

HILLSIDE CENTRE

VICTORIA, BC



HILLSIDE
style. LIVES HERE.

Proudly managed by
BentallGreenOak 

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Walmart 



THRIFTY FOODS
Eat happy 

Marshalls

SHOPPERS
DRUG MART 

DOLLARAMA 

SPORTCHEK


BC LIQUORSTORE


ATMOSPHERE

Bolen Books

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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.

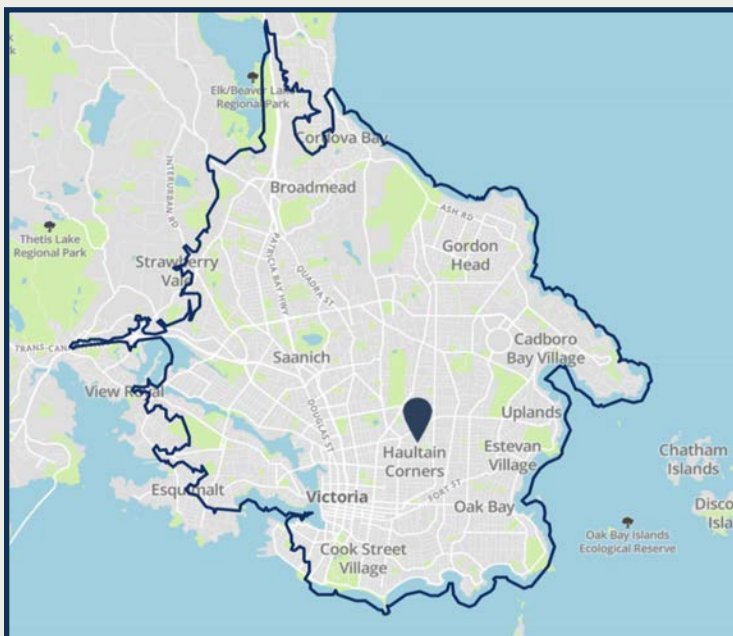
Hillside Centre is well-positioned on the crossroads to a number of affluent and vibrant neighborhoods including Oak Bay, Saanich and Oaklands, and draws from a Primary Trade Area of just under 198,000 people within a 13-minute drive time. It is also the closest regional

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.



TRADE AREA MAP



DEMOGRAPHICS

**13 minute
drive time**



198,721

Trade Area Population



\$109,897

Average Household Income



\$82,455

Average Disposable Income

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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	36	The Body Shop	1,167	85	Suzanne's	2,098	126	Shoppers Drug Mart	17,002
02	Canadian Tire	147,025	37	Freedom Mobile	1,124	86	Sport Chek	18,946	201	Marshalls	29,163
03	Thrifty Foods	31,684	38	Chatters	1,548	86	Atmosphere		FC1	Tim Hortons	859
3A	BC Hobbies	3,799	39	House of Knives	740		(Second Level)	8,531	FC3	Kung Pao Wok	384
4	Boathouse	3,011	40	GNC	1,326	87	BC Government		FC4	Opa! Souvlaki	388
5	La Vie En Rose	3,654	41	Global Village	937		Liquor Store	8,405	FC6	Saigon Charbroil	390
6	Claire's	1,761	42	Walk In Comfort	952	96	Mobile Care	595	FC7	Ono Poké	378
7	Tip Top Tailors	2,926	43	Showcase	928	97A	Local Pizza	626	FC8	A & W	379
8	Below the Belt	2,966	44	Quilts Etc.	1,376	98	Menbow Ramen		FC9	NY Fries	269
9	Warehouse One	3,134	45	Ann-Louise	1,029		<i>(Summer 2023)</i>	851	FC10	Noodle Fans	255
10	Nails Forever	931	46	Tommy Guns	802	98B	BC Lotto	360	FC11	Subway	400
10A	Cinnzeo	689	46A	Hiro Sushi	811	100	Available	500	FC12	Edo Japan	402
10B	Michael Hill	824	47	Soft Moc	2,616	102	Murchie's	915	FC13	California Thai <i>(Fall 2023)</i>	398
11A/11B	Telus	1,665	49	Vision 1 Hour Optical	1,905	105	Dollarama	15,000	FC14	Fatburger	400
12	Hallmark	2,812	52	Carters/OshKosh	3,622	106	Urban Art	1,108	FC18	Starbucks	1,000
13	The Source	2,672	53	Purdy's	715	106A	Mobile Klinik	500	FC25	Le Tea	226
14	Spencer Gifts	1,841	53A	Wrappz	333	106B	Available	500	FC27	Booster Juice	239
15	Hillside Dental	3,980	54	Just Cozy	1,143	107	Paris Jewellers	1,238	K1	Fido	151
16	Telephone Booth	730	55	Ronsons	941	108	Available	1,130	K2	Virgin Mobile	143
18	GameStop	1,589	56	Bentley	1,322	108A	Bell	865	K3	Mobilinq	151
18A	Bella Moda	1,475	57	Northern Reflections	2,069	109/109A	Amica Senior Living	1,817	K5	BC Lotto	100
20	Specsavers	2,367	58	Bellissima	2,034	110	Available	1,161	K6	Kurves Brow Bar	120
23	Rogers AT & T	989	59	Ricki's	2,709	111	Bolen Books	17,440			
24	Pearle Vision	2,048	77	Available	2,390	112	Nezza Naturals	635			
25	Hearing Life	611	77A	Cleo	2,573	114	Kernel's	450			
26	Available	1,228	78	Bluenotes	5,318	115	B.C.A.A.	3,595			
27	Extremity MRI	325	80	Wirelesswave	845	116/118	Scotiabank	7,863			
28	Mary's Tailoring	364	82	The Shoe Company	4,173	122	Cali Nails	937			
29	CIBC	6,960	83A	Lizzy Lee and Me	2,522	124	Out of Bounds	1,590			
35	Available	1,733	84	Bali Kiss	2,403	124A	Gifti	753			

HILLSIDECENTRE.COM/LEASING-PERMANENT

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.

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KEY FACTS

GLA

589,960 sf

ADDRESS

1644 Hillside Avenue, Victoria, BC V8T 2C5

MALL CRU

156,365 sf

CRU SALES

\$723 psf (April 2023)

FOOD COURT SALES

\$2,145 psf (April 2023)

NUMBER OF STORES

Over 100 shops and services

SHOPPERS PER YEAR

7.5 Million

TRANSIT

13 Transit stops adjacent to the centre on Shelbourne, Hillside and North Dairy, including the Hillside Centre Exchange located at the Northeast Mall entrance

OUR CUSTOMER IS

SINGLE:

While 50% of our trade area population are married/common-law, the number of singles, at 33%, is 18% higher than in Victoria overall.

YOUNG:

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%,

WORKS:

Over 67% are employed with the top 3 occupations being Sales and Service 17%, Business and Finance 11% and Education and Government at 10%

HOMEOWNERS:

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

EDUCATED:

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

DIVERSE:

21% identify as a visible minority

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