



PARK & TILFORD SHOPS & GARDENS

NORTH VANCOUVER, BC

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



**THE
GULL
LIQUOR
STORE**



WINNERS



PARK & TILFORD SHOPS & GARDENS

NORTH VANCOUVER, BC

Park & Tilford Shops & Gardens is a grocery anchored centre located in the heart of North Vancouver. The shopping centre is strategically located in close proximity to the Trans Canada Highway and the Ironworkers Memorial Bridge which is one of only two bridges connecting North Vancouver to the City of Vancouver.

Park & Tilford is a 174,811 square foot open centre located at the corner of Brooksbank Avenue and Cotton Road within close proximity to the Trans- Canada Highway in North Vancouver. Park & Tilford is anchored by Save on Foods and is the dominant grocery anchored community centre in the eastern heart of North Vancouver. Over 200,000 people are within 5 kilometres of the centre with an average household income of more than \$140,000 per year.



PARK & TILFORD SHOPS AND GARDENS | VANCOUVER, BC

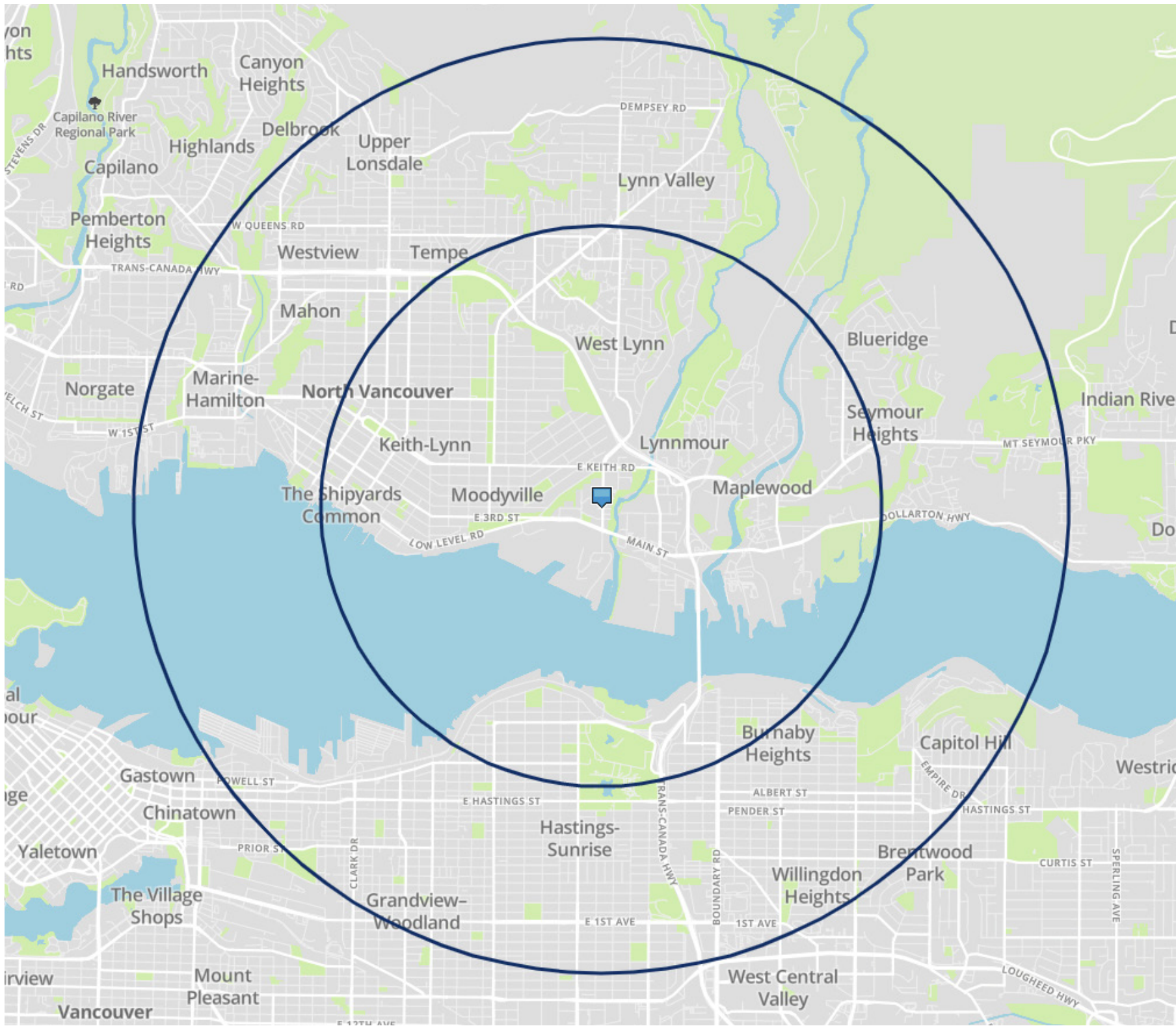


PROPERTY HIGHLIGHTS





ADDRESS	333 Brooksbank Avenue North Vancouver, BC, V7J 3S8
MAJOR INTERSECTION	Cotton Road and Brooksbank Avenue
GLA (SQ. FT)	174,811
NUMBER OF STORES AND SERVICES	35



DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	40%	42%
	TRADE AREA POPULATION	78,566	213,389
	AVERAGE HOUSEHOLD INCOME	\$138,161	\$140,148

A HEALTHIER, MORE SUSTAINABLE PLACE OF BUSINESS



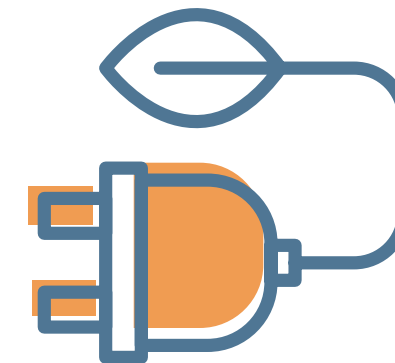
SUSTAINABILITY

- Energy, water and waste management
- Air quality, comfort and custodial management
- Health & Wellness and stakeholder engagement



COMMUNITY AMENITIES & SERVICES

- **1.5** acre botanic garden of **8** interconnected distractive gardens
- A major tourist attraction in Vancouver
- **2** community rooms within the Gardens to host community events
- Friends of the Garden provide volunteered maintenance



TRANSPORTATION & ACCESSIBILITY

WALK SCORE	74
TRANSIT SCORE	63
BIKE SCORE	72
PARKING SPACES	818

BGO is committed to sustainable management practices to reduce our impact on the environment and provide healthier spaces for our occupants.

To learn how we can support your sustainability needs, please reach out to your leasing representative or visit our ESG report to learn more about our approach.

CERTIFICATIONS:



SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
110	Edo Japan	1,419	755	Tommy Gun's	721
120	Booster Juice	610	760	Goody's Cleaners	1,514
128	Golden Pearl Restaurant	1,971	770	Mumbai Masala Restaurant	1,122
130	Subway	1,179	775	Benjamin Moore	1,925
140	Freshslice (Coming Soon)	949	790	Moore's Clothing for Men	7,024
150	Sushi Day Restaurant	639	800	BC Cannabis	4,048
200	Winners	28,000	900	The Gull Liquor Store	5,442
310	Trio Diamond	618	1005	Park & Tilford Medical Clinic	932
350	Special Moments Florist & Gifts	593	1010	TD Canada Trust	4,001
360	JJ Bean	2,596	1100	White Spot	6,127
510	Starbucks	2,123			
520	Telus	637			
530	P & T Framing & Arts	951			
540	Johnston Meier Insurance	956			
550	Park & Tilford Dental Centre	1,197			
560	Sally Beauty	1,397			
600	Save-On-Foods	73,970			
705	Lynn Nails & Spa	1,378			
710	Great Clips	1,140			
712	COBS Bread	1,103			
715	Chopped Leaf	1,060			
718	The UPS Store	1,178			
730	Shoppers Drug Mart	11,551			
745	Pet Food 'N More	2,235			
750	Select Hair Design	1,118			



BGO
Properties

MONA KHANDAN
Senior Director, Leasing
T: 604.891.8556
M: 604.258.8517
mona.khandan@bgo.com

BENTALLGREENOAK (CANADA)
LIMITED PARTNERSHIP
550 Burrard Street, Suite 1008
Vancouver, BC
V6C 2B5

BGOProperties.com

BentallGreenOak (Canada)
Limited Partnership, Brokerage



save on foods

SHOPPERS
DRUG MART

Moores
CLOTHING FOR MEN

BC CANNABIS STORES

THE GULL
LIQUOR STORE

WINNERS

TD Canada Trust



Brooksbank Avenue

Cotton Road