



WEST FIVE

A

REVOLUTIONARY LEASING OPPORTUNITY

For the architecturally progressive
and image forward company,

*You've found
the right place.*

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

West 5 offers the best of all worlds; dynamic, 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 will have it all.



2,000
HOUSEHOLDS
ADDED

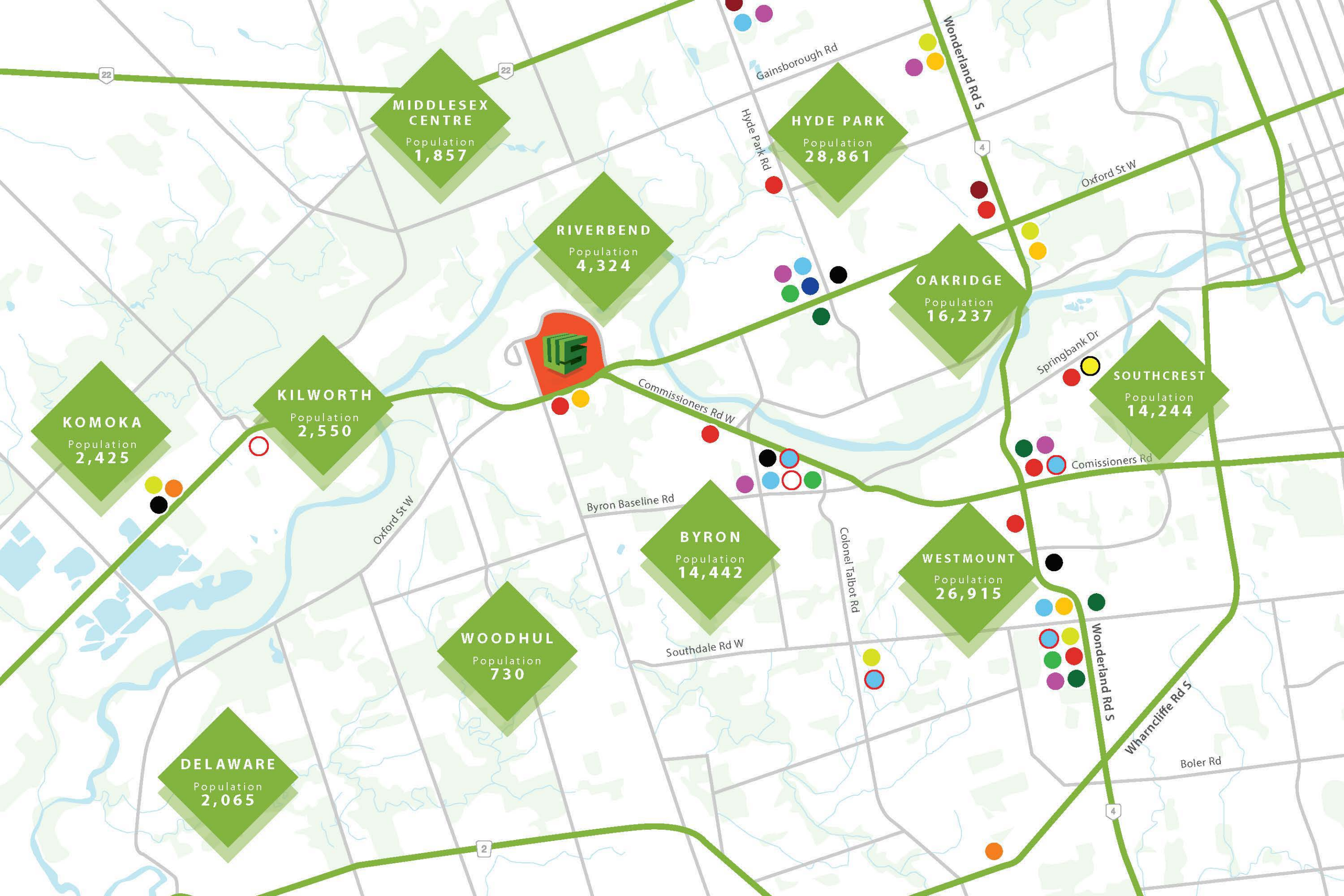
4,500
APPROXIMATE
POPULATION ADDED

Households occupied or under construction

159
FAMILY
TOWNHOMES

114
HELIO
APARTMENTS

113
RIVERSTONE SENIOR
APARTMENTS



Total Population within a 5km radius **129,856***

Avg. Household Income **>\$80,000** Avg. Family Size **3** Median Age **41.6**

~20,000 Daily Vehicle Count on Oxford St. **10%** of Residents Work From Home **25%** of Residents Travel <15 min to Work

The community



*Data based on 2016 census data and a 5 km radius, and City of London AADT (Annual Average Daily Traffic)



An amazing place,
bringing together

AMAZING
PEOPLE

LEGACY SQUARE

There are two key things that will make West 5 an amazing place - the people, and bringing those people together. At the heart of this vibrant community will be a central park, designed to do both. Legacy Square will be 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.

Guest Services



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1325 Riverbend Road

RETAIL UNITS AVAILABLE

825 sq. ft. to 5,000 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



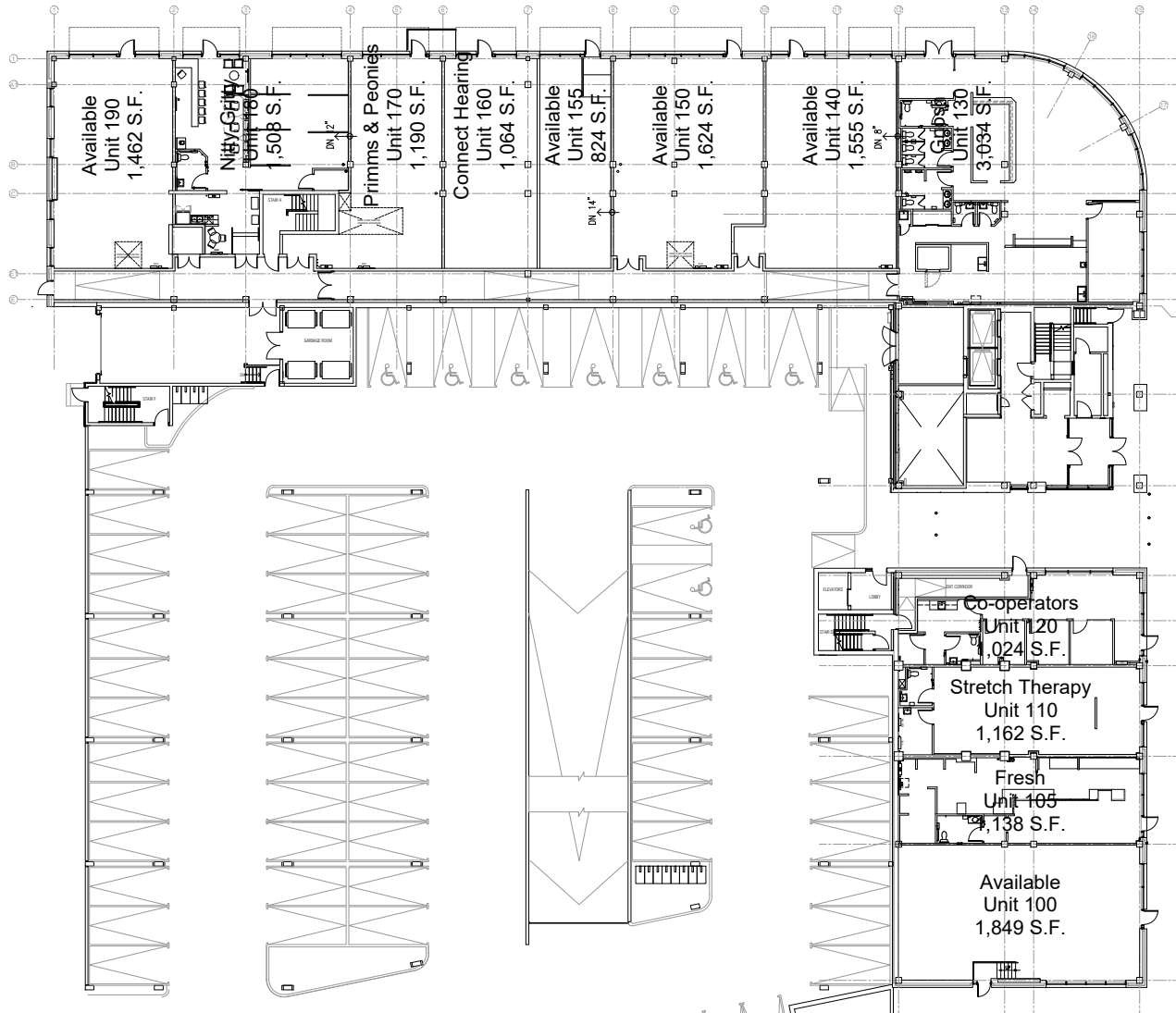
Building
mounted signage
for tenants



Ground floor
retail units
available



Free parking and
complimentary EV
charging stations



2022 03 30



Experience. The Difference.™

WEST 5

1325 Riverbend Road, London
HELIO - Ground Floor Retail

SIFTON PROPERTIES LIMITED | COMMERCIAL PROPERTIES | P: 519.434.1000 | E: lease@sifton.com



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