



GILMORE AVENUE &
LOUGHEED HIGHWAY,
BURNABY, BC

NEW RETAIL FOR LEASE

TRANSIT-ORIENTED
DEVELOPMENT AT
**GILMORE
SKYTRAIN
STATION**



LOUGHEED HIGHWAY

GILMORE AVENUE

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PROPERTY HIGHLIGHTS

- Opportunity to join the newest high density and transit-oriented community in Metro Vancouver
- Within the Brentwood Town Centre community plan area with substantial growth projections
- Gilmore Station will be a community of approximately 2.7 million sq. ft. of residential including:

Retail: 491,000 sq. ft.
Office: 1,058,000 sq. ft.
Total: 1,549,000 sq. ft.



PHASE 1 RETAIL AVAILABILITY

FLOOR 1	92,600 sq. ft.*
FLOOR 2	101,100 sq. ft.*
FLOOR 3	83,800 sq. ft.*
FLOOR 4	30,000 sq. ft.*
TOTAL	307,500 sq. ft.*

* Estimated square feet.

Opportunities exist for CRU to large format multi-level tenants.

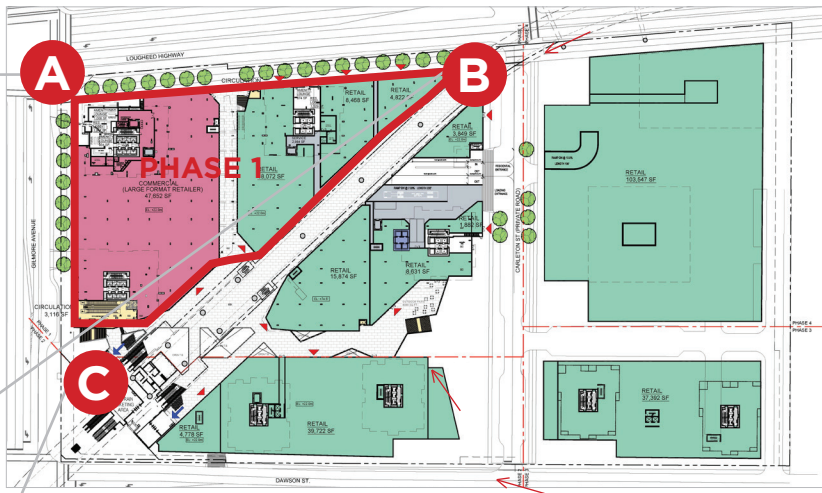


DRIVE BY TRAFFIC ESTIMATES

48,000	VEHICLES PER DAY LOUGHEED HIGHWAY (BY MADISON)
13,000	VEHICLES PER DAY DAWSON STREET (BY MADISON)
17,000	VEHICLES PER DAY GILMORE AVE (2ND AVENUE)



NEW RETAIL FOR LEASE



TYPICAL FLOOR PLAN

- Gilmore Station's typical floor plan
- First phase is projected to provide approximately 307,500 sq. ft. of retail

A: Conceptual rendering at the corner of Lougheed Highway and Gilmore Avenue.

B: Conceptual rendering of Gilmore Station's Lougheed Plaza. Located off of Lougheed Highway, this plaza will be the northeast pedestrian access point.

C: Conceptual rendering of Gilmore Station's Gilmore Plaza. The plaza will be the main transit access point.

A FOCAL POINT WITHIN METRO VANCOUVER.



LOCATION

- Located southeast of Gilmore Avenue and Lougheed Highway and north of Dawson Street
- Intersection is heavily traveled and has substantial residential density in the immediate vicinity
- High exposure property because of its corner location on major arterial road
- Approximately 20 minute drive from 9 of the major cities within Metro Vancouver



TRANSIT

- Convenient and easy access to the Millennium Line, Expo Line, and the Evergreen Line
- Directly connected to Gilmore SkyTrain Station, with the transit station running through the centre of the development
- Easy access to 6 cities within Metro Vancouver through Translink's rapid transit program



THE SHOPS AT
**GILMORE
STATION**

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SUMMARY OF RESIDENTIAL ACTIVITY (MEASURED IN RESIDENTIAL UNITS)

PROJECTED:	9,500
CONSTRUCTION:	2,100
EXISTING:	1,700
TOTAL:	13,300

PROJECTED: ± 950
CONSTRUCTION: ± 250

EXISTING: ± 400

CONSTRUCTION: $\pm 1,200$
PROJECT: $\pm 1,650$

PROJECTED: ± 700
CONSTRUCTION: ± 650

PROJECTED:
 $\pm 2,200$

GILMORE SKYTRAIN STATION

EXISTING: ± 400

PROJECTED: ± 200

EXISTING: ± 500

PROJECTED: ± 300

EXISTING: ± 400

SUBJECT PROPERTY
POTENTIAL FOR $\pm 3,500$
RESIDENTIAL UNITS

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