



HILLSIDE
style.LIVES HERE.

HILLSIDE CENTRE
VICTORIA, BC

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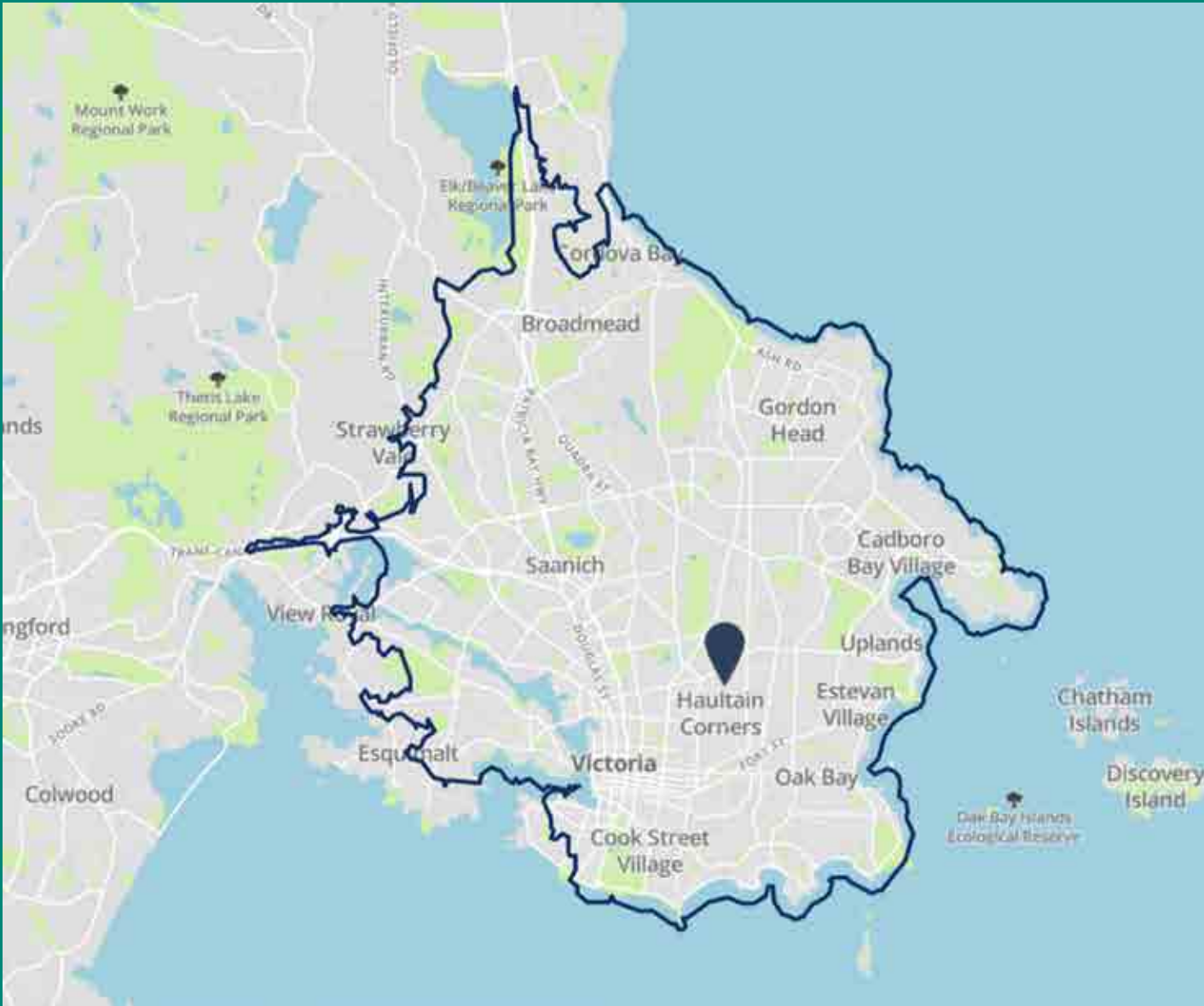
HILLSIDE CENTRE VICTORIA, BC

As the largest enclosed shopping centre in Greater Victoria, Hillside Centre is the ultimate one-stop destination in the heart of the city. Strategically located at the gateway to several affluent and vibrant neighbourhoods including Oak Bay, Saanich, and Oaklands, Hillside Centre offers an unparalleled captive audience, blending local families with a massive daytime population of 55,000+ healthcare professionals, faculty, and students from the nearby Royal Jubilee Hospital, University of Victoria, and Camosun College.

Anchored by Walmart, Canadian Tire, and Thrifty Foods, alongside many other notable major tenants, Hillside Centre provides a comprehensive retail environment uniquely designed for the convenience and lifestyle of the local community.



DEMOGRAPHICS



TRADE AREA

	TRADE AREA POPULATION	223,801
	AVERAGE HOUSEHOLD INCOME	\$128,796
	AVERAGE DISPOSABLE INCOME	\$101,781
	DAY TIME DRIVERS	
	UNIVERSITY OF VICTORIA	27,000 STAFF + STUDENTS (3 KM)
	ROYAL JUBILEE HOSPITAL	4,300 STAFF + STUDENTS (1.5 KM)
	CAMOSUN COLLEGE	17,000 STAFF + STUDENTS (1 KM)

CUSTOMERS

FAMILIES WITH CHILDREN	51%
MEDIAN AGE	42
HOMEOWNERS	53%
POST-SECONDARY EDUCATION	67%
VISIBLE MINORITY	23%
AVERAGE HOUSEHOLD SHOPPING/ CONSUMPTION	\$84,206

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	8 MLN
TRANSIT	13 Transit stops adjacent to the centre on Shelbourne, Hillside and North Dairy.



A HEALTHIER, MORE SUSTAINABLE PLACE OF BUSINESS



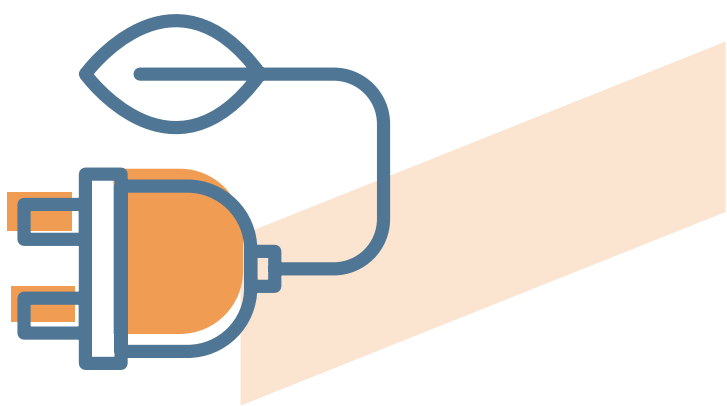
SUSTAINABILITY

- 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



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TENANT DIRECTORY

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
01	Walmart	148,803	35	Just Cozy	1,733	83A	Lizzy Lee and Me	2,522	126	Shoppers Drug Mart	17,002
02	Canadian Tire	147,025	36	Flight Centre	1,167	84	Miniso <i>(Coming Soon)</i>	2,403	201	Marshalls	29,163
03	Thrifty Foods	31,684	37	Freedom Mobile	1,124	85	Suzanne's	2,098	FC1	Tim Hortons	859
3A	BC Hobbies	3,799	38	Chatters	1,548	86	Sport Chek	18,946	FC3	Kung Pao Wok	384
4	Boathouse	3,011	39	House of Knives	740	86	Atmosphere (Second Level)	8,531	FC4	Opa! Souvlaki	388
5	La Vie En Rose	3,654	40	Rogers	1,326	87	BC Government Liquor Store	8,405	FC6	Saigon Charbroil	452
6	Under Offer	1,761	41	Global Village	937	96	Mobile Care	595	FC7	Ono Poké	378
7	Tip Top Tailors	2,926	42	Walk In Comfort	952	97A	Local Pizza	626	FC8	A & W	379
8	Available	865	43	Showcase	928	98	Menbow Ramen	851	FC9	NY Fries	269
9	Under Offer	5,235	44	QE Home	1,376	98B	BC Lotto	360	FC10	Noodle Fans	255
10	Nails Forever	931	45	Ann-Louise	1,029	100	Available	406	FC11	Subway	400
10A	Cinnzeo	689	46	Tommy Guns	802	102	Murchie's	915	FC12	Edo Japan	402
10B	Michael Hill	824	46A	Hiro Sushi	811	105	Dollarama	15,000	FC13	Available	398
11A/11B	Telus	1,665	47	Soft Moc	2,616	106	Urban Art	1,108	FC14	Fatburger	400
12	Hallmark	2,812	49	Available	1,905	106A	Mobile Klinik	500	FC18	Starbucks	1,000
13	Wilderly	2,672	52	Carters/OshKosh	3,622	106B	Available	496	FC25	Boba Dog	226
14	Spencer Gifts	1,841	53	Purdy's	715	107	Epic Menswear	1,238	FC27	Booster Juice	239
15	Hillside Dental	3,980	53A	Mobile Snap	333	108	Available	1,130	K1	Fido	151
16	Cardino Shoes	730	54	Culture Craze	1,143	108A	Bell	865	K3	Mobilingq	151
18	GameStop	1,589	55	Bali Kiss	941	109	Gifti	1,819	K5	BC Lotto	100
18A	Bella Moda	1,475	56	Bentley	1,322	110	Under Offer	1,161			
20	Specsavers	2,367	57	Northern Reflections	2,069	111	Bolen Books	17,440			
23	Available	989	58	Bellissima	2,034	112	Kurves Brow Bar	635			
24	Pearle Vision	2,048	59	Ricki's	2,709	114	Kernel's	450			
25	Hearing Life	611	77	Quinn Nails	2,390	115	B.C.A.A.	3,595			
26	Under Offer	1,228	77A	Cleo	2,573	116/118	Scotiabank	7,863			
27	K-Reflexology	325	78	Bluenotes	5,318	122	Cali Nails	937			
28	Mary's Tailoring	364	80	Under Negotiation	845	124	Out of Bounds	1,590			
29	CIBC	6,960	82	The Shoe Company	4,173	124A	SparkTech Electronics Hub	753			



BGO
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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

Edgeware Road

Shakespear Street

Hillside Avenue

Shelbourne Street

Doncaster Drive