



**WEST FIVE**

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# REVOLUTIONARY LEASING OPPORTUNITY

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For the progressive and  
future-minded company,

*You've found  
the right place.*

Located at the western gateway to the city in London's highest growth market, West 5 attracts existing community residents and is a destination for visitors from surrounding areas.

West 5 offers the best of all worlds; design-forward working environments surrounded by nature, vibrant outdoor activity and convenient access to amenities. With 450,000 square feet of commercial space, a dynamic central park, and 2,000 households consisting of townhomes, condominiums, apartments and retirement residences, West 5 has it all.



#### A LOOK INTO WEST 5 – A 70 ACRE COMMUNITY

**2,264**  
HOUSEHOLDS  
ADDED

**5,930**  
APPROXIMATE  
POPULATION ADDED

Households occupied or under construction

**160**  
FAMILY  
TOWNHOMES

**115**  
HELIO  
APARTMENTS

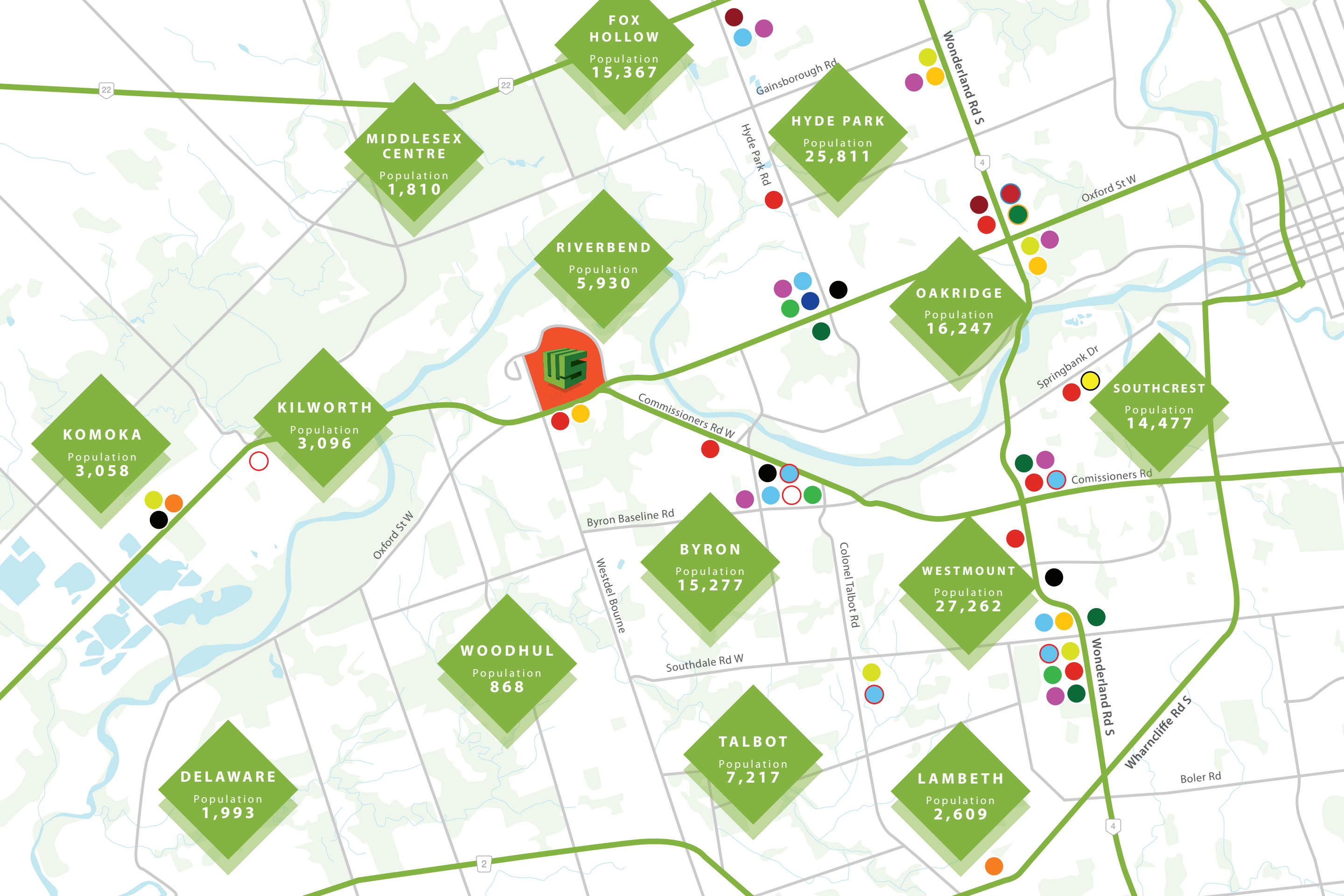
**115**  
RIVERSTONE  
APARTMENTS

**20**  
RIVERSTONE  
VILLAS

**125**  
RIVERSTONE  
RESIDENCE

**70**  
SPEKTRA  
APARTMENTS

**74**  
CANDELA  
CONDOMINIUMS



Total Population within a 5km radius **141,022\***

Avg. Household Income **>\$130,000** Avg. Family Size **6** Median Age **43**

**~24,800** Daily Vehicle Count ~21,000 Oxford St. ~3,800 Westdel Bourne  
**13%** of Residents Work From Home  
**23%** of Residents Travel <15 min to Work

## The community

- McDonald's
- LCBO
- petvalu
- Starbucks
- Giant Tiger
- TD
- metro
- Sobeys
- CIBC
- Tim Hortons
- Shoppers Drug Mart
- BMO
- Real Canadian Superstore
- Foodland
- Dollarama
- Costco

\*Data based on 2021 census data and a 5 km radius, and City of London AADT (Annual Average Daily Traffic)





# The West 5 Community

## SIFTON CENTRE TENANTS

MEDPOINT  
HEALTH CARE CENTRE



Edward Jones



Experience. The Difference.™



preferred rehab  
PHYSIOTHERAPY



WEST FIVE  
FAMILY DENTAL



WEST FIVE  
PHYSIOTHERAPY  
& HEALTH CENTRE



## 1305 RIVERBEND TENANTS

VB VAN BART  
REAL ESTATE BROKERAGE INC.



RMT  
Riverbend Massage Therapy



WEST BLOOMS  
FLOWERS

Sim Works

Sun Life

Focus Financial

LIONHEART  
PROPERTY MANAGEMENT

KUMON

COMING SOON

Stantec  
COMING SOON

BTRMLK  
THE FRIED CHICKEN SHOP  
COMING SOON

## hēlio TENANTS

Birders  
BIRD SUPPLY & GIFT STORE

the co-opératoirs  
A Better Place For You®

Soulful Delish  
HEALTHY CAFÉ

gNoSh  
dining+cocktails

Connect  
Hearing  
YOUR HEARING PROFESSIONALS

P  
PIMMS + PEONIES

STRETCH  
HEALTH  
CANADA

NITTY GRITTY  
TATTOO & BARBER

UNFORGETTABLE  
SHOES.  
BOOTS.  
n'Bags.

## RETAIL PAD

OAK WEST  
ANIMAL CLINIC





An amazing place,  
designed to  
**BRING PEOPLE**  
*together*

## LEGACY SQUARE

In the heart of this vibrant community, we bring people together in an incredible way. Legacy Square is a destination location for Londoners, with a variety of events and activities including seasonal events like Easter egg hunts, outdoor movie nights, food festivals and more. All surrounded by experiential retail offerings that make shopping at West 5, truly unique.

Community events are planned monthly at West 5, including paint nights, cooking demonstrations, virtual reality parties and our most popular, seasonal markets. While smaller events welcome intimate groups, our summer and holiday markets bring upwards of 2,000 people to West 5 on a single day.

**OPENING  
SUMMER  
2023**



# SIFTON CENTRE

1295 Riverbend Road

**OFFICE UNITS  
100% LEASED!**

**1 RETAIL UNIT  
REMAINS**  
2,040 sq. ft.

## welcoming

experiential retailers to an  
**AWARD-WINNING DESIGN**

Designed to target net zero energy, the building endeavors to both conserve energy use and generate as much energy as it uses over the course of a year. It's home to a number of great services for residents of West 5, including a dental office, yoga studio, fitness facility and medical services, as well as unique experiential retailers like Backroads Brews & Shoes. Get fitted for the perfect running shoes, join a club, and enjoy a craft beer.



Dynamic  
windows that  
automatically tint



Green rooftops  
with Sifton  
honey bees



Digitally  
controlled lighting  
system



Living wall  
in building's  
main lobby



Free parking and  
complimentary EV  
charging stations



# 1305 RIVERBEND

**OFFICE UNITS  
AVAILABLE**  
8,355 sq. ft.,

**RETAIL UNITS  
100% LEASED!**

## COMMUNITY CENTRIC DESIGN

– harnessing the –  
*POWER OF THE SUN*

Just steps from the Sifton Centre, 1305 Riverbend makes a solar energy statement, with a unique design and an abundance of solar panels to harness the power of the sun. Planned to offer tremendous views of a future central park, 1305 will deliver an unmatched sense of community, and convenient solar parkade parking. Grab fresh cut flowers on the way home from the office, treat the family to gourmet cupcakes, and hit the road on a wooden bicycle.



Exterior  
digital screen  
for tenants



Advanced HVAC  
that reduces  
emissions



Digitally  
controlled  
lighting system



Free parking and  
complimentary EV  
charging stations





# h ē l i o

1325 Riverbend Road

## RETAIL UNITS AVAILABLE

1,462 sq. ft. to 1,849 sq. ft.  
4,924 sq. ft.

RETAIL OPPORTUNITIES

*that connect  
to customers*

WHERE THEY LIVE

Helio is a 114-unit rental apartment building - home to enthusiastic community-minded residents seeking modern convenience right on site. In a pedestrian-centric community, there is no better location than this. Situate your retail shop just steps below their front doors and get ready to greet the regulars. Visibility from Legacy Square park will put your business on the West 5 map!



Canada's most energy  
efficient apartment  
building



Building  
mounted signage  
for tenants



Ground floor  
retail units  
available



Free parking and  
complimentary EV  
charging stations





Your mark  
**MADE  
EASY**

# Retail Pads

Whether a stand-alone pad or inline retail, your business will enjoy sought-after retail presence in West 5. High visibility and great ingress and egress accessibility, positions you to reach both residents of the environmentally-conscious community, as well as daily commuters.

This prime location offers a variety of build out options ready for your creative and dynamic retail project.



Prime location  
on Oxford St.



Creative and dynamic  
retail spaces



Building  
mounted signage



Ground floor  
retail spaces

**NUTTY  
GRITTY**  
TATTOO & PIERCING





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