



WEST FIVE

A

REVOLUTIONARY LEASING OPPORTUNITY

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

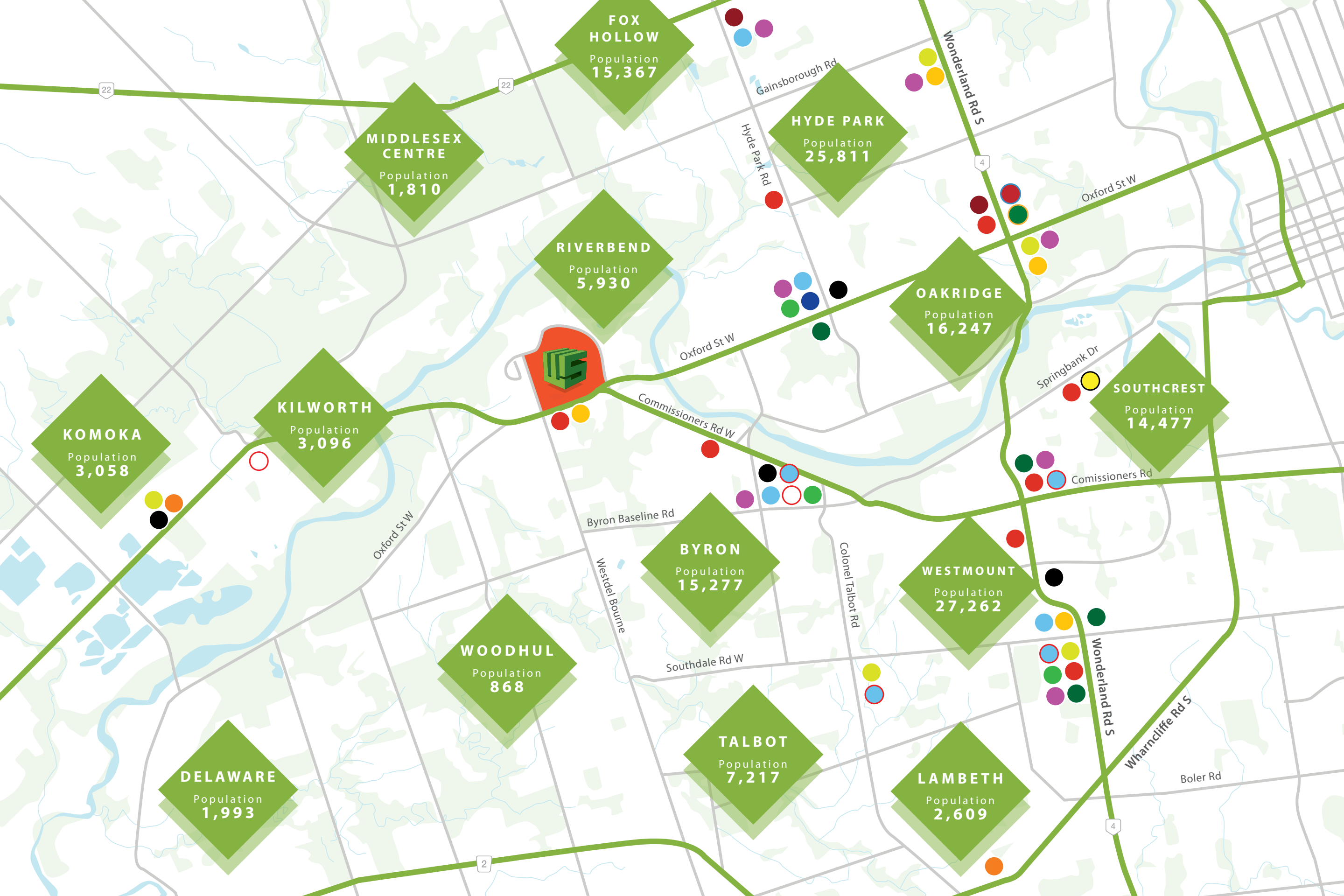
115
RIVERSTONE
APARTMENTS

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



*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



1305 RIVERBEND TENANTS

VB VAN BART
REAL ESTATE BROKERAGE INC.



Sun Life



WEST BLOOMS
FLOWERS

LIONHEART
PROPERTY MANAGEMENT



Riverbend Massage Therapy

Sim Works



hēlio TENANTS

Birders
BIRD SUPPLY & GIFT STORE

the co-operators
A Better Place For You™



gNosh
dining+cocktails



Aisle24
COMING SOON



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.

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**

4,284 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

1,502 sq. ft. to 1,849 sq. ft.

Total: 3,351 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



Experience. The Difference.™

519.434.1000 | [Sifton.com](https://www.sifton.com)

