



HILLSIDE
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HILLSIDE CENTRE
VICTORIA, BC

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HILLSIDE CENTRE VICTORIA, BC

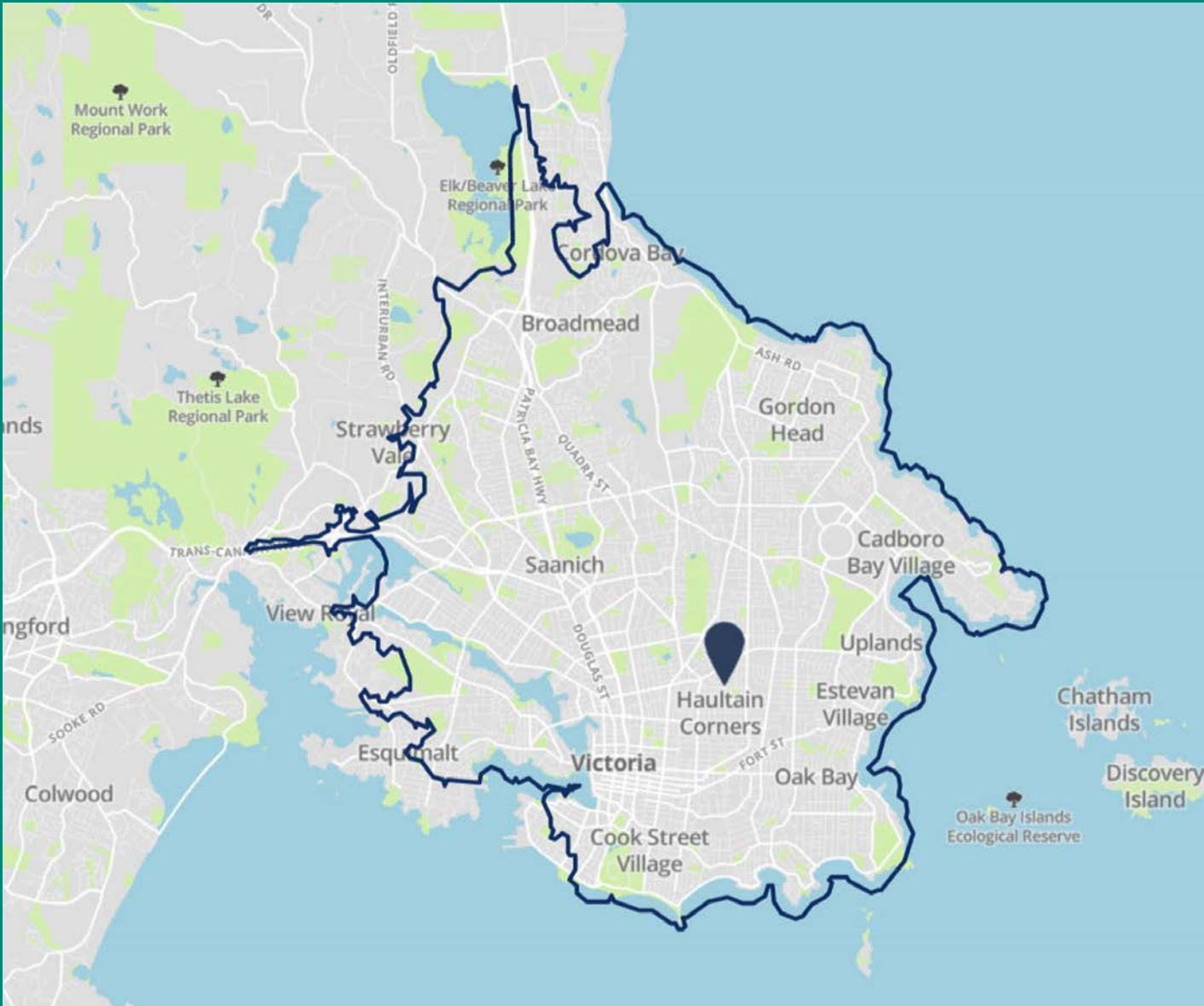
Hillside Centre is 589,780 square foot enclosed regional centre located in the heart of Victoria. The centre is anchored by Canadian Tire and a new urban format 2 level Walmart as well as other major tenants including a new 15,000 square foot Dollarama, Thrifty Foods, Marshall's, Sport Chek, and Bolen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



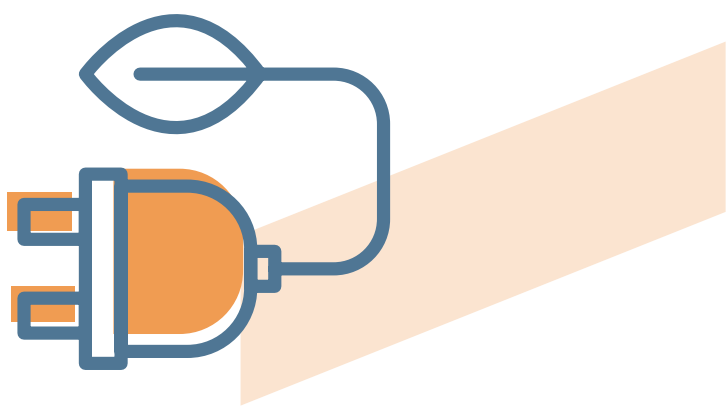
SUSTAINABILITY

- 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



TENANT DIRECTORY

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
01	Walmart	148,803	36	Available	1,167	85	Suzanne's	2,098	FC1	Tim Hortons	859
02	Canadian Tire	147,025	37	Freedom Mobile	1,124	86	Sport Chek	18,946	FC3	Kung Pao Wok	384
03	Thrifty Foods	31,684	38	Chatters	1,548	86	Atmosphere (Second Level)	8,531	FC4	Opa! Souvlaki	388
3A	BC Hobbies	3,799	39	House of Knives	740	87	BC Government Liquor Store	8,405	FC6	Saigon Charbroil	390
4	Boathouse	3,011	40	GNC	1,326	96	Mobile Care	595	FC7	Ono Poké	378
5	La Vie En Rose	3,654	41	Global Village	937	97A	Local Pizza	626	FC8	A & W	379
6	Claire's	1,761	42	Walk In Comfort	952	98	Menbow Ramen	851	FC9	NY Fries	269
7	Tip Top Tailors	2,926	43	Showcase	928	98B	BC Lotto	360	FC10	Noodle Fans	255
8	Below the Belt	2,966	44	QE Home	1,376	100	Available	500	FC11	Subway	400
9	Warehouse One	3,134	45	Ann-Louise	1,029	102	Murchie's	915	FC12	Edo Japan	402
10	Nails Forever	931	46	Tommy Guns	802	105	Dollarama	15,000	FC13	California Thai	398
10A	Cinnzeo	689	46A	Hiro Sushi	811	106	Urban Art	1,108	FC14	Fatburger	400
10B	Michael Hill	824	47	Soft Moc	2,616	106A	Mobile Klinik	500	FC18	Starbucks	1,000
11A/11B	Telus	1,665	49	Available	1,905	106B	Available	500	FC25	Le Tea	226
12	Hallmark	2,812	52	Carters/OshKosh	3,622	107	Energy One (Coming Soon)	1,238	FC27	Booster Juice	239
13	Available	2,672	53	Purdy's	715	108	Available	1,130	K1	Fido	151
14	Spencer Gifts	1,841	53A	Wrapprz	333	108A	Bell	865	K2	Virgin Mobile	143
15	Hillside Dental	3,980	54	Just Cozy	1,143	109/109A	Available	1,817	K3	Mobilingq	151
16	Telephone Booth	730	55	Nezza Naturals	941	110	Available	1,161	K5	BC Lotto	100
18	GameStop	1,589	56	Bentley	1,322	111	Bolen Books	17,440	K6	Available	120
18A	Bella Moda	1,475	57	Northern Reflections	2,069	112	Kurves Brow Bar	635			
20	Specsavers	2,367	58	Bellissima	2,034	114	Kernel's	450			
23	Rogers AT & T	989	59	Ricki's	2,709	115	B.C.A.A.	3,595			
24	Pearle Vision	2,048	77	Available	2,390	116/118	Scotiabank	7,863			
25	Hearing Life	611	77A	Cleo	2,573	122	Cali Nails	937			
26	Available	1,228	78	Bluenotes	5,318	124	Out of Bounds	1,590			
27	Extremity MRI	325	80	Wirelesswave	845	124A	Gifti	753			
28	Mary's Tailoring	364	82	The Shoe Company	4,173	126	Shoppers Drug Mart	17,002			
29	CIBC	6,960	83A	Lizzy Lee and Me	2,522	201	Marshalls	29,163			
35	Epic Menswear (Coming Soon)	1,733	84	Bali Kiss	2,403						

HILLSIDECENTRE.COM/LEASING-PERMANENT

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BentallGreenOak (Canada)
Limited Partnership, Brokerage



North Dairy Road

Transit Bay at Hillside

Walmart

Marshalls

DOLLARAMA

SHOPPERS
DRUG MART

SPORTCHEK

ATMOSPHERE

BC LIQUORSTORE

Bolen Books



THRIFTY FOODS
Eat happy

Doncaster Drive

Edgeware Road

Shakespear Street

Shelbourne Street

Hillside Avenue