

WILLOWBROOK SHOPPING CENTRE

Langley, BC



Bentall
Kennedy

WILLOWBROOK SHOPPING CENTRE

Langley, BC

LOCATION:

19705 Fraser Highway, Langley, BC

MAJOR INTERSECTION:

Fraser Highway & Highway 10 (Langley By-Pass)

TYPE:

Regional/Single Level/Enclosed

EXPANSION/RENOVATION:

1987/1991/1992/1999/2008

TOTAL GLA:

646,520 square feet

MAJOR TENANTS:

Hudson's Bay	131,146 square feet
Sears	113,439 square feet
Toys 'R' Us	39,040 square feet
Sport Chek	20,173 square feet

ANCILLARY:

250,706 square feet (155 stores and services)

DEMOGRAPHICS (2018 PROJECTIONS):

	Primary Trade Area (10 km)	Secondary Trade Area (15 km)
Total Population	246,215	591,237
Total Households	90,419	158,485
Average Household Income	\$100,070	\$100,070

OPERATING COSTS AND TAXES (2017 ESTIMATES):

	Per Square Foot
Operating Expenses:	\$16.79
Taxes:	\$13.66
Total:	\$30.45

Plus Promotion Fund of the greater of \$2.40 per square foot or \$3,750.00 per annum

Plus Advertising Fund of the greater of \$2.40 per square foot or \$3,750.00 per annum



MARKET SUMMARY:

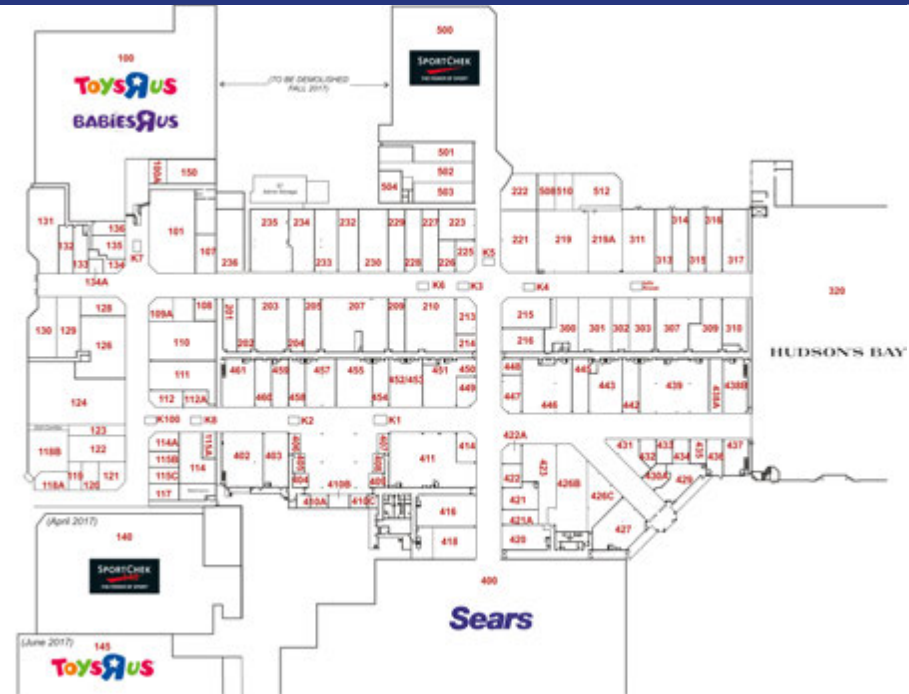
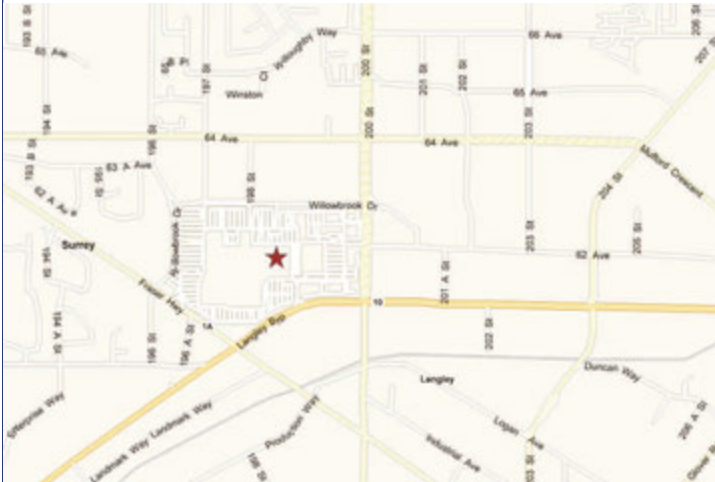
Willowbrook Shopping Centre is the market dominant regional shopping centre in the Fraser Valley. Located in the heart of Langley, Willowbrook is accessible and convenient to over 500,000 shoppers in the surrounding trade areas which include Surrey, White Rock Maple Ridge and Pitt Meadows.

The region surrounding the Centre has experienced rapid and continued population growth. Langley itself is the fastest growing community in Metro Vancouver with an anticipated population growth of 2.2% compounded annually through to 2021. This growth is due to relatively affordable housing (when compared to other cities in Metro Vancouver), influx of business investment, and major transportation infrastructure improvements the region has experienced and will continue to experience over the coming years.



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UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
PAD	White Spot		115B	Greenway Legal	726	201	Spring	1,282	235	Cleo	3,546	408	Manchu Wok	339	437	Westland Insurance	1,194
K1	Orange Julius	180	115C	Koodo	694	202	EB Games	1,249	236	Below the Belt	2,479	409	Freshslice Pizza	332	438A	Nail Studio	1,075
K2	Crepe Delicious	200	117	Tommy Guns	832	203	Mantique Clothing	2,598	300	The Source (Summer 2017)	2,010	410A	Taco Time	369	438B	Willow Care Dental Centre	1,934
K3	International Currency Exchange	80	118A	Available	700	204	Ronsons	1,306	301	Shoe Warehouse (Summer 2017)	2,631	410B	KFC	433	439	American Eagle	5,541
K4	BC Lotto	120	118B	Simply Computing	2,366	205	Bentley	1,306	302	Willowbrook Art Gallery (Summer 2017)	1,400	410C	A & W	369	442	Bell World	1,318
K5	Homelife Realty	100	119	Willowbrook Drycleaning & Alterations	634	207	The Children's Place	5,051	303	Available (Summer 2017)	2,100	411	Le Chateau	6,077	443	Zumiez	2,445
K6	Metalsmiths	171	120	Willowbrook Shoe Repair	640	209	Icing by Claire's	1,306	307	Warehouse One	3,217	414	Arctic Canadian Diamond	836	445	Quilts Etc.	1,505
K7	Shaw	100	121	Virgin Mobile	1,012	210	Garage	3,936	309	Spencer Gifts	2,029	416	Payless ShoeSource	2,799	446	Justice	3,813
K8	Kernels	153	122	Urban Man	2,016	213	Ann Louise Jewellers	1,088	307	Warehouse One	3,217	418	Kerrisdale Cameras	1,900	447	The Body Shop	1,074
K100	BC Lotto	100	123	Nutrition House	1,079	214	Crystique	423	309	Spencer Gifts	2,029	420	Showcase	1,769	448	Perfume Club	483
1100A	Sparky's Kutz for Kids	701	124	Urban Planet	7,652	215	Golden Tree Jewellers	2,282	310	Pearle Vision	2,011	421	House of Knives	1,277	449	Ben Moss Jewellers	837
100	To be demolished Fall 2017		125	HMV	3,794	216	Pandora	1,446	311	Zennkai Salon & Ecotique Spa & Salon	2,957	421A	Dog's Ear T-Shirt	799	451	Bath & Body Works	2,702
101	Boathouse/Stance	5,240	126	People's Jewellers	1,585	219	Bootlegger	4,490	313	Available	1,502	422	Escents	671	452/		
107	Lids	1,123	128	Telus	2,050	219A	Rick's	3,000	314	Aldila	1,511	422A	Sunglass Hut	548	453	Soft Moc	1,164
108	Mobilinq	590	129	Tim Hortons	2,150	220	Dynamite	3,474	314	Aldila	1,511	423	Footlocker	3,059	454	Mattu's Coffee	1,162
109	Available	1,019	130	Lenscrafters	3,893	221	Starbucks	1,506	315	Science & Nature Co.	1,511	426B	Fairweather	3,782	455	West 49	2,648
109A	Available	992	131	Essentials Hair Salon	1,025	223	Willowbrook Dental Centre	1672	316	Toe to Soul	1,511	426C	Northern Reflections	1,747	457	Coles	2,001
110	Mountain Warehouse	3,304	132	Essentials Hair Salon	1,025	225	Michael Hill Jewellers	880	317	Image Optometry	2,253	427	Swimco for Swimwear	2,786	458	David's Tea	1,165
111	Reitmans	2,845	133	Wind Mobile	942	226	Chic Angels	774	320	Hudson's Bay	131,146	429	Escape Day Spa & Salon	1,587	459	Pizazz Hair Design	1,174
112	Rocky Mountain Chocolate Factory	843	134	Purdy's	867	227	Bench	1,507	400	Sears	113,439	430A	Stitch It	654	460	GNC	1,162
112A	Merle Norman	617	134A	Trident Keymart	395	228	Aldo	1,507	402	La Senza	3,242	431	Claire's	1,178	461	Sakura	2,233
114	Carlton Cards	2,295	135	Foto Stop	1,008	229	Flight Centre (Spring 2017)	1,507	403	Abito	1,922	432	Montebello Jewellers	596	500 - 504	To be Demolished Fall 2017	
114A	Wireless Wave	804	136	Alive Health Centres	631	230	Hallmark Cards	3,014	404	Quizno's	333	433	Rogers Wireless	599	508	Clancy's Gourmet Meats	862
115A	Fido	507	140	SportChek (April 2017)	40,530	232	Plum Clothing	1,805	405	Opal!	335	434	Game On Sports	600	510	Cob's Bread	863
			145	Toys 'R Us (June 2017)	43,878	233	Serena	1,959	406	Teriyaki Experience	340	435	Sweet Factory (Summer 2017)	600	512	Kin's Farm Market	2,243
			150	Administration Office	2,400	234	Journeys	2,141	407	Thai Express	350	436	Subway	857			

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.

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