just over 200,000 people within a 13-minute drive time. It is also the closest regional shopping centre, less than 3 km away, from both the University of Victoria and Camosun College, with a combined student population of over 55,000 plus faculty and staff and is less than 2 km away from Royal Jubilee Hospital with over 3,500 full time employees.

In addition to catering to students, the Centre serves as an optimal one-stop shopping destination for the savvy middle-aged Victorian resident appreciating convenience and value, through its diverse mix of services, food vendors and retail tenants.



DEMOGRAPHICS



TRADE AREA



DRIVE
TIME

13 MIN



FAMILIES
WITH
CHILDREN

51%



TRADE
AREA
POPULATION

200,382



AVERAGE
HOUSEHOLD
INCOME

\$108,565



AVERAGE
DISPOSABLE
INCOME

\$82,455

CUSTOMERS

MARITAL
STATUS

50% are married/common-law.
33% are single which is **18%**
higher than in Victoria overall

FAMILIES WITH CHILDREN

51% of households have
children at home

AGE

A full **25%** of our trade area is
between the ages of **20 and
34**; the next largest population
segment is **35-44** years old at
17%

AVERAGE HOUSHOLD
INCOME

\$108,565

AVERAGE DISPOSABLE
INCOME

\$91,033

SHOPPING/
AVERAGE CURRENT
CONSUMPTION
PER HOUSHOLD

\$120,206

HOMEOWNERS

53% own their own home but
it is much more likley to be
an apartment, **64% vs 36%** in
houses

EDUCATION

66% have post secondary
education, and **39%** hold a
bachelor's degree or higher

DIVERSITY

21% identify as a visible
minority

PROPERTY HIGHLIGHTS

ADDRESS	1644 Hillside Avenue Victoria, BC V8T 2C5
GLA (SQ. FT)	589,960
MALL CRU (SQ. FT)	156,365
CRU SALES (SQ. FT)	\$760.00
FOOD COURT SALES (SQ. FT)	\$2,407.00
NUMBER OF STORES AND SERVICES	OVER 100
ESIMATED NUMBER OF SHOPPERS PER YEAR	7.5 MLN
TRANSIT	13 Transit stops adjacent to the centre on Shelbourne, Hillside and North Dairy, including the Hillside Centre Exchange located



A HEALTHIER, MORE SUSTAINABLE PLACE OF BUSINESS



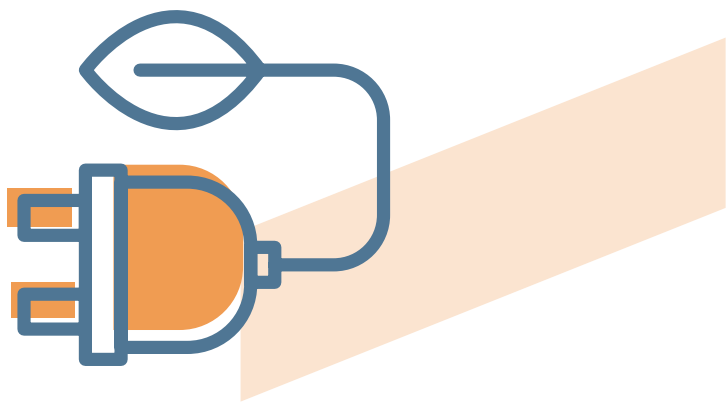
SUSTAINABILITY

- Bees – Hillside raises bees on our roof. Currently Hillside is home to (1) hive housing up to 30,000 bees.
- Energy, water and waste management – current waste diversion rate is 87%.
- Seasonal bike valet service.
- Difference Maker Program – highlighting retailer sustainability programs to customers.



COMMUNITY AMENITIES & SERVICES

- Host annual Night of Lights charity event – participating charities raise over \$46,000 during the evening
- Sea Rangers Kids Club – provides fun educational opportunities related to conservation of marine wildlife for kids 12 and under.



TRANSPORTATION & ACCESSIBILITY

WALK SCORE	99
TRANSIT SCORE	93
BIKE SCORE	96
PARKING SPACES	1,803
EV CHARGING STATIONS	11

BGO is committed to sustainable management practices to reduce our impact on the environment and provide healthier spaces for our occupants.

To learn how we can support your sustainability needs, please reach out to your leasing representative or visit our ESG report to learn more about our approach.

CERTIFICATIONS:



SITE PLAN



The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

TENANT DIRECTORY

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
01	Walmart	148,803	36	Cardino Shoes	1,167	84	Bali Kiss	2,403	201	Marshalls	29,163
02	Canadian Tire	147,025	37	Freedom Mobile	1,124	85	Suzanne's	2,098	FC1	Tim Hortons	859
03	Thrifty Foods	31,684	38	Chatters	1,548	86	Sport Chek	18,946	FC3	Kung Pao Wok	384
3A	BC Hobbies	3,799	39	House of Knives	740	86	Atmosphere (Second Level)	8,531	FC4	Opa! Souvlaki	388
4	Boathouse	3,011	40	Rogers	1,326	87	BC Government Liquor Store	8,405	FC6	Saigon Charbroil	452
5	La Vie En Rose	3,654	41	Global Village	937	96	Mobile Care	595	FC7	Ono Poké	378
6	Under Negotiation	1,761	42	Walk In Comfort	952	97A	Local Pizza	626	FC8	A & W	379
7	Tip Top Tailors	2,926	43	Showcase	928	98	Menbow Ramen	851	FC9	NY Fries	269
8	Below the Belt	2,966	44	QE Home	1,376	98B	BC Lotto	360	FC10	Noodle Fans	255
9	Warehouse One	3,134	45	Ann-Louise	1,029	100	Available	500	FC11	Subway	400
10	Nails Forever	931	46	Tommy Guns	802	102	Murchie's	915	FC12	Edo Japan	402
10A	Cinnzeo	689	46A	Hiro Sushi	811	105	Dollarama	15,000	FC13	California Thai	398
10B	Michael Hill	824	47	Soft Moc	2,616	106	Urban Art	1,108	FC14	Fatburger	400
11A/11B	Telus	1,665	49	Under Negotiation	1,905	106A	Mobile Klinik	500	FC18	Starbucks	1,000
12	Hallmark	2,812	52	Carters/OshKosh	3,622	106B	Available	500	FC25	Le Tea	226
13	Chai Fashion	2,672	53	Purdy's	715	107	West Coast Leather	1,238	FC27	Booster Juice	239
14	Spencer Gifts	1,841	53A	Mobile Snap	333	108	Available	1,130	K1	Fido	151
15	Hillside Dental	3,980	54	Just Cozy	1,143	108A	Bell	865	K3	Mobilingq	151
16	Available	730	55	Available	941	109	Gifti	1,819	K5	BC Lotto	100
18	GameStop	1,589	56	Bentley	1,322	110	Primrose Collective	1,161			
18A	Bella Moda	1,475	57	Northern Reflections	2,069	111	Bolen Books	17,440			
20	Specsavers	2,367	58	Bellissima	2,034	112	Kurves Brow Bar	635			
23	Available	989	59	Ricki's	2,709	114	Kernel's	450			
24	Pearle Vision	2,048	77	Quinn Nails	2,390	115	B.C.A.A.	3,595			
25	Hearing Life	611	77A	Cleo	2,573	116/118	Scotiabank	7,863			
26	Available	1,228	78	Bluenotes	5,318	122	Cali Nails	937			
27	K-Reflexology	325	80	Under Negotiation	845	124	Out of Bounds	1,590			
28	Mary's Tailoring	364	82	The Shoe Company	4,173	124A	SparkTech Electronics Hub	753			
29	CIBC	6,960	83A	Lizzy Lee and Me	2,522	126	Shoppers Drug Mart	17,002			
35	Epic Menswear	1,733									



BGO
Properties

SHANE EPP

Vice President, Leasing
T: 604.646.2845
M: 778.840.2670
shane.epp@bgo.com

ISABELLA BONATO

Manager, Leasing
& Specialty Leasing
M: 778.828.6849
isabella.bonato@bgo.com

BGOProperties.com

BentallGreenOak (Canada)
Limited Partnership, Brokerage

