

Henderson Retail Portfolio

INTERNATIONAL VILLAGE, Downtown Vancouver, BC

PARIS SQUARE, Downtown Vancouver, BC

HENDERSON PLACE MALL, Coquitlam, BC

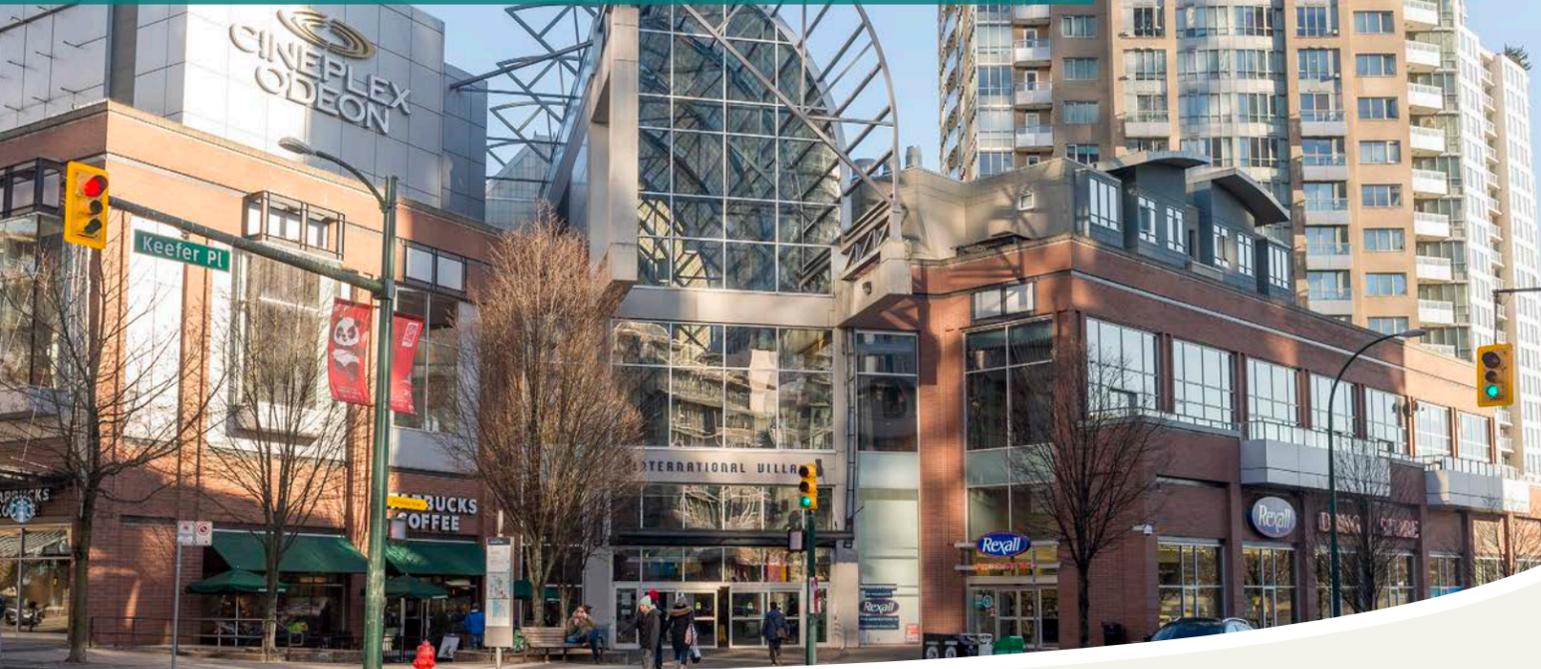


CBRE

CBRE Limited presents the opportunity to acquire three diverse retail centres prominently located in high density neighbourhoods in Downtown Vancouver and Coquitlam, B.C.

INTERNATIONAL VILLAGE

Downtown Vancouver, B.C.



EXCEPTIONAL DOWNTOWN LOCATION

- Located in a high-density mixed-use hub, surrounded by multi-family residential towers.
- Walking distance from both BC Place Stadium and Rogers Arena, making it an attractive location for sports spectators looking for pre- and post game entertainment.

LOCATED DIRECTLY ON TRANSIT

- Less than five minutes walk from the Stadium/Chinatown SkyTrain Station.

MANAGEMENT SYNERGY

- Situated across the street from Paris Square, allowing for ease of management and tenant synergy between the two retail centres.

CIVIC ADDRESS	88 West Pender Street, Vancouver B.C.
LEGAL DESCRIPTION	PL VAP23011 LT 193 DL FC LD 36
PID	016-560-264
SITE AREA	3.38 Acres
FRONTAGE	~ 464 Feet - Abbott St. ~ 456 Feet - Pender St.
YEAR BUILT	1999
NET RENTABLE AREA	195,109 SF
OCCUPANCY	91.0%
PARKING	549 Stalls
EXISTING NOI	\$3,796,336
ZONING	CD-1



A DOWNTOWN RETAIL LANDMARK



International Village is an attractive and well-built 195,000 SF shopping centre marking the crossroads of downtown Vancouver's Central Business District, Stadium District, and Chinatown. The mall is anchored by Cineplex Odeon Movie Theatres and offers a unique mix of brand name and local independent tenants that attract both destination and local area shoppers.

The building is considered to be a notable architectural landmark with unique features such as a grand atrium, skylights, a greet roof, and a sun dial located atop the building.

REPOSITIONING OPPORTUNITY

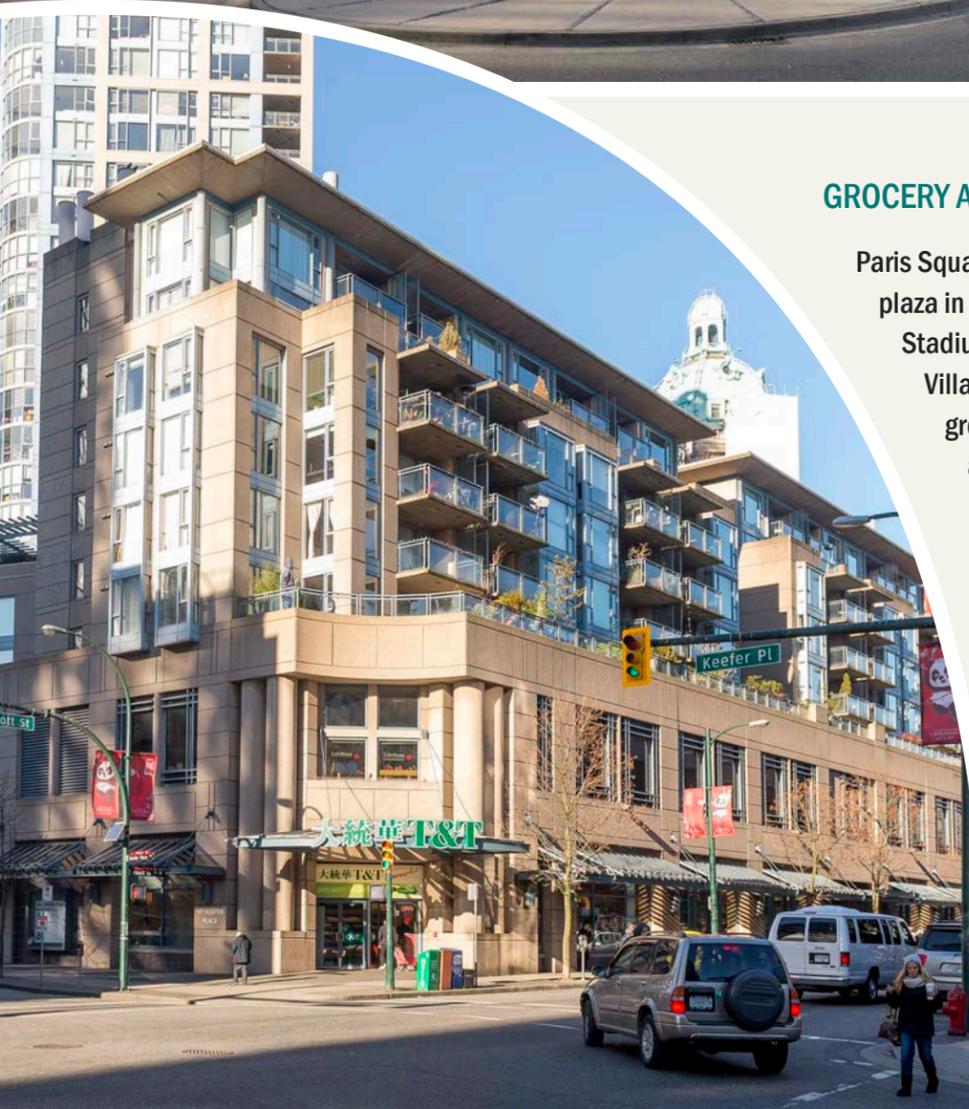


International Village's vast retail space and superb location is remarkably under-utilized in its current form. Investors are offered the opportunity to dramatically increase International Village's visitation and revenue by implementing a new space planning and tenant positioning strategy.



PARIS SQUARE

Downtown Vancouver, B.C.



GROCERY ANCHORED RETAIL / OFFICE PODIUM

Paris Square is an inviting mixed-use retail / office plaza in the heart of Downtown Vancouver's bustling Stadium district. Located next to International Village at the gates of Chinatown, Paris Square's grocery and local restaurant tenants provide a secure and reliable income stream as they attract both daily SkyTrain commuters as well as local area residents.



Paris Square is anchored by T&T Supermarket (Loblaw Co.) Canada's largest Asian supermarket chain with 24 Stores across the country.

EXCEPTIONAL DOWNTOWN LOCATION

- Located in a high-density mixed-use hub, surrounded by multi-family residential towers.
- Walking distance from both BC Place Stadium and Rogers Arena.
- Anchored by a major grocery tenant.

LOCATED DIRECTLY ON TRANSIT

- Across the street from the Stadium/Chinatown SkyTrain Station.

MANAGEMENT SYNERGY

- Situated across the street from International Village shopping centre, allowing for ease of management and tenant synergy between the two retail centres.

CIVIC ADDRESS

181 Keefer Place,
Vancouver, B.C.

LEGAL DESCRIPTION

PL LMP11967 LT 204 LD
36

PID

018-411-363

SITE AREA

1.58 Acres

FRONTAGE

~ 269 Feet - Abbott St.

YEAR BUILT

1996

NET RENTABLE AREA

80,151 SF

OCCUPANCY

94.0%

PARKING

163 Stalls

EXISTING NOI

\$1,414,091

ZONING

CD-1



HENDERSON PLACE MALL

Coquitlam, B.C.



DOMINANT REGIONAL MALL



Henderson Place Mall is a 143,000 square foot enclosed mall in the heart of Coquitlam's rapidly developing Town Centre. The centre comprises retail, restaurant, and professional service tenants.

MIXED-USE REDEVELOPMENT OPPORTUNITY



This exceptional location with high-density zoning offers investors the opportunity to redevelop and reposition the mall as a lively mixed-use shopping destination that will anchor the Coquitlam Town Centre commercial area. The mall is currently 74.8% leased and provides excellent short or long-term holding income potential.

EXCELLENT ACCESSIBILITY

- Directly across the street from Lincoln Station on the new Evergreen SkyTrain (LRT) Line.
- Easy rapid transit connections throughout Metro Vancouver.
- Close proximity to Lougheed Highway and the Trans-Canada Highway

MAJOR DEVELOPMENT NODE

- Coquitlam Town Centre has experienced 20% population growth in the past five years, with another 18% expected by 2021.
- The Town Centre area is poised to become Metro Vancouver's new high-density commercial hub.
- Fuelled by the development of the Evergreen SkyTrain Line, Coquitlam Town Centre will see several new high density developments in the near future.

CIVIC ADDRESS

1151 Pinetree Way,
Coquitlam, B.C

LEGAL DESCRIPTION

PL BCP35120 LT A DL
384A LD 36

PID

027-416-488

SITE AREA

6.18 Acres

FRONTAGE

~ 530 Feet - Pinetree Way

YEAR BUILT

1999

NET RENTABLE AREA

142,841 SF

OCCUPANCY

74.8%

WALE

2.88 Years

PARKING

656 Stalls

EXISTING NOI

\$1,127,523

ZONING

City Centre Commercial
(5x FSR)




Across the street
from the Evergreen
SkyTrain Line

SUBJECT PROPERTY Henderson Place Mall

Coquitlam Centre
Mall

Lincoln SkyTrain
Station
(Evergreen Line)

Evergreen SkyTrain Line

Pinetree Way

Lougheed Highway

Barnet Highway



**FOR MORE INFORMATION,
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