

FOR LEASE – RETAIL SHOPPING CENTRE

WestVic Common

3409 VICTORIA AVENUE, BRANDON, MB



Conceptual rendering of WestVic Common redevelopment.

Development Opportunity

- WestVic Common is a 118,000 sq. ft. Sobeys-anchored retail shopping centre with approximately 83,300 square feet of existing building area available for redevelopment.
- The Developer is proposing to subdivide the existing building into three units approximately 23,000, 29,000 and 31,000 square feet respectively, or other configurations as required.
- WestVic Common has opportunity for up to 4 pad sites allowing free stand restaurants, drive-thru restaurants, bank, credit union or gas bar & convenience store.
- Multi-tenant strip options may accommodate 1,500 sq. ft. - 10,000 sq. ft.

Area Description

WestVic Common is a 12-acre retail centre located on the northwest corner of Victoria Avenue and 34th Street. Victoria Avenue is Brandon's major east-west commercial artery which connects directly to the Trans-Canada Highway to the west and intersects with 18th Street and 1st Street to the east. The area surrounding WestVic Common has strong household income, population density and projected growth. The immediate area has attracted a variety of retail, restaurant, financial and service uses together with several car dealerships and two major hotels. WestVic Common has excellent visibility and access from all directions signalized intersection at 34th Street, an all directions median opening on Victoria at 36th Street and two other entrances on 34th Street.

Overview

- WestVic Common serves an immediate trade area within a 1 km and 2 km radius of approximately 7,029 and 17,822 people respectively with above average household incomes at \$116,433 and \$97,365.
- Victoria Avenue & 34th Street 24-hour Traffic Count (2013): 21,230.
- Brandon as the regional service centre for some 180,000 people.

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WestVic Common - Draft Site Plan



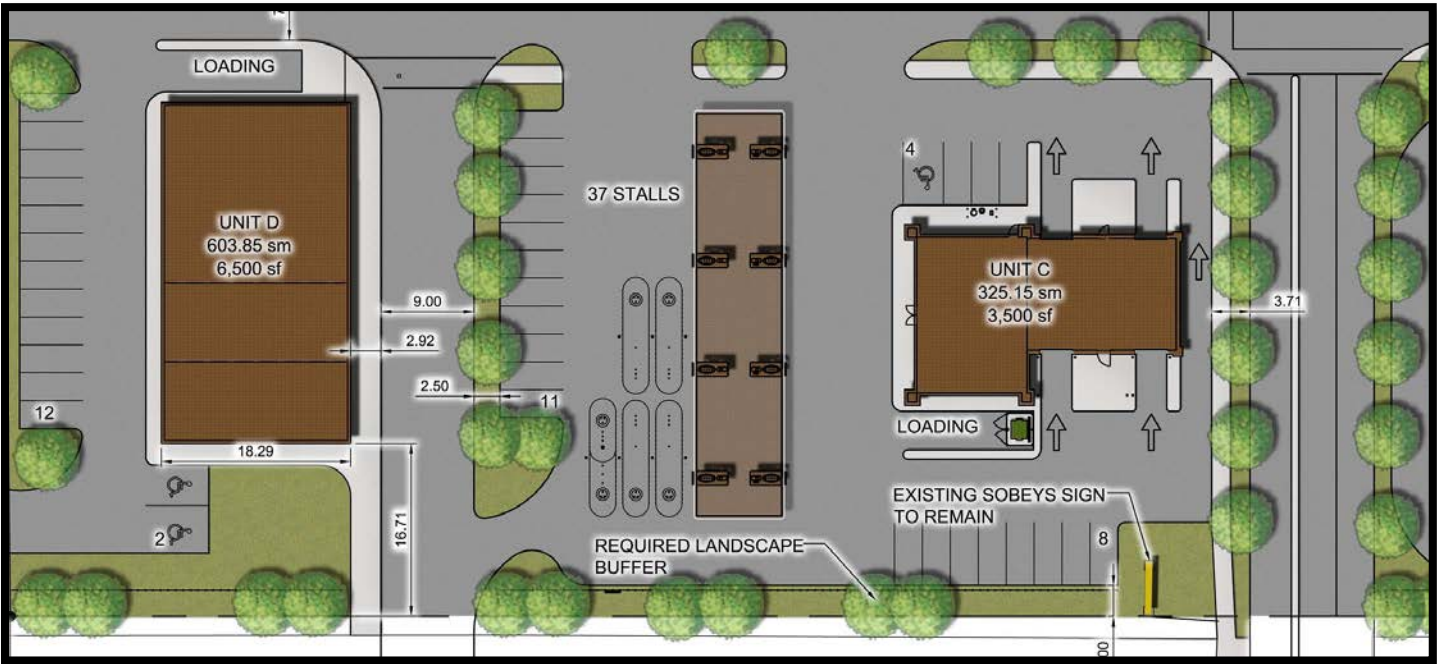
This site plan layout may be subject to change without notice.

Pad Units A & B



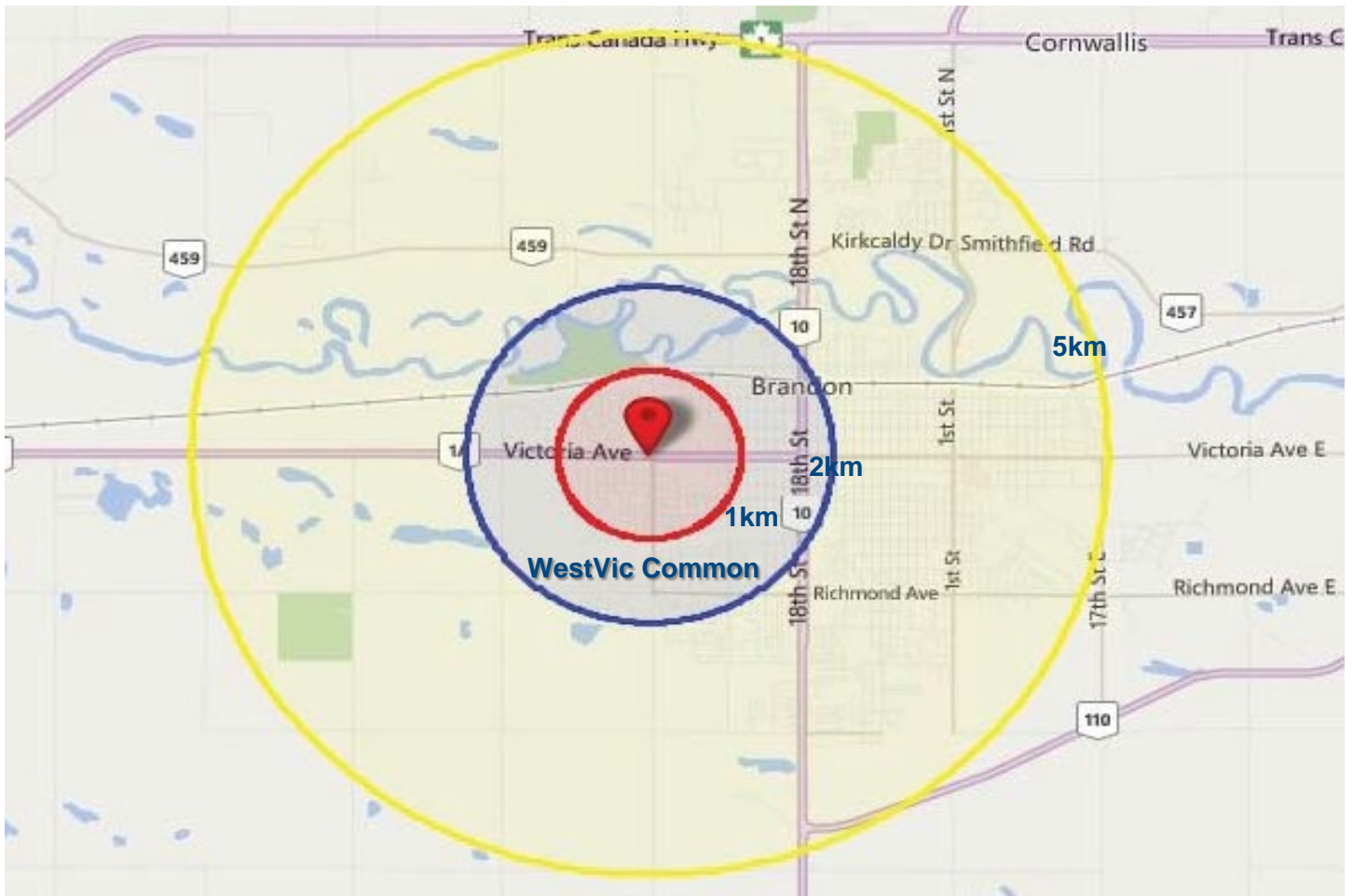
This site plan layout may be subject to change without notice.

Pad Units C & D



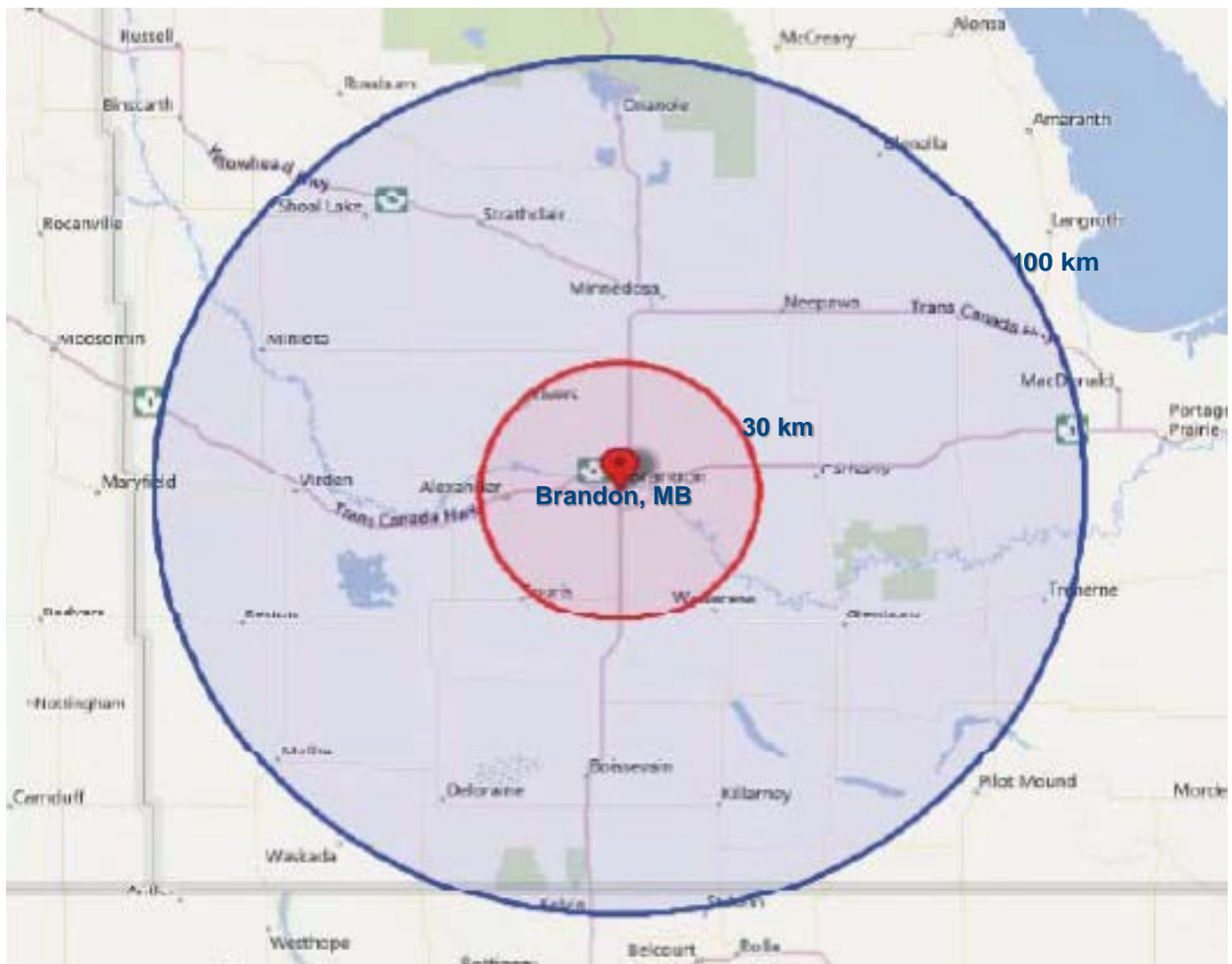
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WestVic Common Demographics



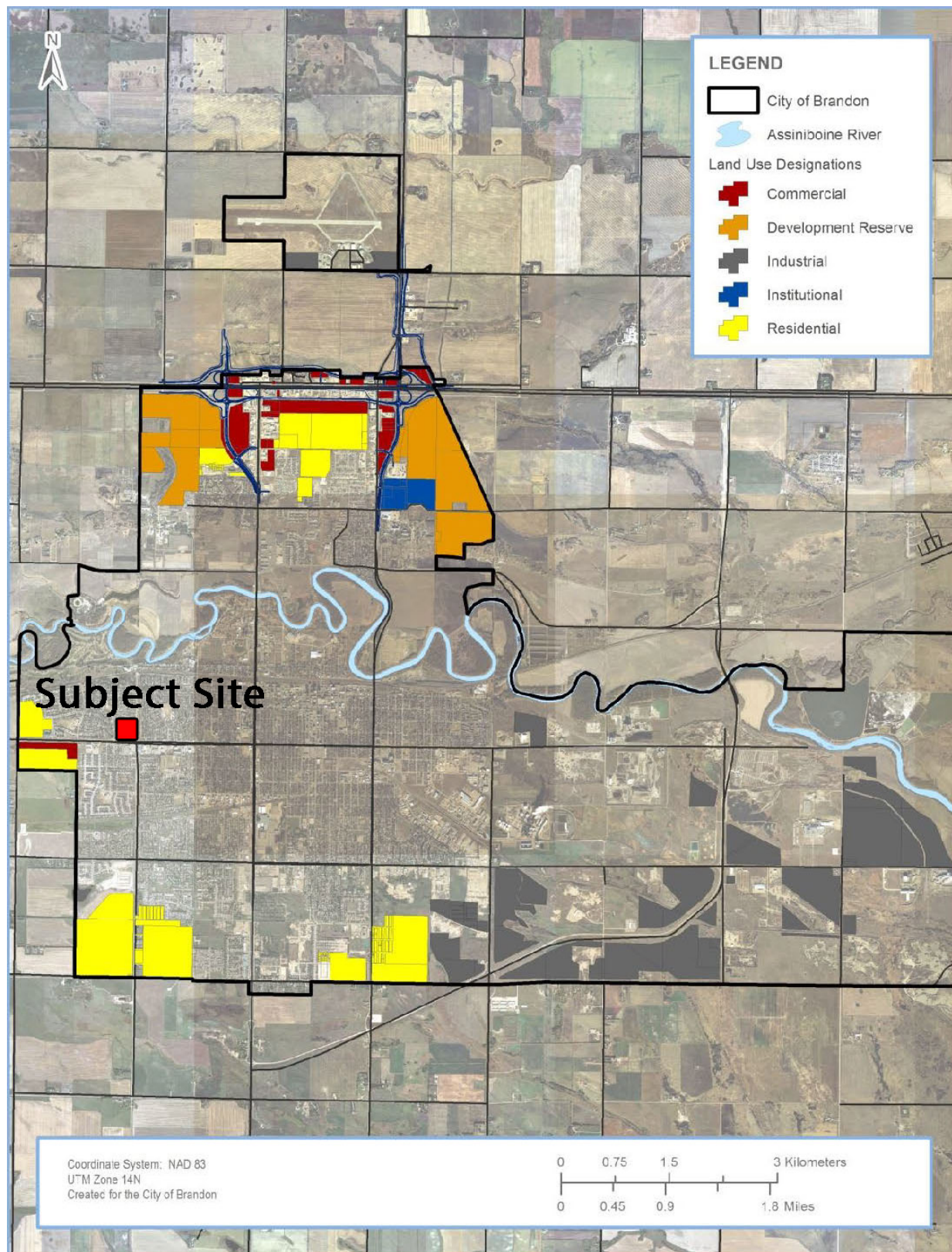
Total Population	0-1 km Ring	0-2 km Ring	0-5 km Ring
2014 Estimated	7,029	17,822	49,364
2019 Projected	7,190	18,202	52,475
% Pop. Change (2014-2019)	2.3%	2.1%	6.3%
Median Age	35.8	35.7	35.3
Average household income	\$116,433	\$97,365	\$80,475
Owned dwellings	1,951	5,093	13,587
Rented dwellings	725	2,032	6,960

Brandon Trade Area



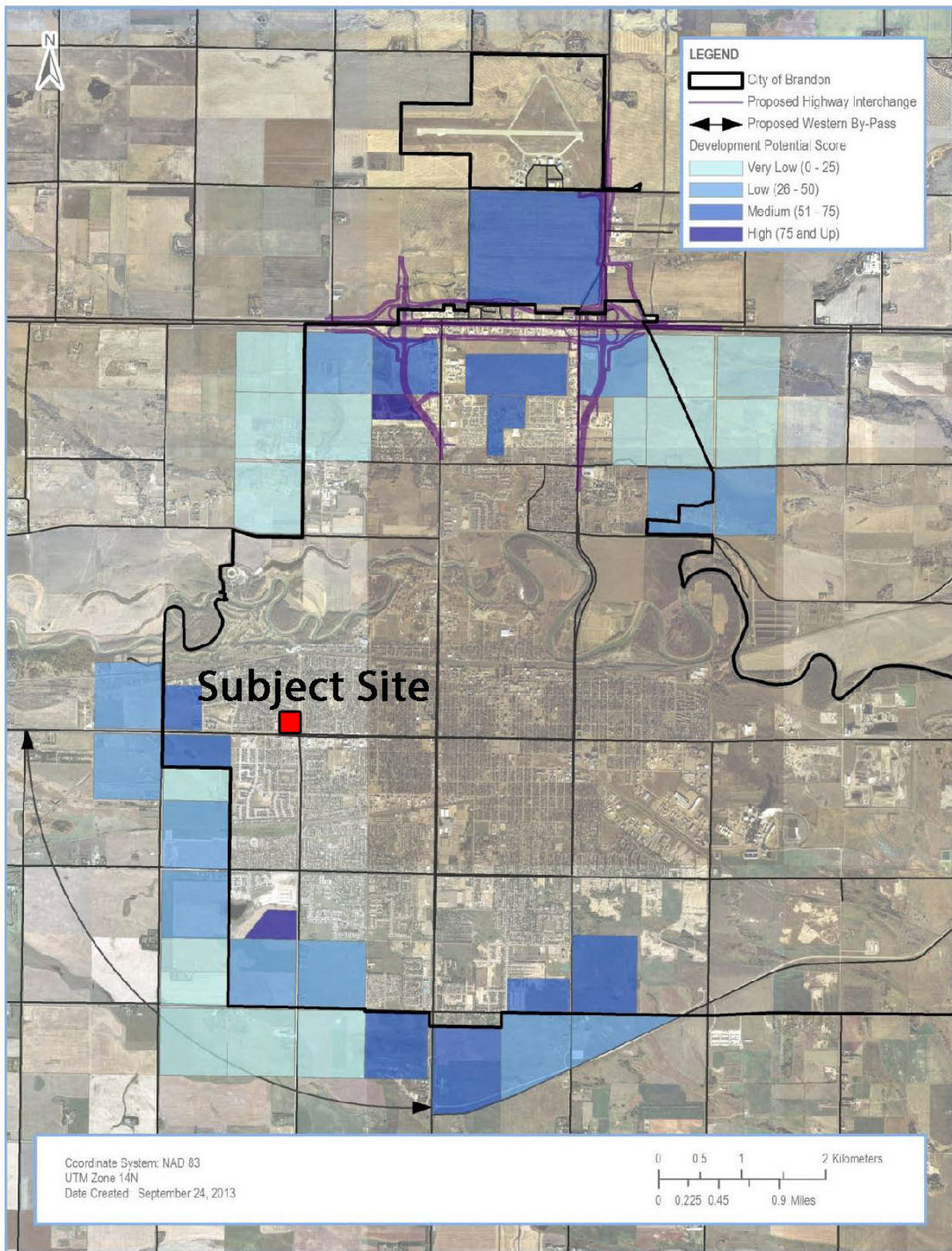
Total Population	0-30 km Ring	0-100 km Ring
2014 Estimated	59,845	123,774
2019 Projected	63,461	127,734
% Pop. Change (2014-2019)	6.0%	3.2%
Median Age	35.4	39.0
Average household income	\$81,279	\$74,817
Owned dwellings	16,758	37,620
Rented dwellings	7,740	11,159

Brandon Land Inventory Map



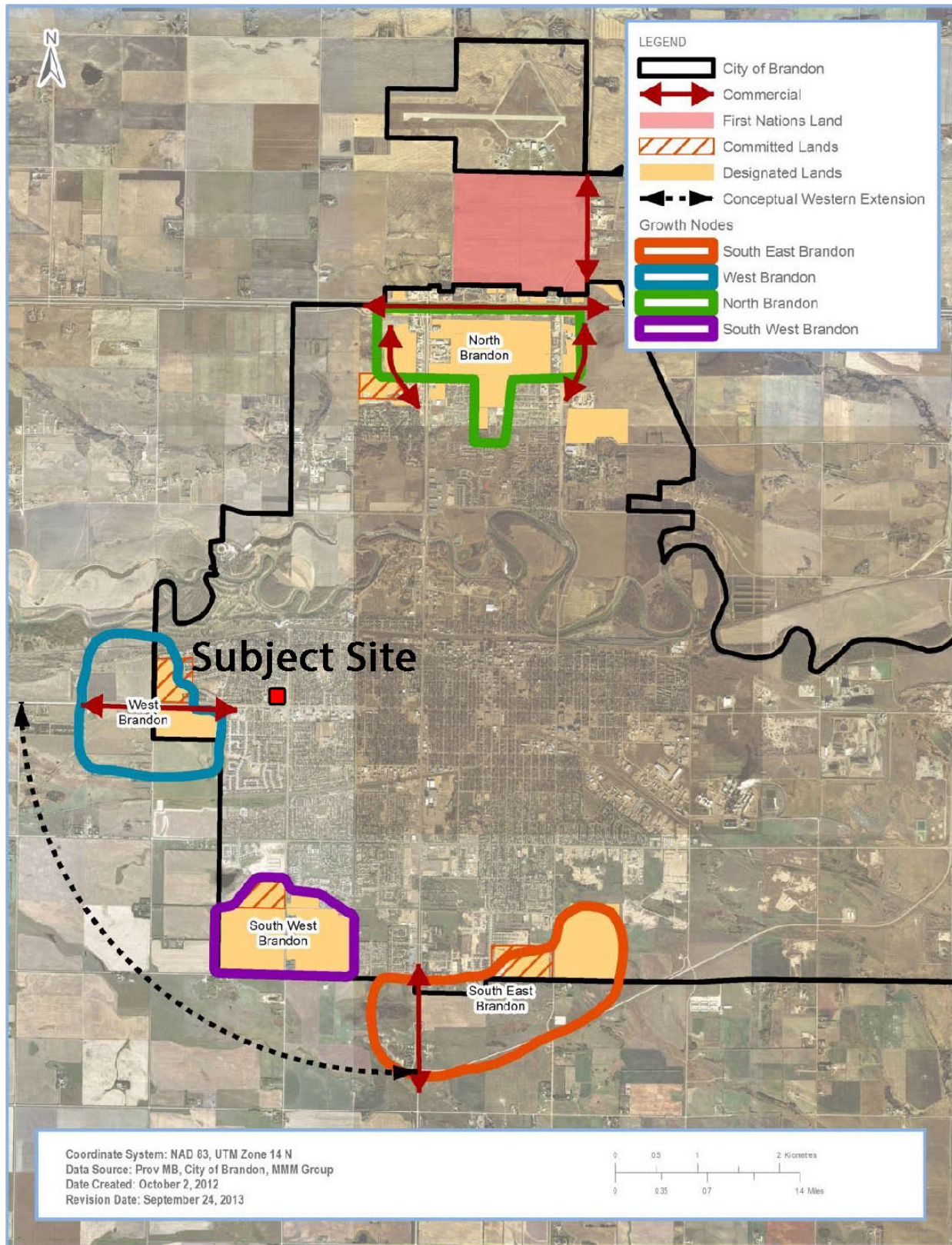
Excerpt from:
Brandon & Area Planning District Fringe Area Growth Strategy; Adopted by the Brandon & Area Planning District Board on November 21, 2013

Brandon Development Potential Map



Excerpt from:
Brandon & Area Planning District Fringe Area Growth Strategy; Adopted by the Brandon & Area Planning District Board on November 21, 2013

Brandon Growth Nodes Map



Excerpt from:
 Brandon & Area Planning District Fringe Area Growth Strategy; Adopted by the Brandon & Area Planning District Board on November 21, 2013

Community Profile*

At the very heart of North America lies Brandon Manitoba, a city that has built its reputation on providing the atmosphere in which business can succeed. The city's overall business cost competitiveness is consistently ranked by KPMG in the top 10 of Canadian cities and Brandon has been regularly ranked in the Top 10 Best Places to Live in Canada. Contributing to Brandon's overall cost competitive environment is the fact that there is no additional municipal business tax. The economy's diversification provides an extremely stable and positive environment for businesses to compete within the global economy.

- **A Regional Hub:** Brandon acts as the service centre for some 180,000 people, including Canadian Forces Base Shilo and the Bakken Formation oil field located an hour's drive from Brandon.
- **Time is Precious:** Brandon offers a dynamic environment to develop and grow your business. Rather than spending your time in traffic, Brandon's maximum in-city commute of 12 minutes allows you the freedom to choose how you spend your time. More time to grow your business, more time to spend with family and friends or more time for fitness/recreation, the choice is yours in Brandon.
- **Dependable & Educated Workforce:** Brandon's labour force is regional in nature and has proven to be an extremely stable, committed and well educated work force. Brandon University, Assiniboine Community College, and the Manitoba Emergency Services College provide a skilled work force to the city's employers.
- **Agriculture is Big Business:** Brandon is home to approximately 2000 businesses, of which roughly 350 directly serve the agricultural market place. Brandon's ties to the agriculture sector are strengthened by the presence of an Agriculture Canada Research Station and the Agri-Environment Centre.
- **A City on Solid Footing:** Brandon's emerging reputation on the national and international stage as a city that can do it all was developed through a concerted community effort. Standard & Poor's affirmed its issuer credit and senior unsecured debt ratings on the City of Brandon as AA-. This stable outlook reflects Standard and Poor's expectation that the city's economic performance will remain healthy.

Brandon - Economic Base*

Brandon is fortunate to have a varied economic base and while the agriculture community has a strong impact on many businesses, Brandon's manufacturing, products and services are diversified sufficiently to allow the economy to remain stable.

Significant Economic Generators include:

- > Agri-Food Processing
- > Metal fabrication
- > Industrial and Commodity chemical production
- > Farm fertilizer production
- > Trucking & rail transportation
- > High education, college and university:
 - > Brandon University
 - > Assiniboine Community College
 - > Manitoba Emergency Services College
- > Regional retail and service provider
- > Major event hosting, national and international
- > Regional centre for: health care, recreation and entertainment
- > Federal, provincial and municipal government

Brandon's Largest Employers (by total employees)

- > Prairie Mountain Health - 2,680
- > Maple Leaf Consumer Foods - 2,000
- > Canadian Forces Base Shilo - 1,750
- > Brandon School Division - 1,150
- > City of Brandon – 750+
- > Province of Manitoba - 688
- > Assiniboine Community College - 500
- > Paul's Hauling – 450+
- > Brandon University - 447
- > Manitoba Hydro – 338
- > Genesis Hospitality – 325
- > Mazer Group – 300+
- > Behlen Industries – 300
- > Koch Industries - 300

Education Enrollment - 2017 Statistics

Brandon University College	3,000+
Assiniboine Community	2,400+
Brandon School Division	8,400+

*Source: 2017 Brandon Community Profile - available at www.economicdevelopmentbrandon.com/community-profile