

FOR LEASE > RETAIL OPPORTUNITY

WestVic Common

3409 VICTORIA AVENUE, BRANDON, MB



Development Opportunity

- WestVic Common is a 118,000 sq.ft Sobeys anchored Centre with approximately 83,300 square feet of existing building area immediately available for re-development.
- The Developer is proposing to subdivide the vacancy into three units approximately 23,000, 29,000 and 31,000 square feet respectively, or other configurations as required.
- This 12 acre site has ample opportunity for up to 4 pad sites allowing free stand restaurants, drive thru restaurants, bank or credit union or gas bar & convenience store.
- Multi-Tenant strip options can accommodate from 1,500 sq.ft up to 10,000 sq.ft.

Area Description

WestVic Common is a 12 acre property 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 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 and two other entrances on 34th Street.

Trade Area Overview

- 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.
- City of Brandon Population - 49,364
- Brandon's Trade Area Population - 59,845 (30km radius) / 123,774 (100km radius)

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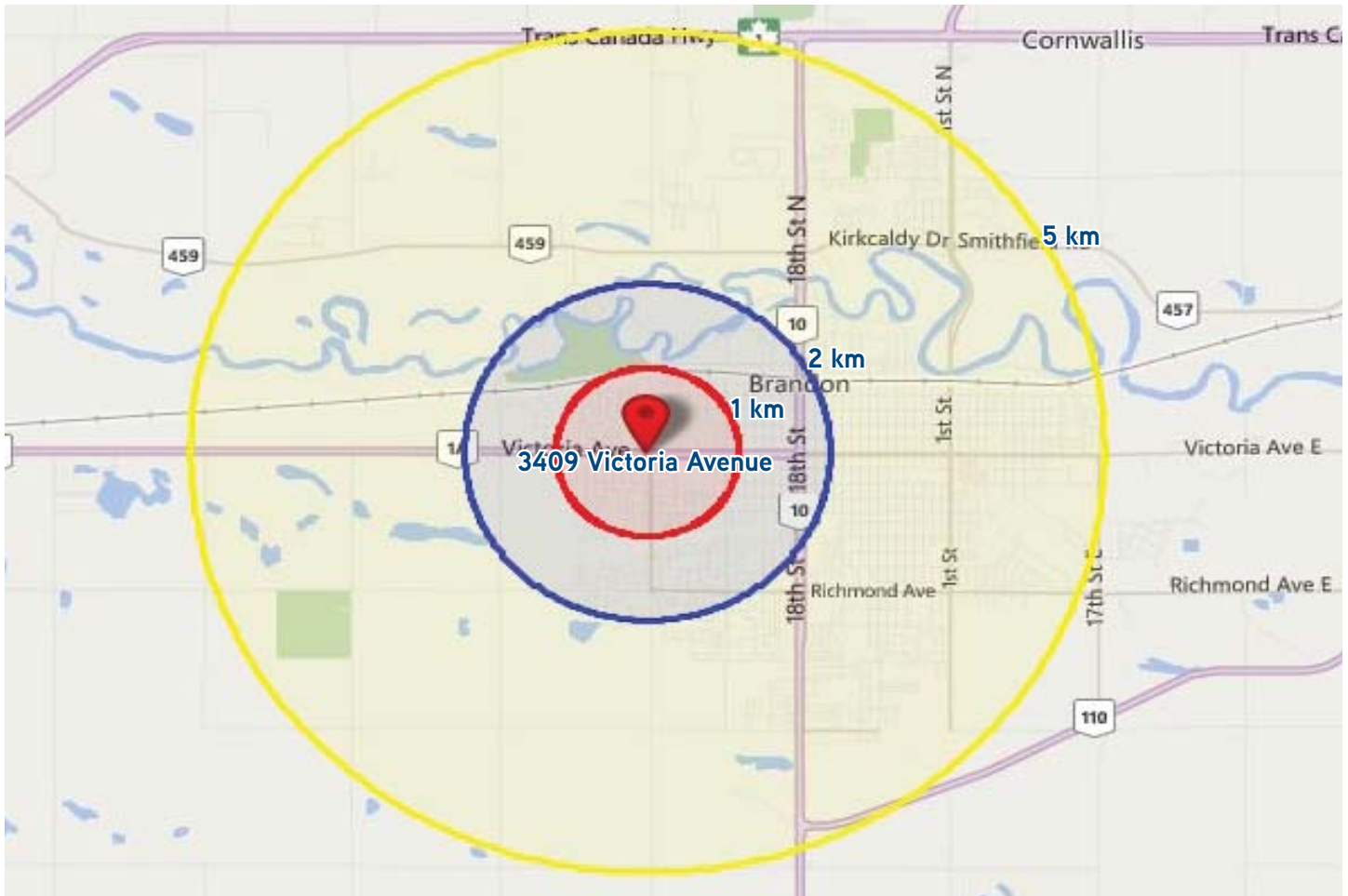






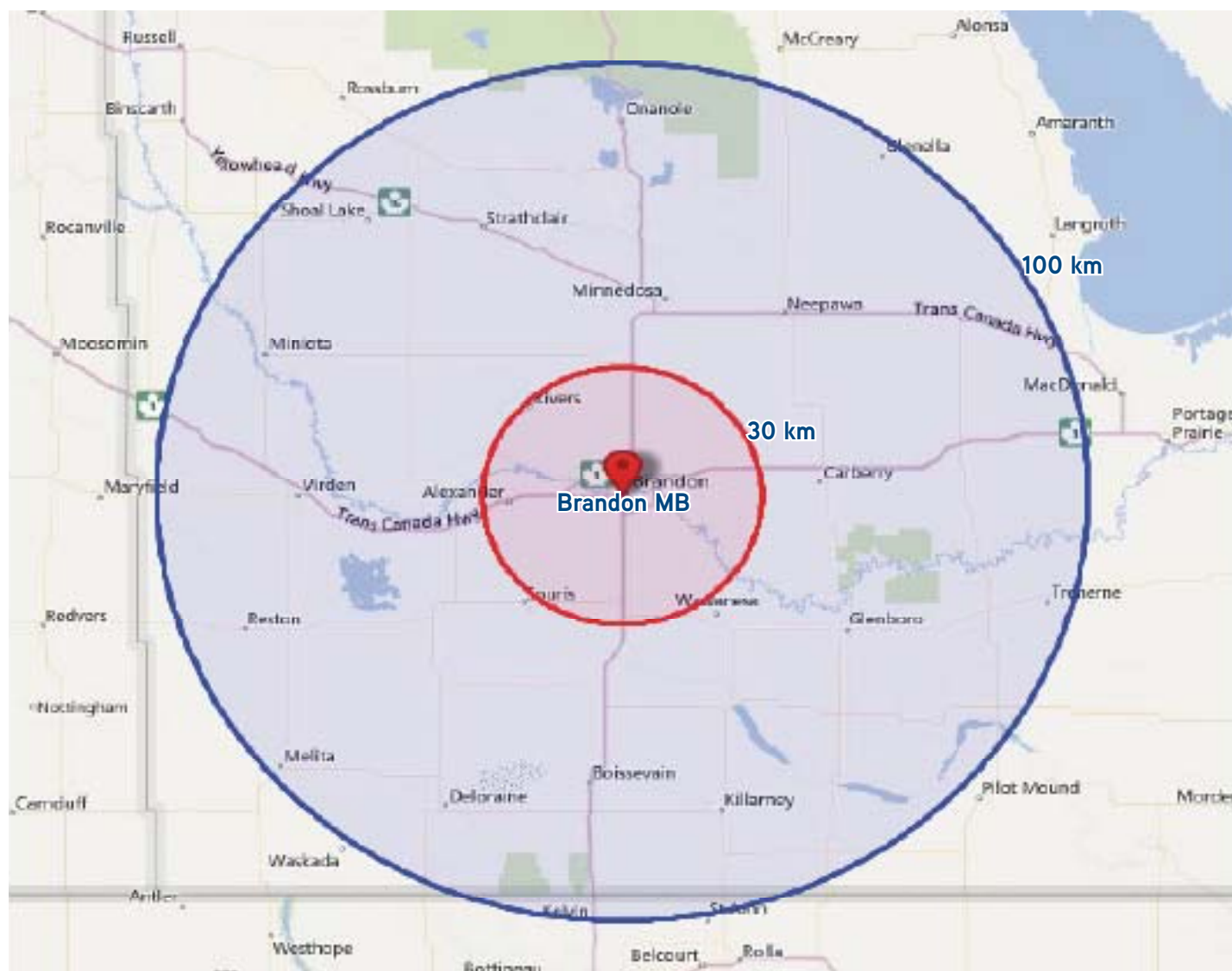
Proposed Development Plan





| 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 |
| 2014 Households | 2,675 | 7,125 | 20,547 |
| Persons per household | 2.52 | 2.45 | 2.35 |
| Average household income | \$116,433 | \$97,365 | \$80,475 |
| 2014 Occupied Dwellings | 2,675 | 7,125 | 20,547 |
| Owned dwellings | 1,951 | 5,093 | 13,587 |
| Rented dwellings | 725 | 2,032 | 6,960 |

Brandon's 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 |
| 2014 Households | 24,499 | 49,723 |
| Persons per household | 2.38 | 2.36 |
| Average household income | \$81,279 | \$74,817 |
| 2014 Occupied Dwellings | 24,499 | 49,723 |
| Owned dwellings | 16,758 | 37,620 |
| Rented dwellings | 7,740 | 11,159 |

Community Profile*

The City of Brandon has built its reputation on providing the atmosphere in which business can succeed. The city's overall business cost competitiveness is consistently ranked in the top 10 of over 40 Canadian Cities and contributing to Brandon's overall cost competitive environment is the fact that there is no municipal business tax. The economy's diversification provides an extremely stable and positive environment for businesses to complete 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.
- 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: In 2013, Standard & Poor's affirmed its issuer credit and senior unsecured debt ratings on the City of Brandon as AA-. The rating reflects the city's diversified economy, good operating performance, adequate liquidity, and moderate debt burden. 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:

- > Farm fertilizer production
- > Agri Food Processing
- > High education, college and university
- > Metal fabrication
- > Brandon University
- > Assiniboine Community College
- > Regional retail and service provider
- > Trucking & rail transportation
- > Industrial and Commodity chemical production
- > 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 - 2,250
- > Canadian Forces Base Shilo - 1,800
- > Brandon School Division - 1,150
- > Province of Manitoba - 688
- > Assiniboine Community College - 500
- > City of Brandon - 500
- > Brandon University - 447
- > Manitoba Hydro - 338
- > Behlen Industries - 300

Education Enrollment - 2013 Statistics

| | |
|----------------------------|-------|
| Brandon University College | 3,200 |
| Assiniboine Community | 2,600 |
| Brandon School Division | 8,000 |

*Source: 2013 Brandon Community Profile - available at www.economicdevelopmentbrandon.com/statistics

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