



3409 Victoria Avenue, Brandon | MB

# WestVic Common in Brandon **for lease**

## Inline, CRU and Pad Site Opportunities

WestVic Common is located on the northwest corner of Victoria Avenue and 34th Street with direct access to the Trans-Canada Highway via PTH 1A (Victoria Avenue West). Anchored by Sobeys, Liquor Mart and Dollarama.

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### **Kris Mutcher**

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# Property Overview

<b>Civic Address</b>	3409 Victoria Avenue, Brandon, MB	
<b>Location</b>	High-visibility, high traffic corner of 34th St and Victoria Ave.	
<b>Parking</b>	670 Stalls/4.6 stalls per 1,000 SF (approx.)	
<b>Site Area</b>	12 acres	
<b>New Opportunities</b>	Pad Sites	Stand alone, new build
	Drive Thru	Variable sizes
	New freestanding Buildings outlined on Site Plans	
<b>Asking Rent</b>	To be negotiated	
<b>Additional Rent</b>	To be determined	

## Key Highlights



Popular retail area



Excellent access and visibility



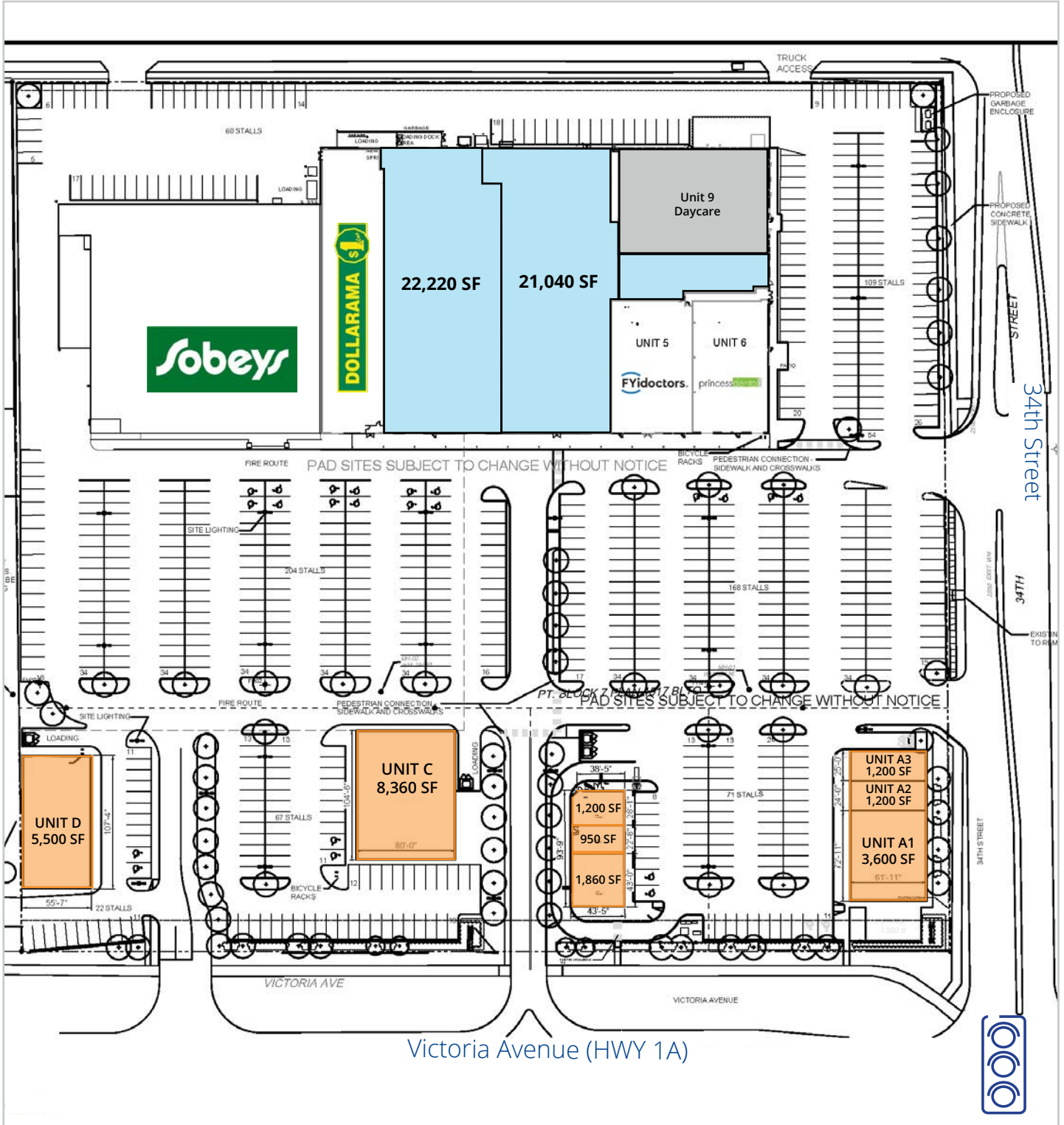
Ample parking available, transit accessible



Anchored by Sobeyes and shadowed by Leon's

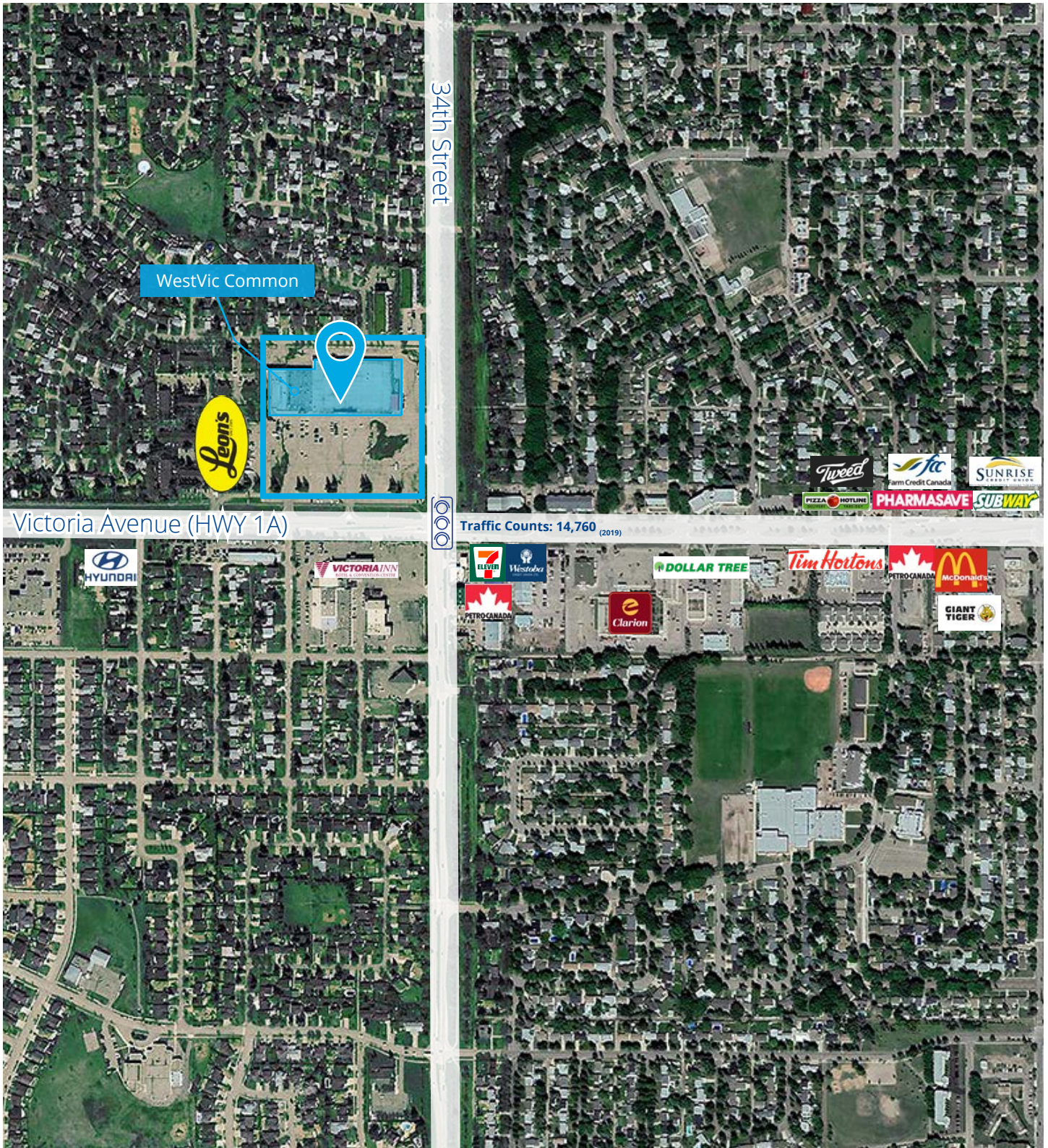


# Site Plan and Concepts



 **Future Pad Sites** conceptual new build opportunities, may be subdivided or altered to accommodate user needs

# Property Location



# Brandon Overview

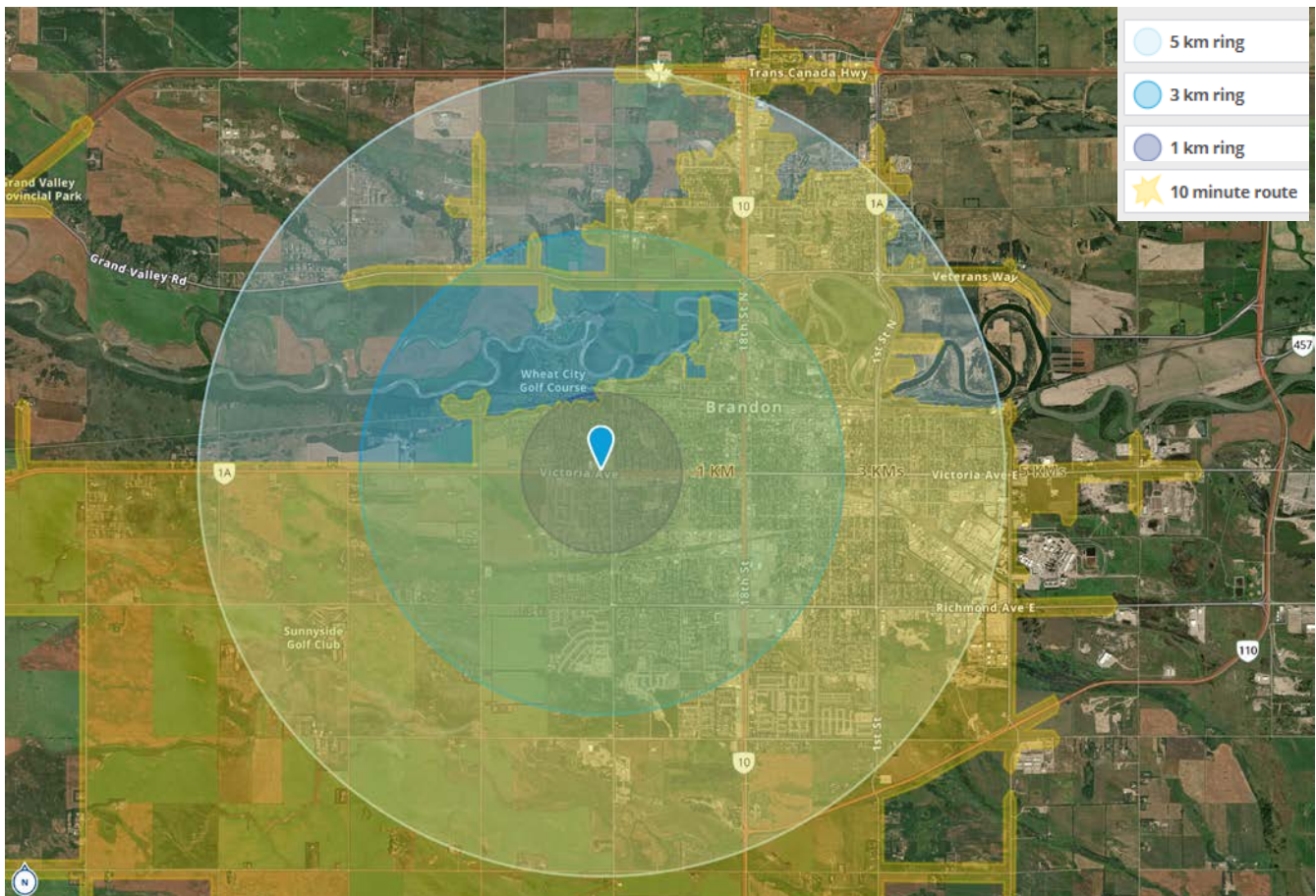


# Brandon Market and Demographics

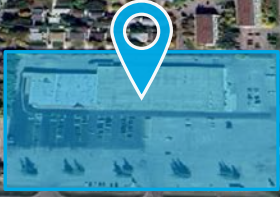
Brandon is a regional hub that services over 180,000 people in Western Manitoba



Current Population				Projected Populations (2031)				Average Household Income				Total Daytime Populations			
10 Minute Drive	1 KM Radius	3 KM Radius	5 KM Radius	10 Minute Drive	1 KM Radius	3 KM Radius	5 KM Radius	10 Minute Drive	1 KM Radius	3 KM Radius	5 KM Radius	10 Minute Drive	1 KM Radius	3 KM Radius	5 KM Radius
50,720	6,928	30,225	53,520	58,615	7,475	33,089	58,470	\$82,475	\$123,724	\$85,565	\$82,429	31,062	2,572	16,292	31,117



Brandon's entire population is within a **10 minute drive** of the site



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