



HILLSIDE
style. LIVES HERE.

HILLSIDE CENTRE
VICTORIA, BC

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Marshalls

SPORTCHEK



BC LIQUORSTORE

DOLLARAMA (\$1)

Bolen Books

HILLSIDE CENTRE VICTORIA, BC

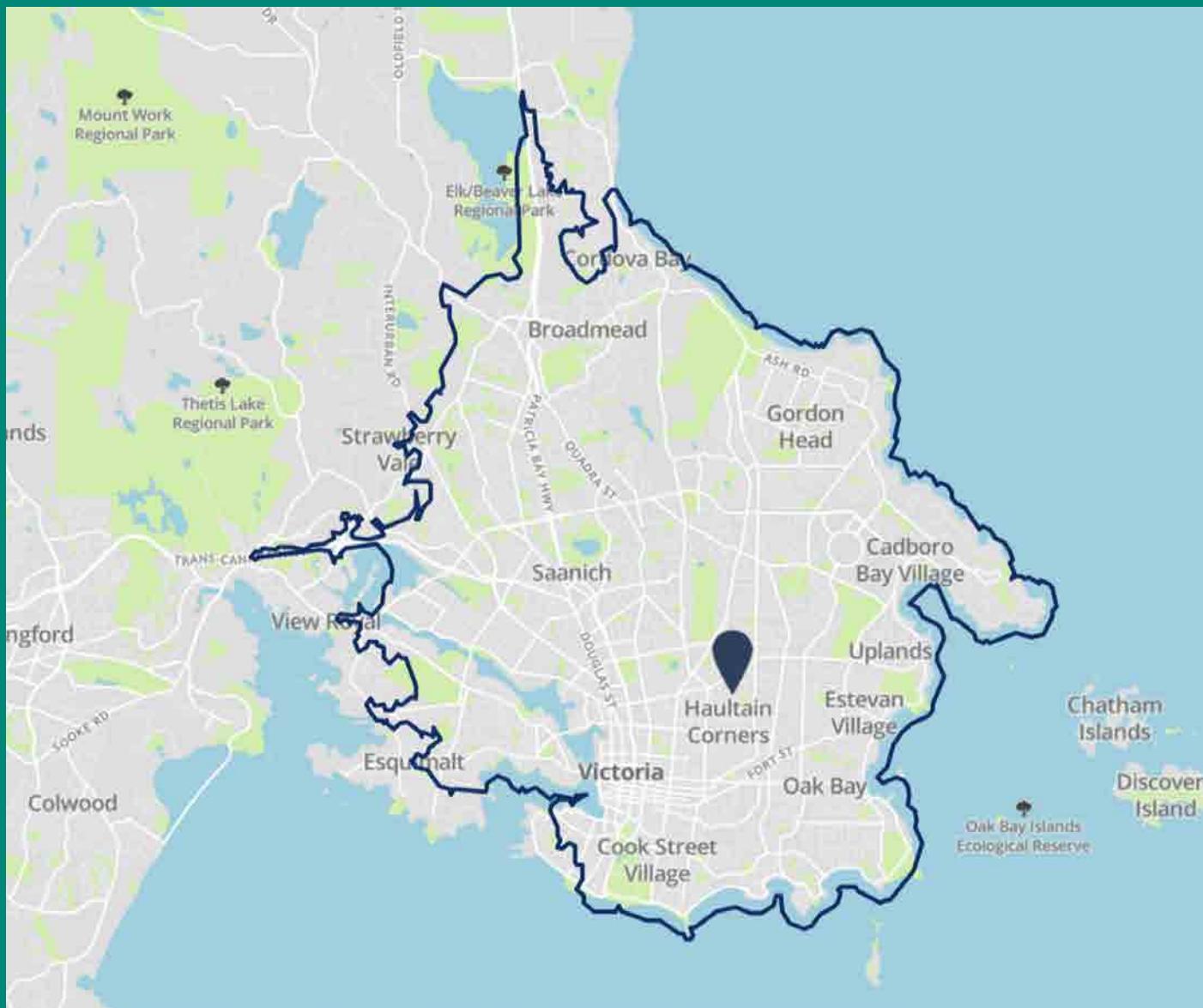
Hillside Centre is 589,780 square foot enclosed regional centre located in the heart of Victoria. The centre is anchored by Canadian Tire and a new urban format 2 level Walmart as well as other major tenants including a new 15,000 square foot Dollarama, Thrifty Foods, Marshall's, Sport Chek, and Bolen 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 HOUSEHOLD INCOME	\$108,565
AVERAGE DISPOSABLE INCOME	\$91,033
SHOPPING/ AVERAGE CURRENT CONSUMPTION PER HOUSEHOLD	\$120,206
HOMEOWNERS	53% own their own home but it is much more likely 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
ESTIMATED 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



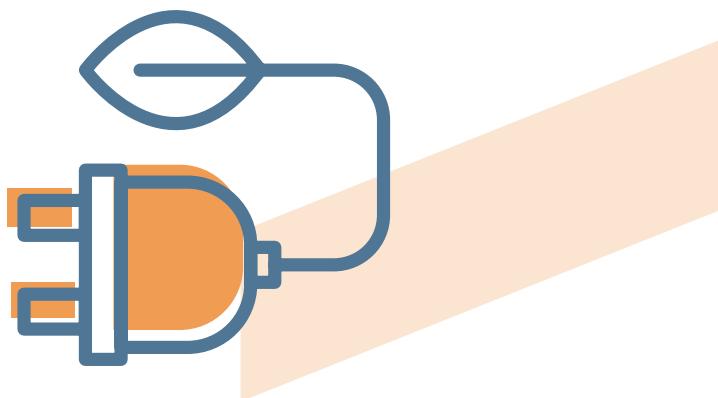
SUSTAINABILITY

- 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:



HILLSIDE CENTRE | VICTORIA, BC

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Properties

SITE PLAN



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



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Properties

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