



LIMITED SPACES REMAINING!

BELMONT MARKET

3067 Jacklin Road, Langford, BC

PROPERTY LEASING BROCHURE

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PROJECT SUMMARY

Join an impressive lineup of retailers, including Thrifty Foods, Liberty Kitchen, Starbucks, and more than 30 other national and local retail tenants who bring daily foot traffic to your doorstep. Langford is the fastest-growing community in British Columbia and ranked as the third-fastest-growing in all of Canada according to the 2021 census.

Belmont Market offers a vibrant main street shopping experience with contemporary design, making it an appealing retail destination.

This project seamlessly integrates into a thriving community with 156 rental residential units, over 200 condominiums, a childcare centre, and office spaces.

GROCERY
ANCHORED
PRIME RETAIL



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DETAILS

- 160,000 SF of existing Retail Space
- Now Pre-Leasing: 11,500 square foot CRU building
- Anchored by a 53,000 SF Thrifty Foods
- Over 30 Retail, Service, and Restaurant Tenants

TENANTS



AREA TENANTS



DEMOGRAPHICS

| | 3KM | 5KM | 10 MIN | VICTORIA CMA |
|-------------------------|-----------|-----------|-----------|-----------------|
| 2024 Population | 55,731 | 84,060 | 78,468 | 443,736 |
| 2024 Average HH Income | \$120,744 | \$129,809 | \$127,788 | \$126,440 |
| 2024 Daytime Population | 45,903 | 63,003 | 59,521 | 434,016 |
| 2024 Median Age | 38.1 | 38.8 | 38.6 | 43.2 |

CONTACT

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BELMONT MARKET

Langford, BC

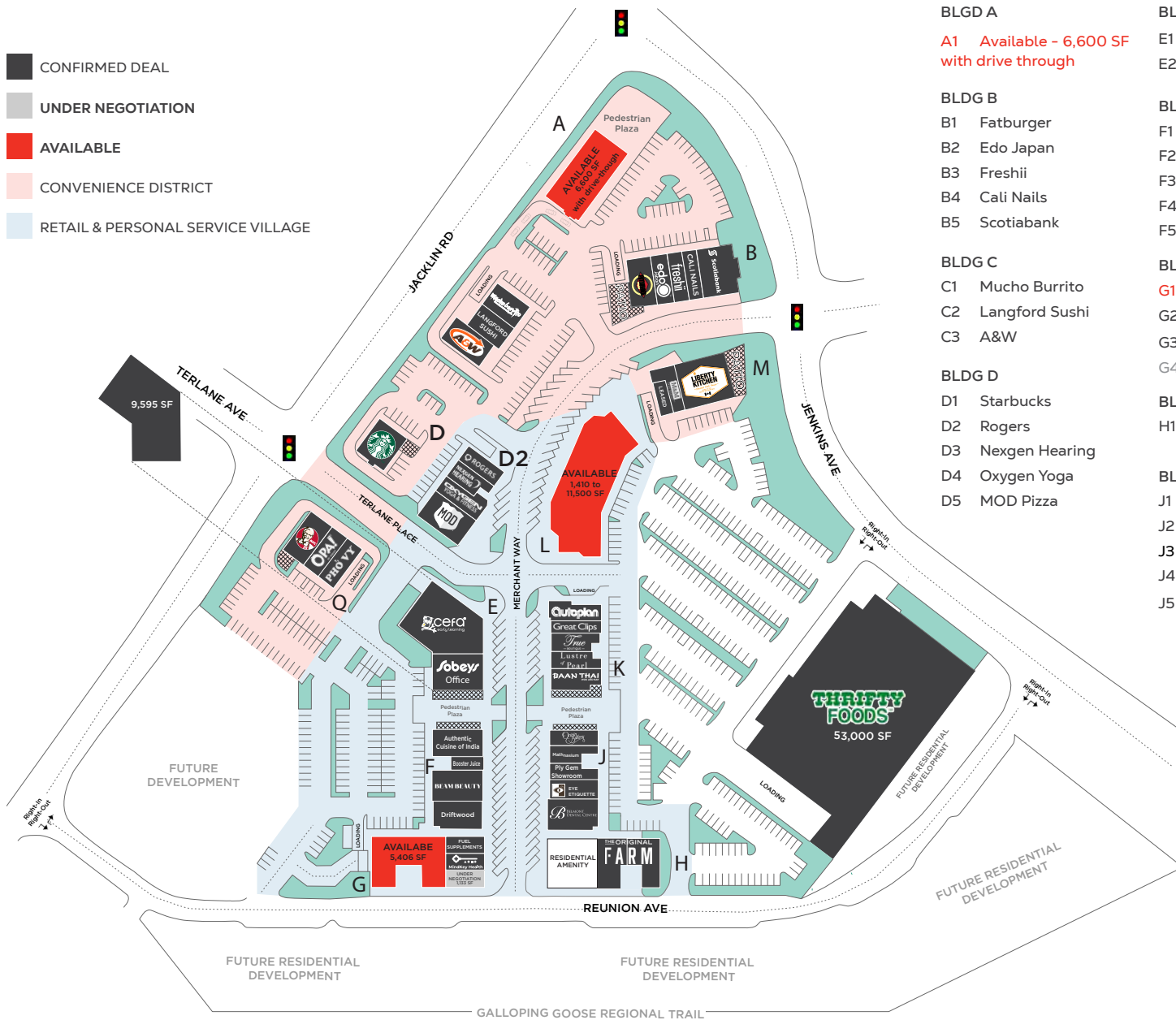
Belmont Market is at the centre of a vibrant retail node, with over 1,000,000 square feet of retail square footage. Notable neighbours include WalMart, Real Canadian Superstore, and the Westshore Town Centre.



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BELMONT MARKET

Langford, BC



BLGD A

A1 Available - 6,600 SF
with drive through

BLDG B

B1 Fatburger
B2 Edo Japan
B3 Freshii
B4 Cali Nails
B5 Scotiabank

BLDG C

C1 Mucho Burrito
C2 Langford Sushi
C3 A&W

BLDG D

D1 Starbucks
D2 Rogers
D3 Nexgen Hearing
D4 Oxygen Yoga
D5 MOD Pizza

BLDG E

E1 CEFA Early Learning
E2 Sobeys Office

BLDG F

F1 Authentic Cuisine of India
F2 Booster Juice
F3 Beam Beauty
F4 Beam Beauty
F5 Driftwood Sports & Wellness

BLDG G

G1 Available - 5,406 SF
G2 Fuel Supplements
G3 MindKey Health
G4 Under Negotiation

BLGD H

H1 The Original FARM

BLDG J

J1 Origin Bakery
J2 Mathnasium
J3 Ply Gem Showroom
J4 Eye Etiquette
J5 Belmont Dental Centre

BLDG K

K1 Autoplan
K2 Great Clips
K3 True Boutique
K4 Lustre of Pearl
K5 Baan Thai

BLDG L

Available - 1,410 to
11,500 SF

BLDG M

M1 Leased
M2 M&M Food Market
M3 Liberty Kitchen

BLDG Q

Q1 KFC
Q2 OPA! Of Greece
Q3 Pho Vy

✦ Asking Rental Rates:
Please contact listing agent

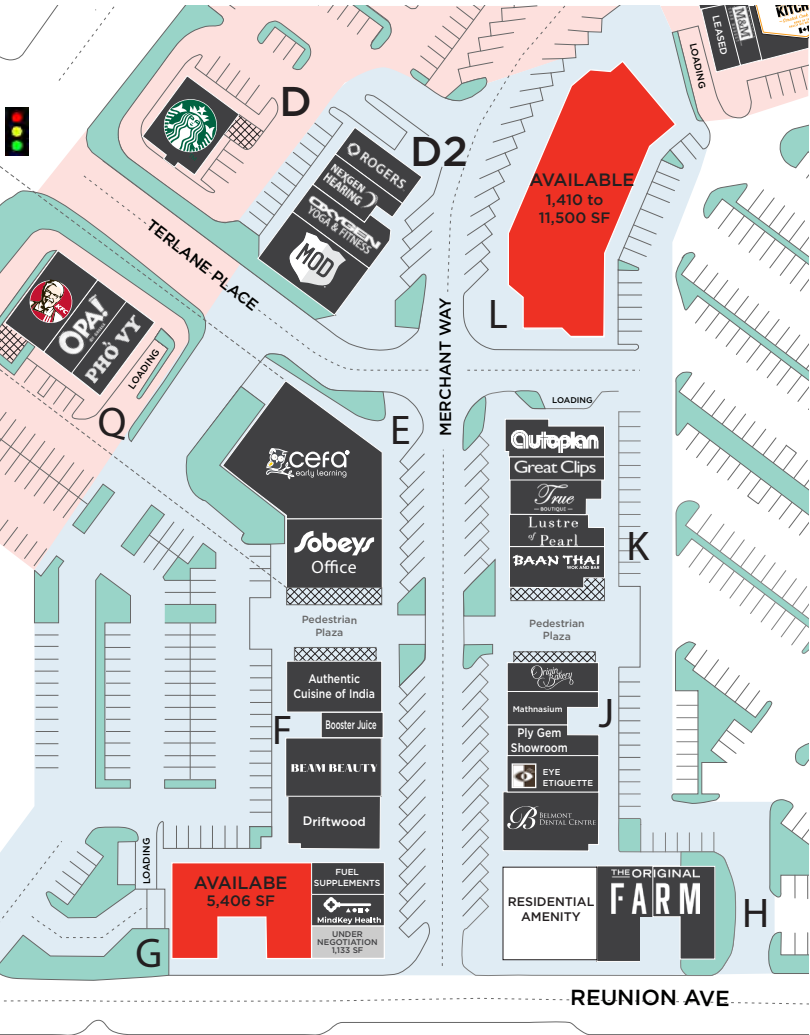
✦ Additional Rent:
Estimated at \$12.50 PSF
plus 5 % management fee
for 2025

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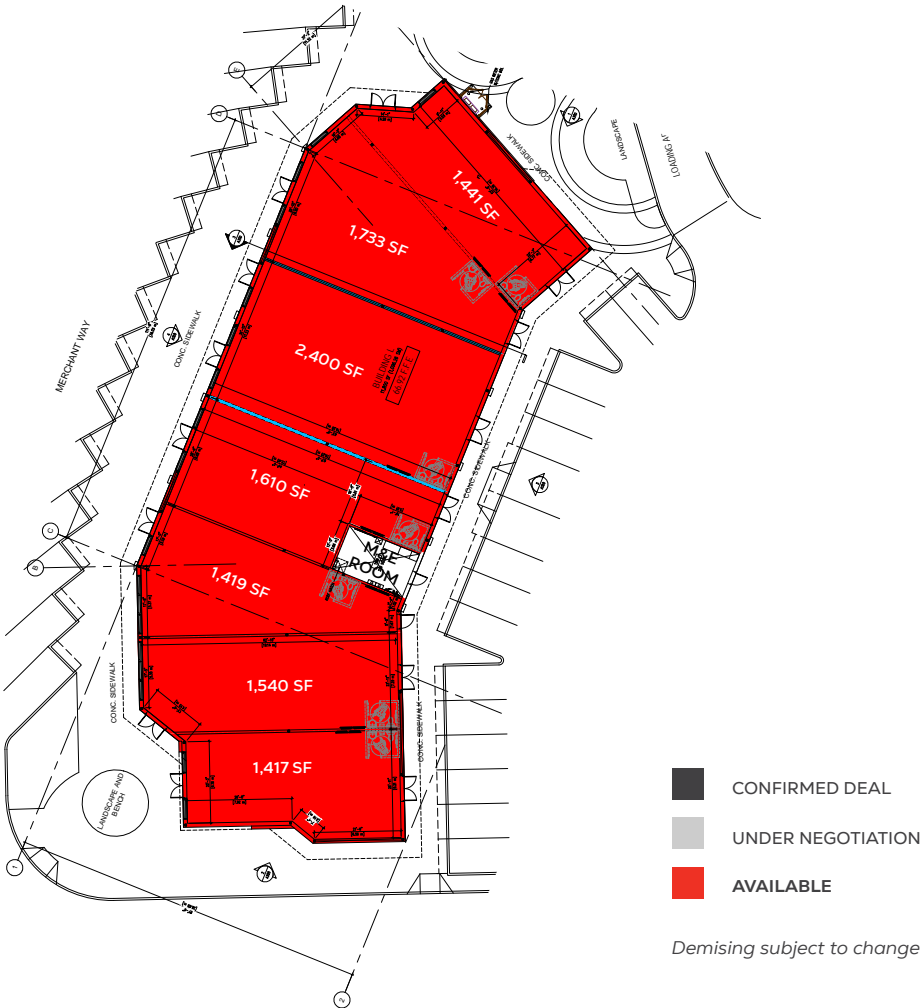
RETAIL & PERSONAL SERVICE VILLAGE

Belmont Market is committed to building a lifestyle community, not just renting space.

We're working hard to curate a mix of high-quality local, regional and national shops and services that meet the needs of Langford. With a focus on providing a variety of food options, shopping, convenient services, and health & wellness, Belmont Market is a thriving community for retailers and residents alike. The retail and personal service village is the heart of Belmont Market. This pedestrian friendly village includes retailers and services that make the community a great place to live, shop and play. Find your space today.



BUILDING L FLOOR PLAN



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BUILDING L - RENDERING

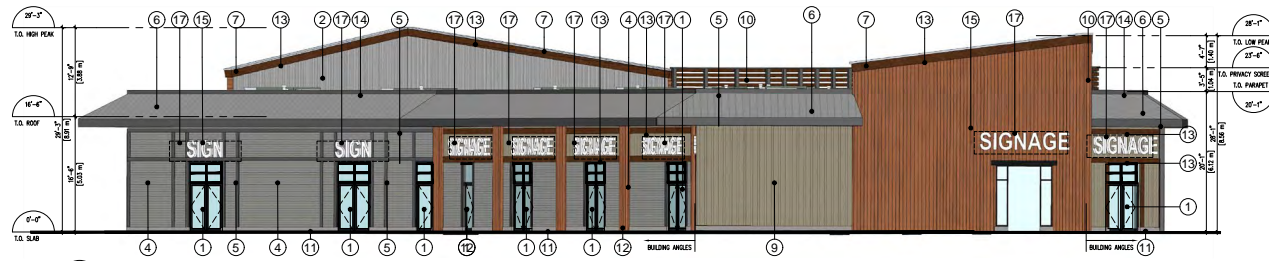
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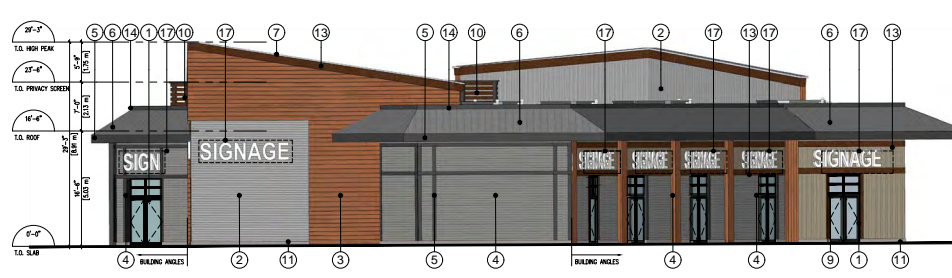
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BUILDING L - ELEVATIONS

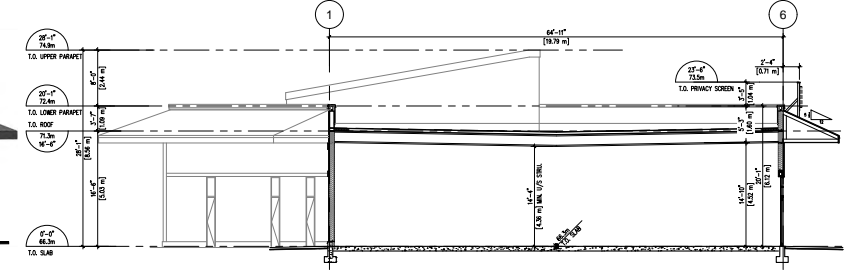
BELMONT MARKET
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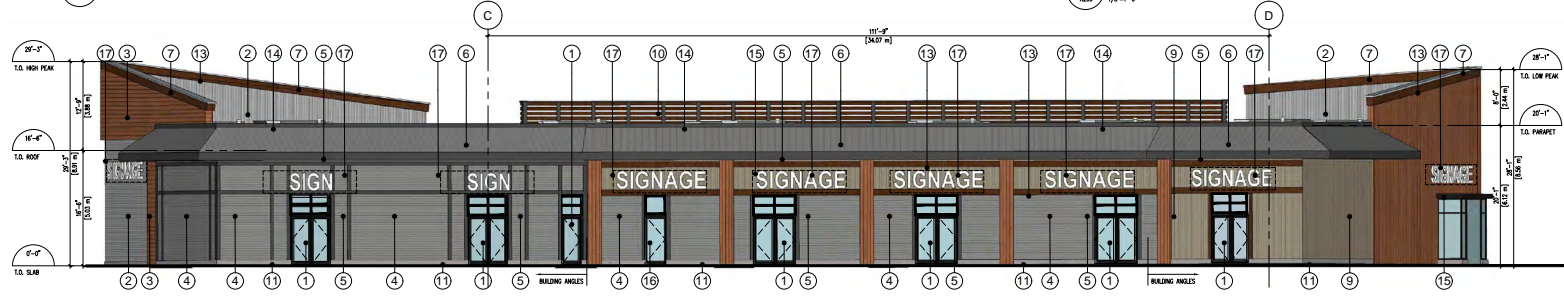
1 NORTH ELEVATION
ASD 1/8"=1'-0"



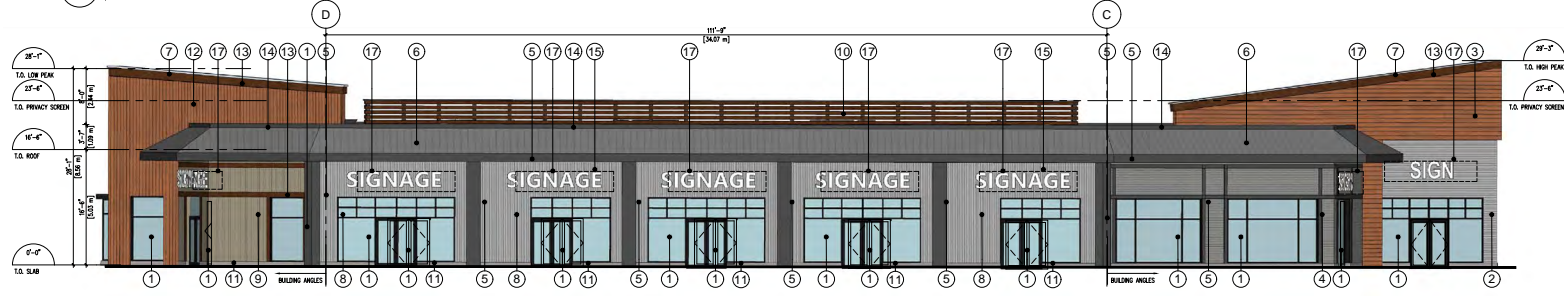
2 SOUTH ELEVATION
ASD 1/8"=1'-0"



5 BUILDING SECTION
ASD 1/8"=1'-0"



3 EAST ELEVATION
ASD 1/8"=1'-0"



4 WEST ELEVATION
ASD 1/8"=1'-0"

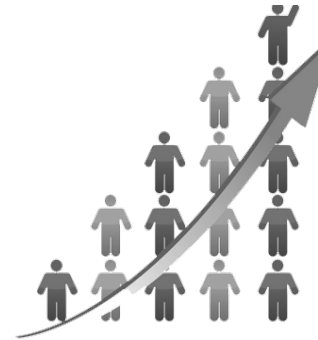
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TRENDS



Lowest Unemployment Rate in Canada

3.9% in Greater Victoria
6.3% in Vancouver
8.0% in Calgary
6.9% in Canada



Tremendous Population Growth in Langford

Ranked #1 in BC from 2006-2011
Ranked #3 in BC from 2011-2016
Ranked #3 in BC from 2016-2021
For Census Subdivisions in BC greater than 5,000 people



Young Population

Langford's Average Age: 37.7
Victoria's Average Age: 41.5
BC's Average Age: 41.4



Strong Household Incomes in Trade Area

\$130,191 in Langford Trade Area
\$127,034 in British Columbia



Larger Households

2.68 Persons per Household in Langford
2.28 Persons per Household in Vancouver
1.86 Persons per Household in Victoria



Substantial Number of Single Family Dwellings

34.4% in Langford
25.9% in Vancouver
7.6% in Victoria

Stats Canada 2024, Environics 2024, Census 2021

AERIAL PHOTO



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TENANT GALLERY



TENANT GALLERY





Crombie invests in quality real estate that enriches local communities and enables long-term sustainable growth. As one of the country's leading owners, operators, and developers, Crombie's portfolio primarily includes grocery-anchored retail, retail-related industrial, and mixed-used residential properties in Canada's top urban and suburban markets. Learn more at www.crombie.ca.

