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THE HOT SPOT  
**THE GO TO**  
THE FIRST STOP  
**WHERE IT'S AT**

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Westshore  
TOWN CENTRE





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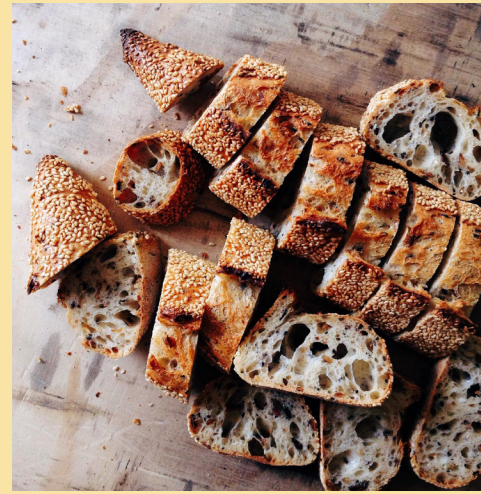
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# WELCOME TO WESTSHORE

From casual dining to dog care, from play to going away, Westshore Town Centre truly offers something for the entire (read: busy!) family. Situated in the City of Langford, on the western side of Metropolitan Victoria in the heart of the “Western Communities”, Westshore’s convenient location, along with numerous large format retailers, allows for the quick and easy completion of one’s daily “to do” list whether banking, picking up a loaf of bread or bottle of wine for tonight’s dinner, filling a prescription, getting a manicure, fixing a phone/pair of shoes/pants, grabbing a handful of flowers, partaking in a fitness class or succumbing to a chocolate craving.





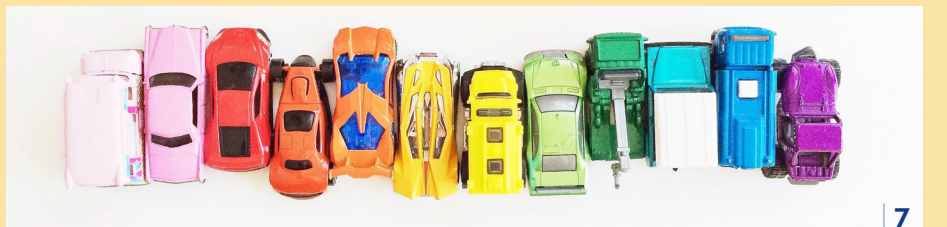
# WHERE TO FIND US

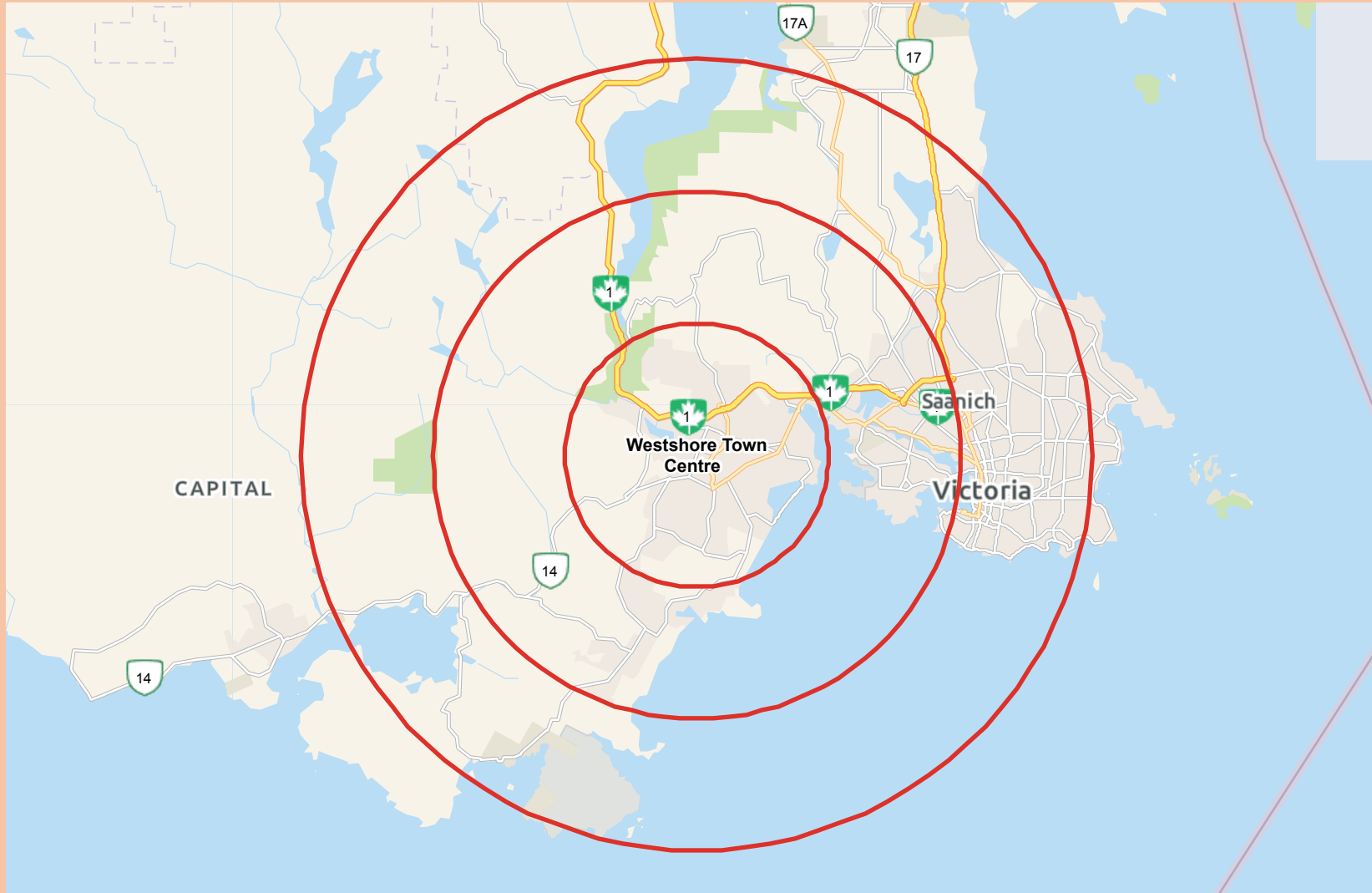
Westshore Town Centre is located in the City of Langford on the western side of Victoria, in the heart of the “Western Communities.”

Langford is the fastest growing municipality in Greater Victoria, with affordable housing and new residential developments drawing many young families into the community. The area has also attracted large retail and wholesale stores, light industrial companies, and dozens of small businesses with this ever-growing consumer market.

Just a 20-minute drive from downtown Victoria, Westshore Town Centre is easily accessible by transit and is on the direct route to Highway 1.

**WESTSHORE TOWN CENTRE IS LOCATED AT 2945 JACKLIN ROAD, LANGFORD**







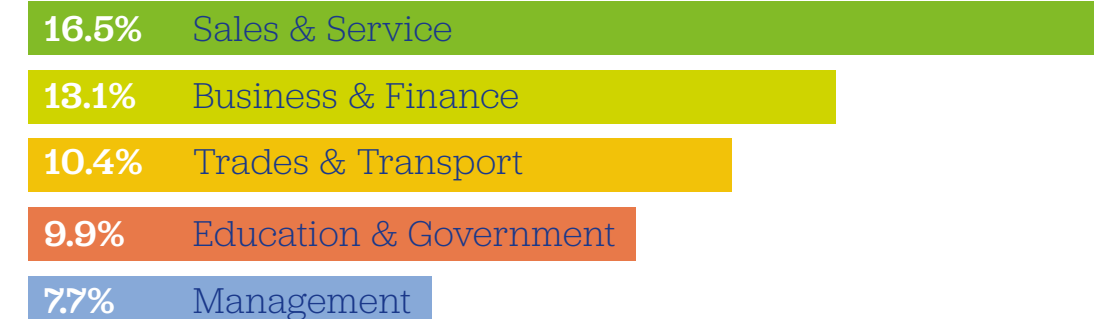
# TRADE AREA

	POPULATION	HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME (\$)	HOMEOWNERS
5KM	70,113	26,647	123,299	70%
10KM	158,175	62,997	113,471	63.5%
15KM	340,318	145,249	111,930	58.1%

## WITHIN A 5KM RADIUS:

-  **70%** Own their home
-  **49.2%** Couples with children at home

## TOP 5 OCCUPATIONS



# OUR SHOPPERS

Westshore Town Centre shoppers are young and tech-savvy, ranging between 25-55 years old. They are family-oriented and affluent, with higher incomes being fueled by the region's major industries: Sales & Service, Business & Finance, Trades & Transport, Education & Government, and Management.

# THE SHOPPING CENTRE



NUMBER OF STORES

80+ | 

ANNUAL CRU SALES

\$57M | 

SALES PER SQ.FT.

\$583 | 

PARKING CAPACITY

1,488 | 

ANNUAL WEBSITE VISITS

99K | 

WIFI LOGINS

32K | 

# OUR TENANTS



## ANCHORS / MAJOR RETAILERS

The Brick  
Cineplex  
Fairway Market  
Mark's  
Shoppers Drug Mart  
SportChek / Atmosphere  
Winners / HomeSense

## LADIES APPAREL

Bali Kiss  
Boathouse  
Gap Factory Store  
La Vie en Rose  
Northern Reflections  
Reitmans  
Suzanne's

## MEN'S APPAREL

Boathouse  
Gap Factory Store  
Moores Clothing for Men

## CHILDREN'S APPAREL

Carter's / OshKosh  
Gap Factory Store

## ELECTRONICS & MEDIA

Bell  
Freedom Mobile  
Mobile Q  
Telus  
Virgin Mobile

## FOOTWEAR / ATHLETICS

Best Sneakers  
Cardino Shoes  
Out of Bounds Sports  
Westshore Bicycles

## FINANCIAL & INSURANCE

CIBC  
Coast Capital Savings  
RBC Royal Bank  
TD Canada Trust  
Vancity Credit Union  
Western Coast Insurance

## SPECIALTY FOOD & COFFEE

Artigiano  
Bulk Barn  
Cobs Bread  
Purdys Chocolatier  
Signature BC Liquor Store  
Tim Hortons

## FOOD & RESTAURANTS

The Chopped Leaf  
Kitchen Story  
Noodlebox  
Orange Julius  
Original Joe's Restaurant & Bar  
Panago  
Romeo's  
Shake It Bubble Tea  
Sizzling Tandoor  
Subway  
Taco Time Cantina  
Totchos  
Vina Taste

## SERVICES

#1 Tailor to Fit  
BC Lotto Centre  
Esso  
LifeLabs  
Quality Cobbler  
The UPS Store  
Westshore Dental Centre  
Westshore Travel Centre

## SPECIALTY

Bali Kiss  
Bentley  
Bosley's Pet Food  
Dollarama  
Local Reflections  
Mastermind Toys  
QE Home  
Urban Art

## GIFTS, CARDS & BOOKS

Coles  
Mastermind Toys

## HEALTH & BEAUTY SERVICES

Anytime Fitness  
Chatters Salon  
Elegance Nails  
GNC  
Opticanada Eyecare  
Orangetheory Fitness  
Shears  
Tommy Gun's Original Barbershop

# WESTSHORE TOWN CENTRE

## LANGFORD, BC

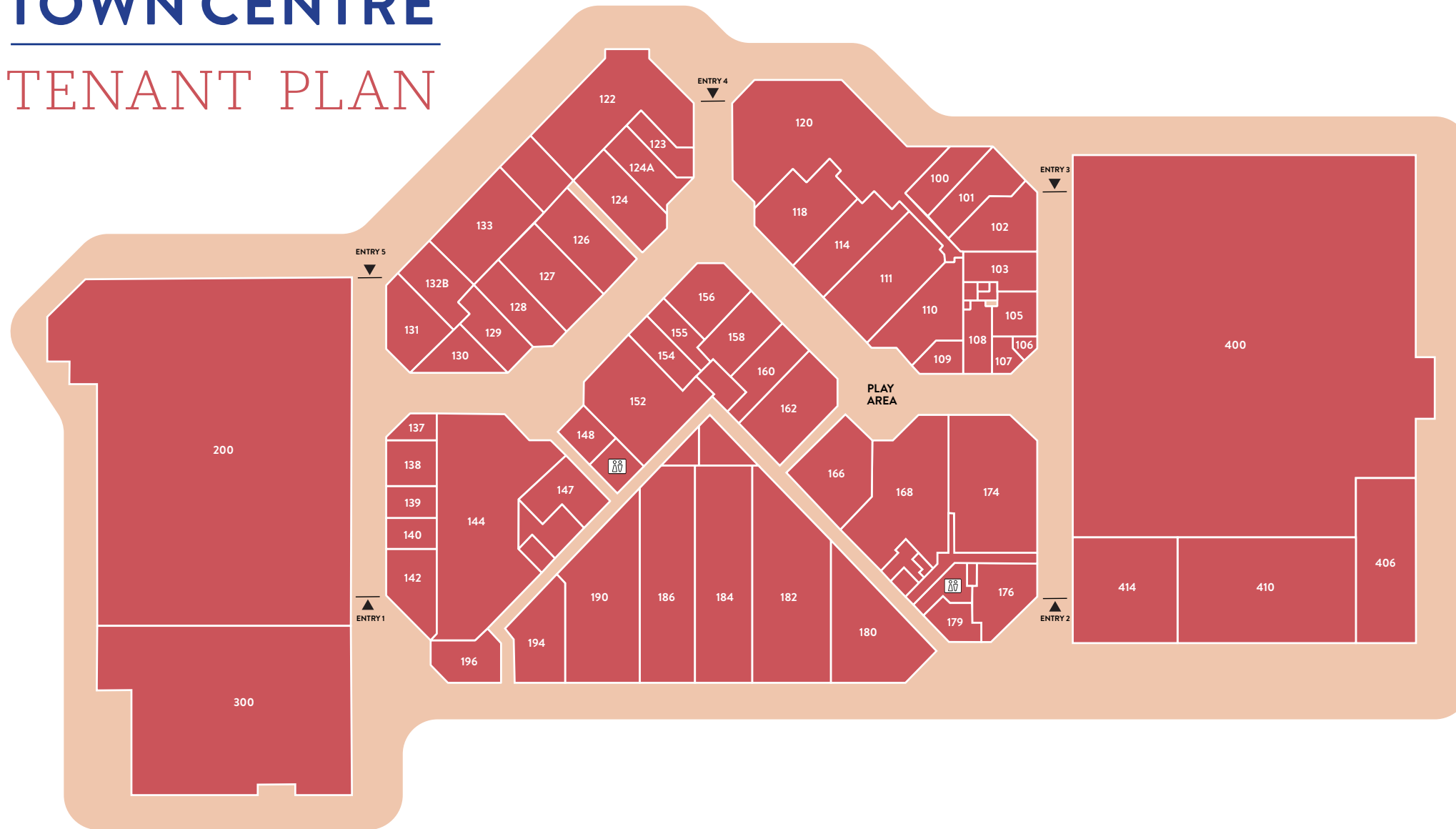


- Westshore Village:  
2995 Phipps Road
- Westshore Town Centre:  
2945 Jacklin Road
- Eastgate Centre:  
800 Kelly Road

UNIT	SF	UNIT	SF		
100	1088	Subway	168	2153	Available
101	1424	Taco Time Cantina	174	7229	Anytime Fitness
102	1724	Kitchen Story	176	1580	Tommy Gun's Original Barbershop
103	1265	Totchos	179	696	UPS
105	919	Vina Taste	180	3715	Boathouse
106	184	#1 Tailor 2 Fit	182	5991	Reitmans
107	389	Orange Julius	184	5201	Moore's Clothing for Men
108	892	Opticanada Eyecare	186	4818	Carter's / Oshkosh
109	551	BC Lotto Centre	190	5071	Mastermind Toys
110	2123	Available	194	1978	QE Home
111	3035	Available	196	1338	Purdys Chocolatier
114	2140	Out of Bounds Sports	199	15445	Esso
118	2439	Bentley	200	38015	Fairway Market
120	6215	Coast Capital Savings	300	16407	Shoppers Drug Mart
122	4627	Romeo's	400	51808	Winners / Homesense
123	717	Local Reflections	406	3969	Chatters Salon
124	1898	Coles	410	7081	Gap Factory Store
124A	1161	Urban Art	414	4871	La Vie En Rose
126	2153	Suzanne's	500	45663	The Brick
127	1985	Best Sneakers	600	11548	Signature BC Liquor Store
128	1485	Northern Reflections	610	1508	Island Sub
129	1182	Telus	700	5500	RBC Royal Bank
130	942	Mobile Q	840	2695	Tim Hortons
131	1568	LifeLabs	860	6007	TD Canada Trust
132B	1290	Shake It Bubble Tea	900	26188	Cineplex
133	2503	Orangetheory Fitness	100	5380	Vancity Credit Union
137	410	Virgin Mobile	104	3876	Westshore Bicycles
138	951	Shears	112	1386	Available
139	648	Westshore Travel Centre	114	1120	Panago
140	650	Quality Cobbler	120	5925	Bulk Barn
142	1460	Artigiano	109	25825	SportCheck / Atmosphere
144	1108	Dollarama	117	20617	Mark's
147	1108	Management Office	125	4171	Original Joe's Restaurant & Bar
148	550	Available	129	1922	Sizzling Tandoor Restaurant
152	3580	Westshore Dental Centre	131	1902	Noodlebox
154	827	GNC	135	1350	The Chopped Leaf
155	713	Bell	139	1311	Cobs Bread
156	1613	Cardino Shoes	147	4015	Bosley's Pet Food
158	1433	Elegance Nails	550	6000	CIBC
160	1405	Freedom Mobile			
162	2505	Available			
166	2349	Bali Kiss			

# WESTSHORE TOWN CENTRE

## TENANT PLAN



- |                               |                                  |                                 |                                    |  |                                    |                                |
|-------------------------------|----------------------------------|---------------------------------|------------------------------------|--|------------------------------------|--------------------------------|
| <b>100</b> Subway             | <b>110</b> Available             | <b>126</b> Suzanne's            | <b>138</b> Shears                  | <b>155</b> Bell                            | <b>179</b> UPS                     | <b>300</b> Shoppers Drug Mart  |
| <b>101</b> Taco Time Cantina  | <b>111</b> Available             | <b>127</b> Best Sneakers        | <b>139</b> Westshore Travel Centre | <b>156</b> Cardino Shoes                   | <b>180</b> Boathouse               | <b>400</b> Winners / Homesense |
| <b>102</b> Kitchen Story      | <b>114</b> Out of Bounds Sports  | <b>128</b> Northern Reflections | <b>140</b> Quality Cobbler         | <b>158</b> Elegance Nails                  | <b>182</b> Reitmans                | <b>406</b> Chatters Salon      |
| <b>103</b> Totchos            | <b>118</b> Bentley               | <b>129</b> Telus                | <b>142</b> Artigiano               | <b>160</b> Freedom Mobile                  | <b>184</b> Moores Clothing for Men | <b>410</b> Gap Factory Store   |
| <b>105</b> Vina Taste         | <b>120</b> Coast Capital Savings | <b>130</b> Mobile Q             | <b>144</b> Dollarama               | <b>162</b> Available                       | <b>186</b> Carter's / Oshkosh      | <b>414</b> La Vie En Rose      |
| <b>106</b> #1 Tailor 2 Fit    | <b>122</b> Romeo's               | <b>131</b> LifeLabs             | <b>147</b> Management Office       | <b>166</b> Bali Kiss                       | <b>190</b> Mastermind Toys         |                                |
| <b>107</b> Orange Julius      | <b>123</b> Local Reflections     | <b>132B</b> Shake It Bubble Tea | <b>148</b> Available               | <b>168</b> Available                       | <b>194</b> QE Home                 |                                |
| <b>108</b> Opticanada Eyecare | <b>124</b> Coles                 | <b>133</b> Orangetheory Fitness | <b>152</b> Westshore Dental Centre | <b>174</b> Anytime Fitness                 | <b>196</b> Purdys Chocolatier      |                                |
| <b>109</b> BC Lotto Centre    | <b>124A</b> Urban Art            | <b>137</b> Virgin Mobile        | <b>154</b> GNC                     | <b>176</b> Tommy Gun's Original Barbershop | <b>200</b> Fairway Market          |                                |

**GLA**  
(SQ. FT.)

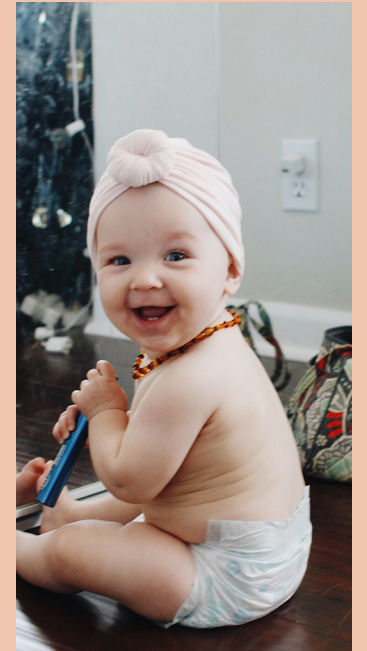


WESTSHORE TOWN CENTRE  
**351,203**

EASTGATE CENTRE  
**17,782**

WESTSHORE VILLAGE  
**67,237**

TOTAL  
**436,222**







**Westshore**  
TOWN CENTRE

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**CONTACT US**

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**WESTSHORETOWNCENTRE.COM**