



# 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

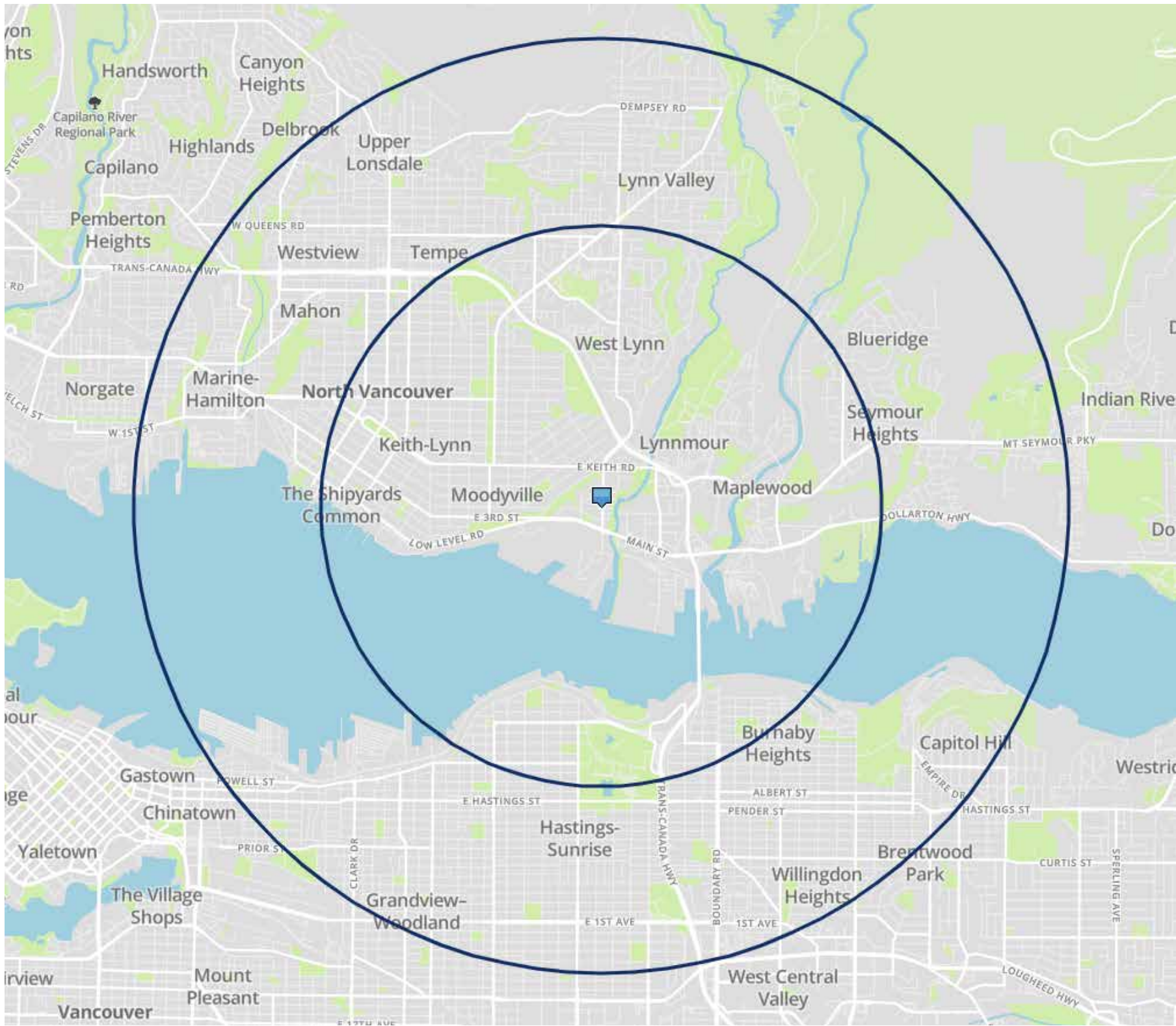
GLA (SQ. FT) 174,811

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



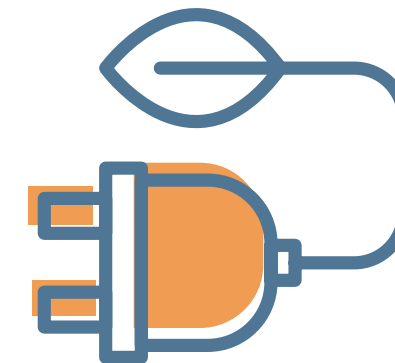
## SUSTAINABILITY

- 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



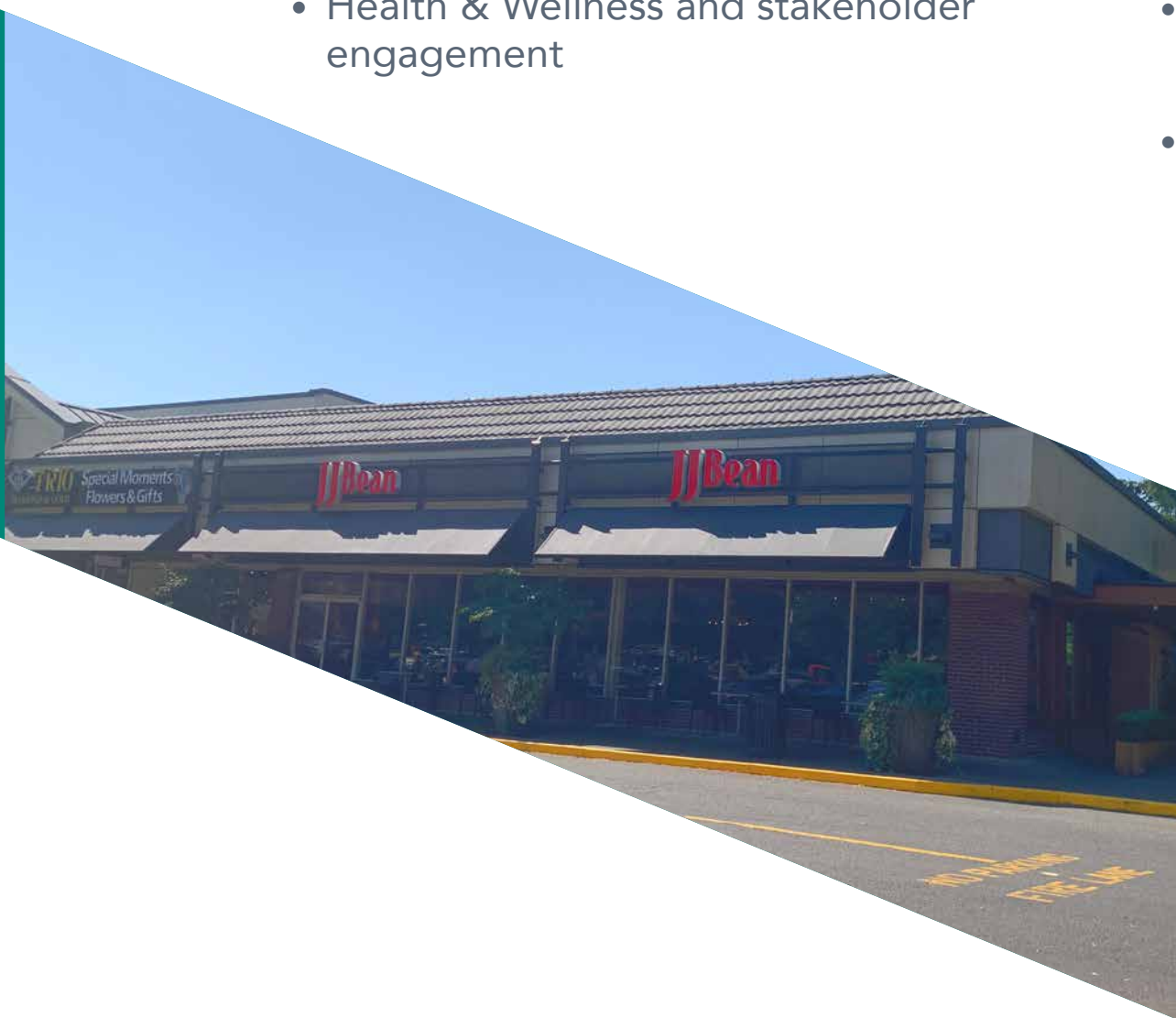
## TRANSPORTATION & ACCESSIBILITY

WALK SCORE	<b>74</b>
TRANSIT SCORE	<b>63</b>
BIKE SCORE	<b>72</b>
PARKING SPACES	<b>818</b>

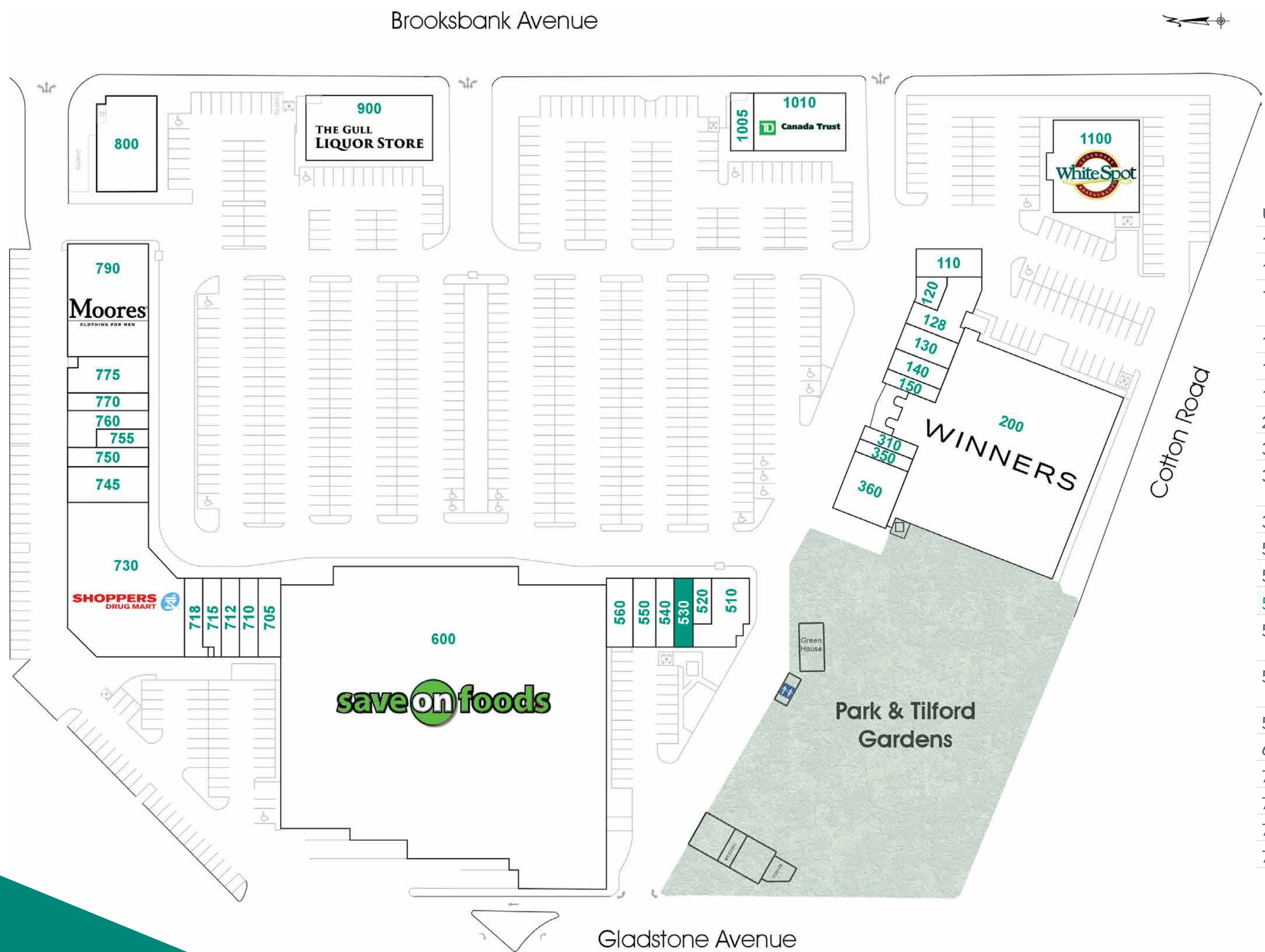
BGO is committed to sustainable management practices to reduce our impact on the environment and provide healthier spaces for our occupants.

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	718	The UPS Store	1,178
120	Booster Juice	610	730	Shoppers Drug Mart	11,551
128	Golden Pearl Restaurant	1,971	745	Pet Food 'N More	2,235
130	Subway	1,179	750	Select Hair Design	1,118
140	Freshslice	949	755	Tommy Gun's	721
150	Sushi Day Restaurant	639	760	Goody's Cleaners	1,514
200	Winners	28,000	770	Mumbai Masala Restaurant	1,122
310	Trio Diamond	618	775	Benjamin Moore	1,925
350	Special Moments Florist & Gifts	593	790	Moores Clothing for Men	7,024
360	JJ Bean	2,596	800	BC Cannabis	4,048
510	Starbucks	2,123	900	The Gull Liquor Store	5,442
520	Telus	637	1005	Park & Tilford Medical Clinic	932
530	Available	951	1010	TD Canada Trust	4,001
540	Johnston Meier Insurance	956	1100	White Spot	6,127
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			





**BGO**  
Properties

**ANDREW LOWTHER**

*Vice President, Leasing*

T: 604.661.5002

M: 604.644.3193

andrew.lowther@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**

  
**NORTH SHORE**  
studios

**Moore's**  
CLOTHING FOR MEN

**BC CANNABIS STORES**

**THE GULL  
LIQUOR STORE**

**WINNERS**

**TD Canada Trust**

**White Spot**  
LEGENDARY  
RESTAURANT

**Brooksbank Avenue**

**Cotton Road**