



## 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

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## 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.



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# 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**

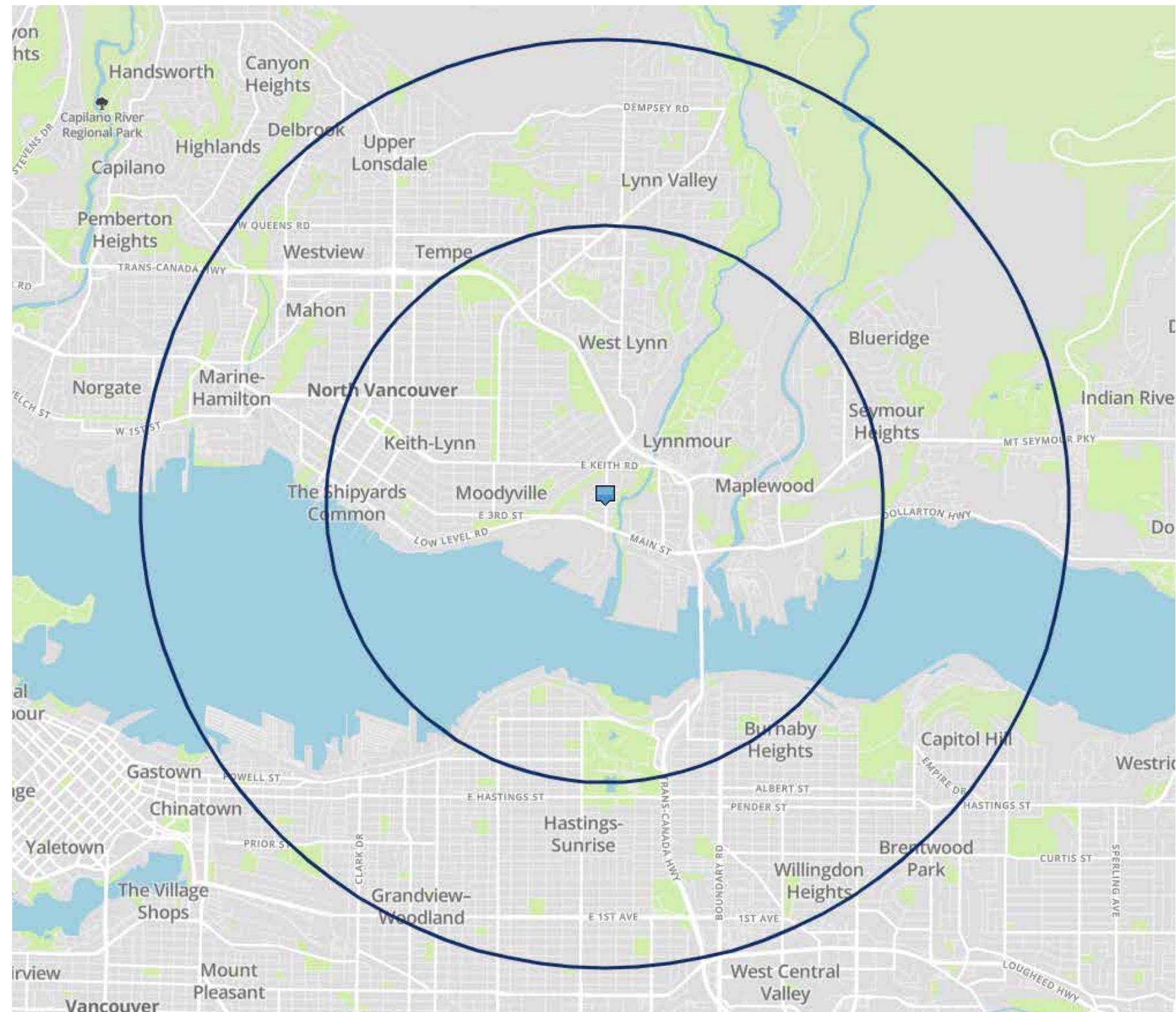


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# DEMOGRAPHICS



## TRADE AREA (2024 ESTIMATES)

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

# A HEALTHIER, MORE SUSTAINABLE PLACE OF BUSINESS



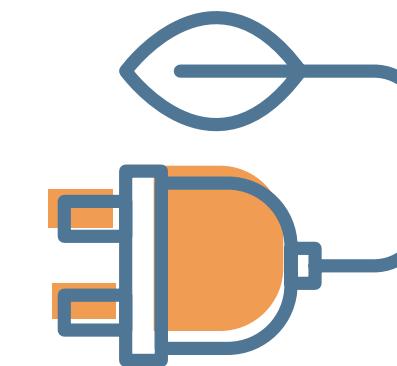
## SUSTAINABILITY

- 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>

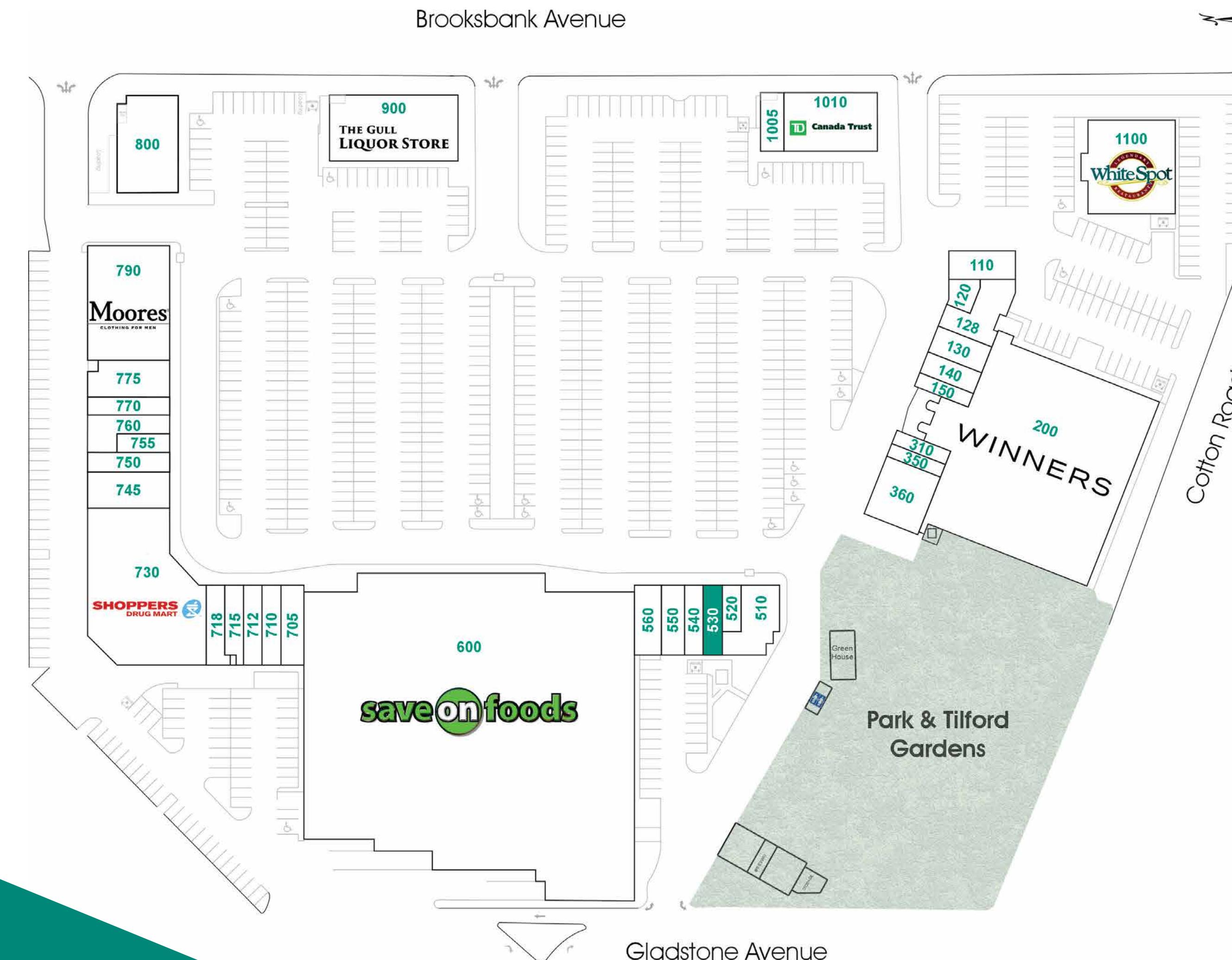
BGO is committed to sustainable management practices to reduce our impact on the environment and provide healthier spaces for our occupants.

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





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Limited Partnership, Brokerage

