

BILLINGS BRIDGE CENTRE

DESCRIPTION

Billings Bridge Centre is located in Ottawa south at the corner of Bank Street and Riverside Drive. The centre opened in 1954 as a strip plaza. Today, Billings Bridge Centre is a 488,000 square foot enclosed centre and is directly linked to a 12-storey office tower, 100% leased to the Federal Government.

The centre is anchored by Loblaws and Zellers.

Billings Bridge is directly linked to the City's OC transit terminal. The property attracts over 6 million visitors a year.

RENOVATION/EXPANSION: 2007

MANAGEMENT

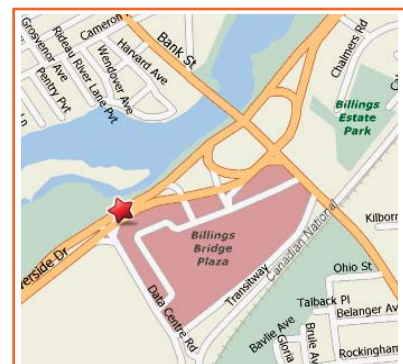
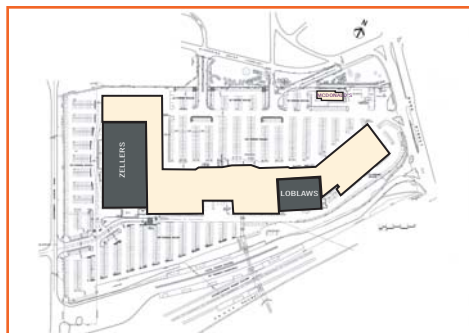
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CENTRE ADDRESS

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www.billingsbridgecentre.com

Billings Bridge is located at the corner of Riverside Drive and Bank Street in Ottawa south.



BILLINGS BRIDGE CENTRE

SIZE, TENANTS,
AMENITIES

G.L.A.:	488,426 sq ft
RETAIL STORES:	87
FOOD COURT SEATING:	302
PARKING SPACES:	1,341

MAJOR RETAILERS:

Zellers	98,950 sq ft
Loblaws	29,636 sq ft

Total C.R.U.: 213,090 sq ft

OFFICE BUILDING: 146,750 sq ft

MARKET

DEMOGRAPHIC PROFILE

Trade Area Population:	445,271
Primary:	108,300
Secondary:	240,382
Households:	198,588
Persons Per Household:	2.6
Average Household Income:	\$73,634

Centre Sales Productivity:
\$522 per sq ft

CUSTOMER PROFILE

Education:

University	50%
College/Technical	22%
High School	28%

Occupation:

White Collar/Professional	13%
Business Sales/Services	20%
Clerical	7%
Blue Collar/Trades	6%

Pedestrian Traffic Counts:

117,000 per week

HOURS OF
OPERATION

Monday – Friday:	9:30 a.m. – 9:00 p.m.
Saturday:	9:30 a.m. – 6:00 p.m.
Sunday, Holidays:	11:00 a.m. – 5:00 p.m.

CONTACTS

Director of Leasing:

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Centre Manager:

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<http://www.20vic.com>

BILLINGS BRIDGE CENTRE

Women's Apparel

Bonita Collection	159
Cazza/Cazza Petite	114
Costa Blanca	158
Fairweather	118
La Senza	130
Le Chateau	165
Northern Reflections	170
Reitmans	126
Ricki's	136
Smart Set	167

Men's Apparel

Tip Top	113
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Children's Apparel

Growing Kids	175
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Other Apparel

Footlocker	129
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Footwear

Armstrong & Richardson	119
Naturalizer	122
Payless ShoeSource	117
The Shoe Company	137
Soft Moc	171
Stepss	151
Tootsies	111

Fashion Accessories

Ardene	154
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Jewellery & Gifts

Charm Diamond Centre	169
Master Fine Jewellers	143
People's Jewellers	168
Vivah	121

Home Furnishings & Décor

Benix & Co.	125
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Electronics/Photo/Music & Video

Bell	105
Black's	161
EB Games	173
Fido	149
Koodo	703K
Mobilicity	166
Rogers Plus	139
Sooters	179
The Source	134
T Booth Wireless	777K
Telus	162
Virgin Mobile	706K
Wind Mobile	707K
Wirelesswave	160

Books & Stationery

Carlton Cards	128
Coles	132
Grand & Toy	131
Hallmark	133

Health & Beauty/Services

Billings Bridge Dental	107
The Hair Boutique	103

Il Paradiso Spa and Tanning	201
Laurier Optical	172
Nutrition House	157
Ottawa Trauma Clinic	202
Pharma Plus	116
Precision Hairstyling	200A
Sawma Haute Coiffure	146
Supreme Hair Design	124
Trendy Nails	163
We Care Health Services	137A
Yves Rocher	174

Other Services

Alterna Savings	138
The Arthritis Society	120
CIBC	104
Connie's Custom Tailoring	205
Goodfellow Cleaners	145
Handa Travel	135
LCBO	109
Moneysworth & Best	178
Ottawa Kiosk Co.	203
Ink +	700K
RBC Financial Trust	147
TD Canada Trust	101
Welton Beauchamp	208A
Young Drivers of Canada	903

Specialty Retail

A Buck or Two	106
Bentley Leathers	156
E.I. Sports & Collectibles	177
International News	176/216
Little Critters	148
Personally Yours	155A

Specialty Food

Booster Juice	705K
Bulk Barn	102
Laura Secord	153
Natural Food Pantry	207
Swiss Pastries	110
Timothy's	175A
Treats	152

Food Court

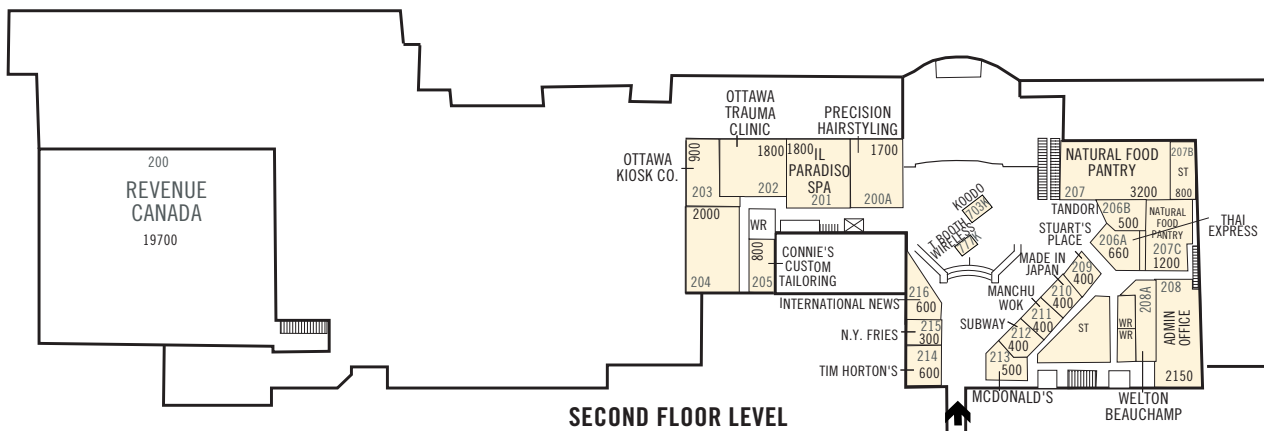
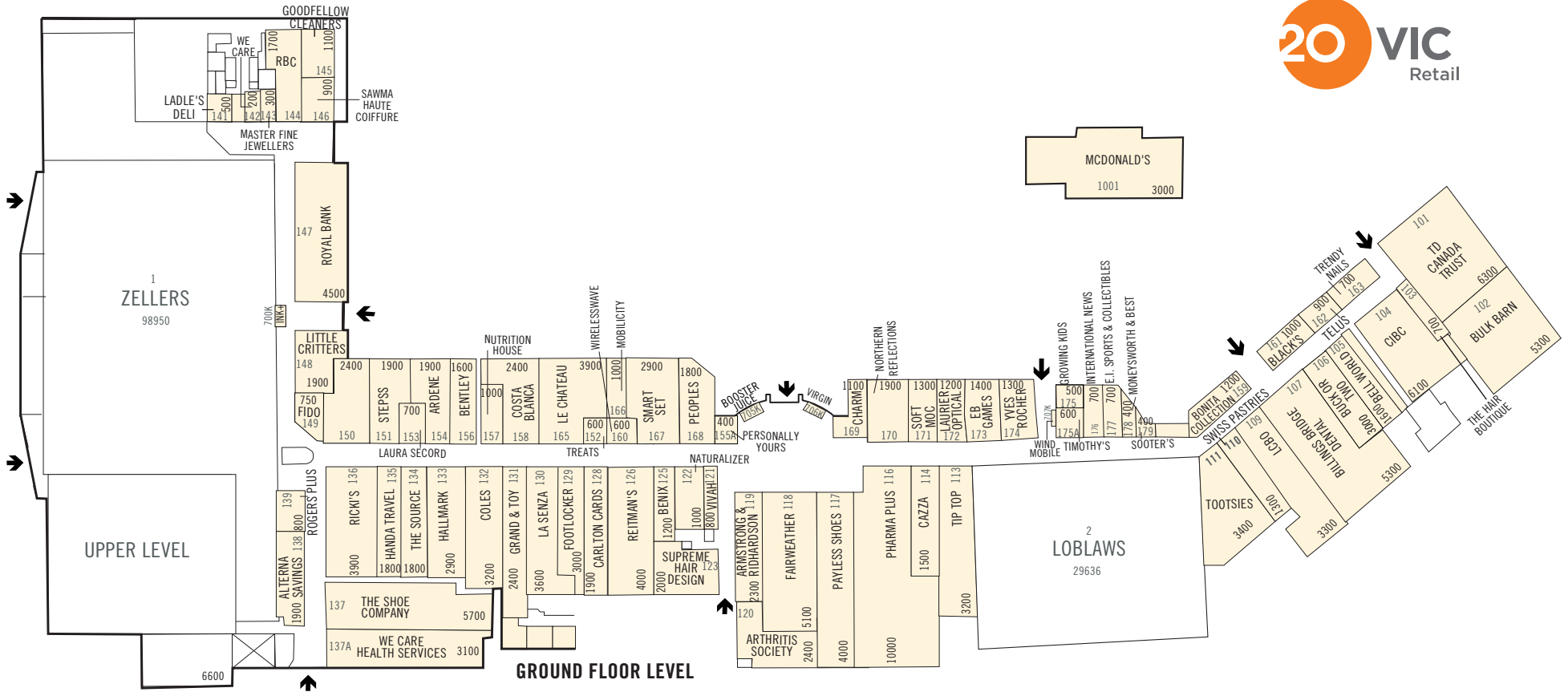
Made in Japan	210
Manchu Wok	211
McDonald's	213
N.Y. Fries	215
Stuart's Place	209
Subway	212
Tandori	206B
Thai Express	206A
Tim Horton's	214

Restaurants

Ladle's Deli	141
McDonald's	1001

Large Format Users

Loblaws	2
Zellers	1



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