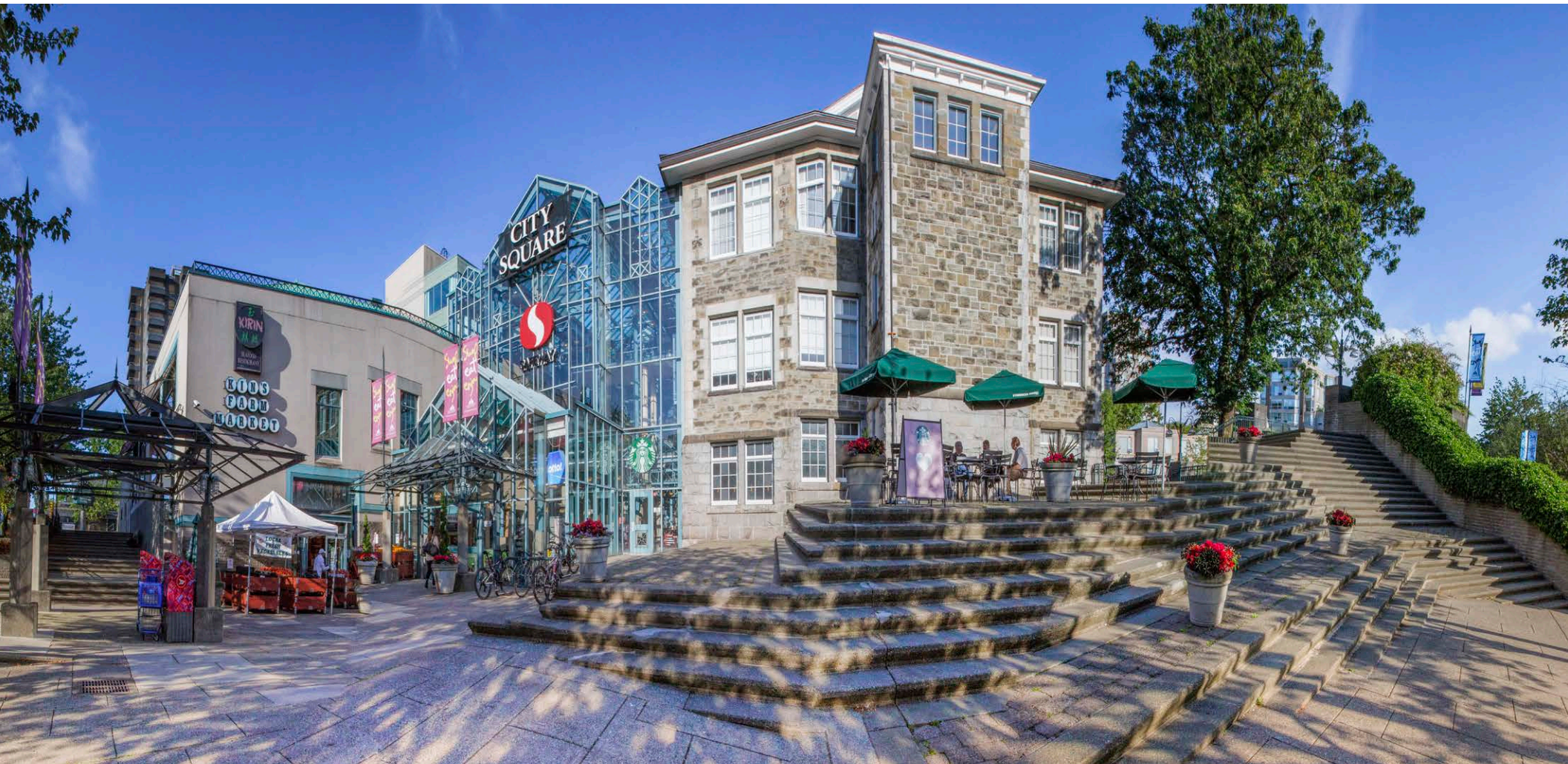




FOR LEASE

CITY SQUARE SHOPPING CENTRE
555 WEST 12TH AVENUE
VANCOUVER, BC



Jim Greenwood

Office: (604) 876-5165 | Cell: (604) 682-2631
jgreenwood@mycitysquare.com

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CITY SQUARE SHOPPING CENTRE
555 WEST 12TH AVENUE | VANCOUVER, BC

THE OPPORTUNITY

to be a part of City Square:

- 24-hr on location security guards.
- Easy access to public transportation (2 blocks from Canada Line and the Broadway-Cambie bus line hub).
- Over 50 retail units.
- Two 6-storey Class-A office towers within City Square, which means a customer base of about 900 employees on location, not including clients and shoppers.
- 1-hour free parking for shoppers with minimum purchase of \$3.00.
- 650 parking stalls available to shoppers and employees in a secure, brightly lit parkade.
- Quick response building maintenance staff on location for any building issue.
- Mall administration office available on location during business hours.
- 249,301 s.f. of gross leasable area.
- Anchored by Safeway. Other major tenants: Dollarama, Steve Nash Fitness World, Starbucks, Blanche MacDonald school, Kin's Farm Market and Hot Yoga 101 (formerly Bikram Yoga).

*Source: City of Vancouver

LOCATION

- Located at 12th and Cambie.
- Surrounded by high skilled workforce from City Hall, Vancouver General Hospital, Centre of Disease Control, BC Cancer Agency, Canadian Cancer Society and other Broadway Corridor businesses.
- Area tenants include Whole Foods, Michael's, Canadian Tire, Home Depot and much more, as illustrated on cover.
- Located in Fairview neighborhood with 34,000 residents and average household income of \$88,000.
- Located near the Broadway and Cambie major transportation hub. Facilitates educated and health conscious Yaletown shoppers and neighborhoods of Fairview, Cambie and Shaughnessy with easy access to the Centre.
- Located just a few stations from downtown and Richmond, which broadens City Square's market beyond its primary trade area.
- 35,000 vehicles per day on Cambie (at 12th) and 30,000 vehicles per day on 12th (between Cambie and Ash).*



HEALTH AND WELLNESS

City Square's vision is to position itself as the mall promoting healthy living and wellness, given its prime location and shopper's confirmation of the concept through the latest market study.

A market research study was conducted by the Mustel Group for City Square and the results showed that consumers were most inclined to see more healthy living stores added to the current tenant mix. It showed a great appetite for organic foods, healthy food options, fitness and medical across a wide range of ages. Over half of the studies' respondents shop at City Square two or more times a week with one quarter being daily users further boosting retailer's opportunity to forge loyal relationships with their consumers.

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UNIQUENESS

- City Square received an Award for Excellence in Innovative Design and Construction of a New Center by the prestigious International Council of Shopping Centers (ICSC) based in New York City.
- City Square has received City of Vancouver Heritage awards in 2017, 2013, 2006 and 1990.
- City Square received in February 2017 the Heritage Conservation Award of Honor from Heritage BC.
- The juxtaposition of heritage beauty and modern facility creates a unique and much liked environment by shoppers and tenants alike.

ASKING RATES

Contact **Jim Greenwood** at:

City Square Shopping Centre

Office: (604) 876-5165 | Cell: (604) 682-2631

OPERATING COSTS (2017 ESTIMATES)

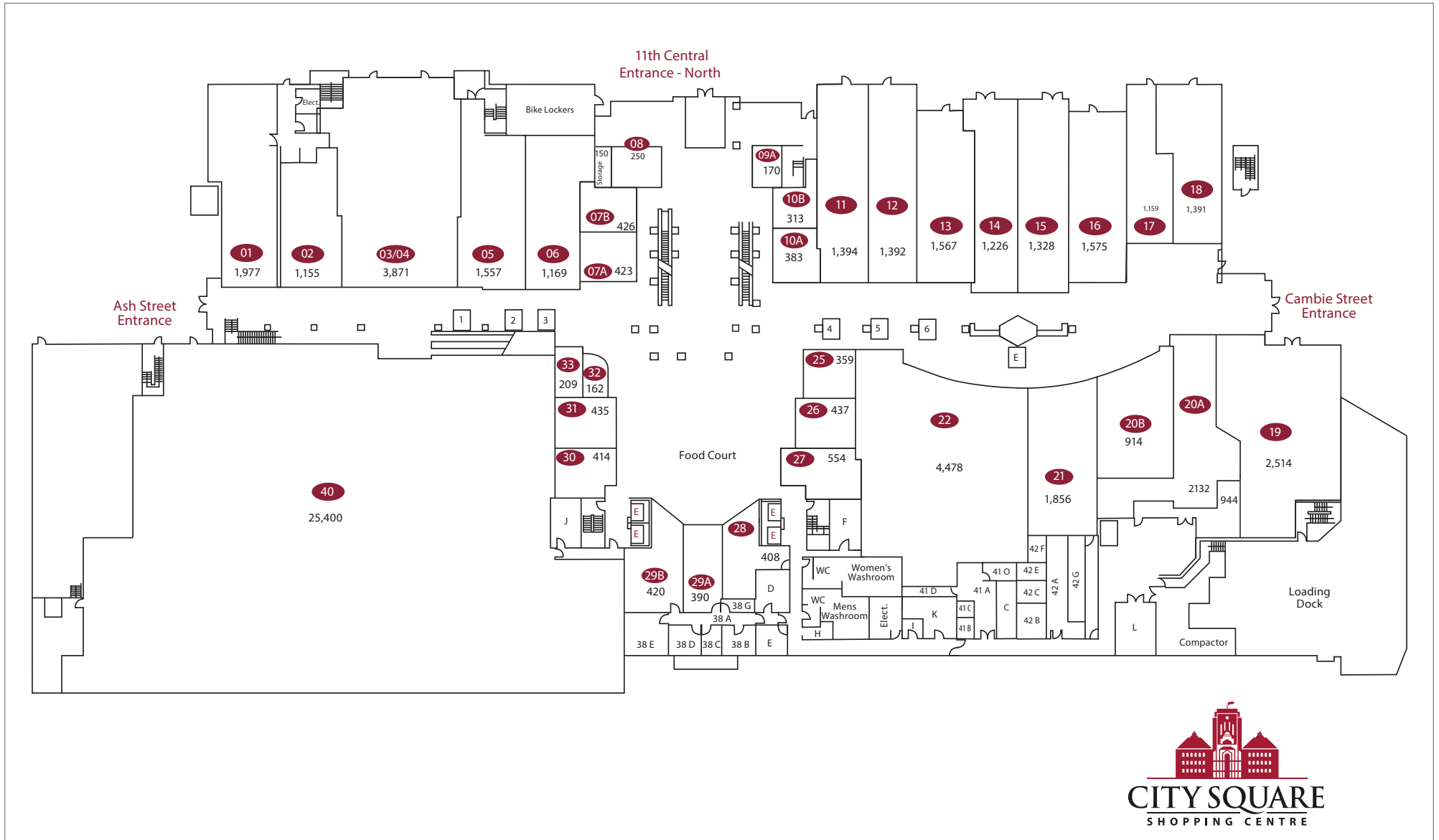
\$24.26



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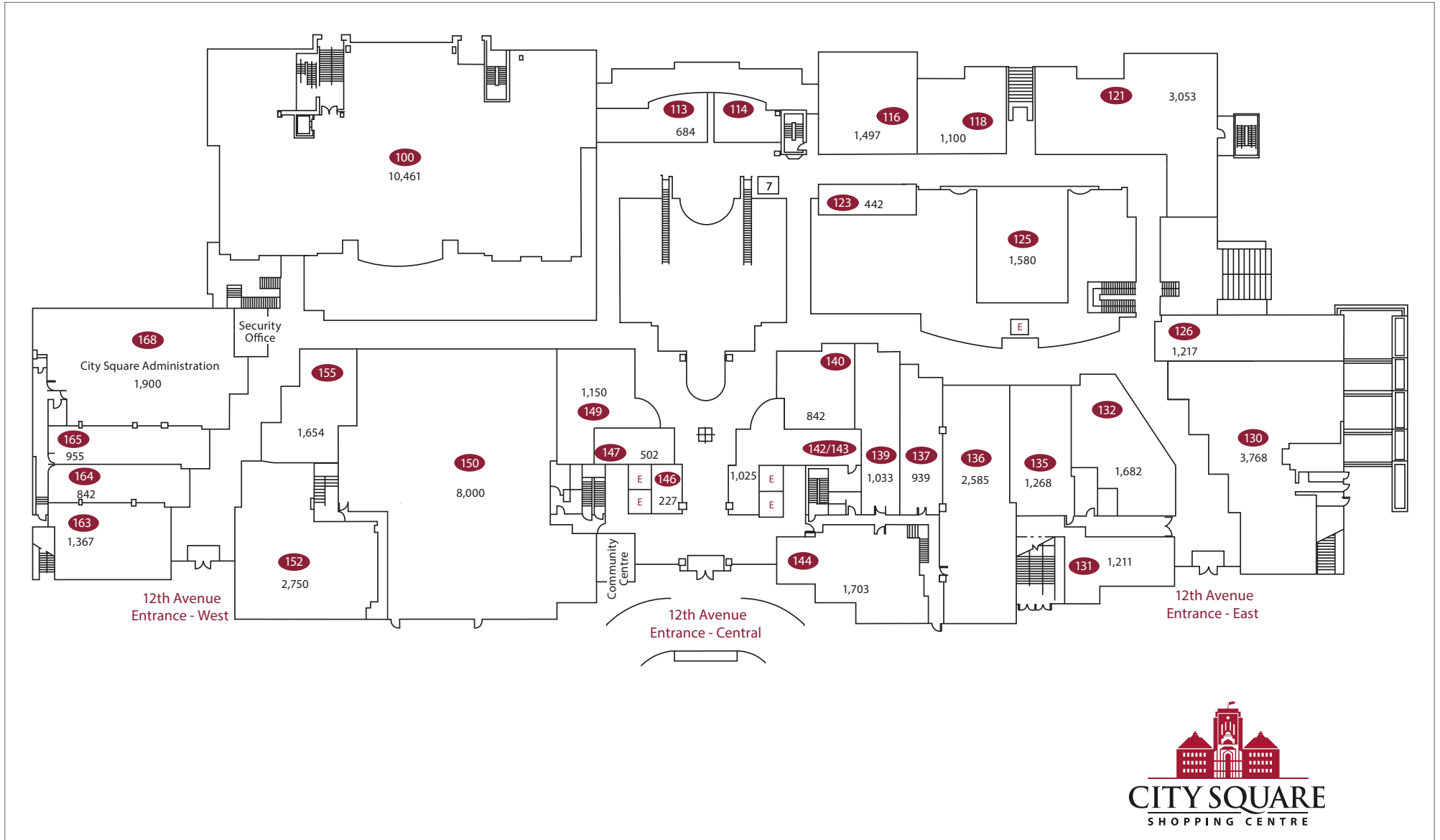
LOWER SHOPS



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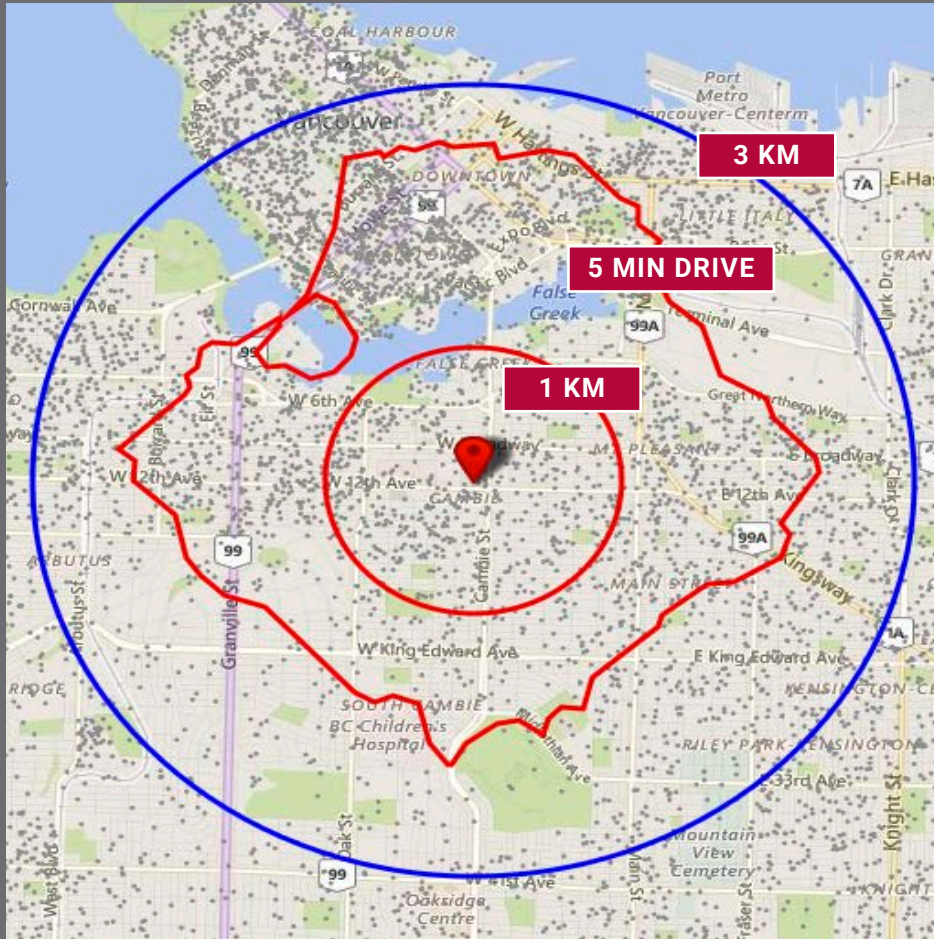
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UPPER SHOPS

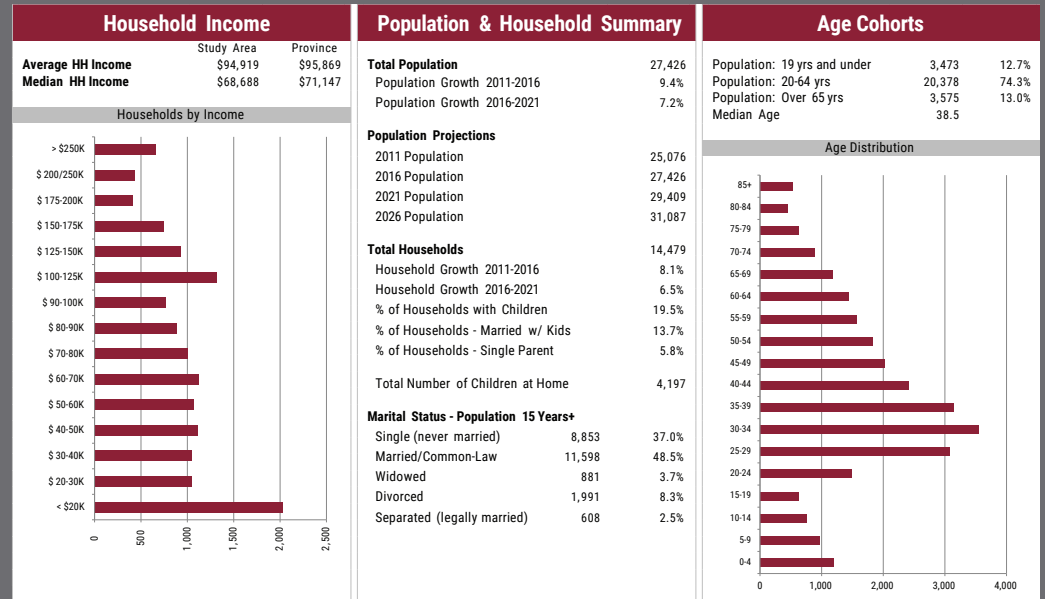


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TRADE AREA DEMOGRAPHICS



2015 ESTIMATES & PROJECTIONS	1 KM	3 KM	5 MIN DRIVE
Population	27,426	219,287	123,226
Households	14,479	114,446	67,014
Average Household Income	\$94,919	\$88,383	\$88,280

Jim Greenwood

City Square Property Holdings Inc.

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