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

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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).

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.

*Source: City of Vancouver
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

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OPERATING COSTS (2017 ESTIMATES)

$24.26
TRADE AREA DEMOGRAPHICS

Household Income
- Average HH Income: $94,919
- Median HH Income: $56,188
- Population: 27,426

Population & Household Summary
- Total Population: 27,426
- Population Growth 2011-2016: 9.4%
- Population Growth 2014-2021: 7.2%

Households by Income

Population Projections
- 2011 Population: 25,076
- 2016 Population: 27,426
- 2021 Population: 29,409
- 2030 Population: 35,047

Total Households
- Households 14,479

Population by Visible Minority
- Chinese: 2,080
- Japanese: 3
- Korean: 2,201
- S. Asian (Inc. East Indian): 3,211
- Korean: 2,201

Marital Status - Population 15 Years+
- Married/Common-Law: 11,594
- Widowed: 881
- Divorced: 1,991
- Separated (legally married): 668

Total Number of Children at Home
- Total Households: 14,479

 `% of Households`
- Single Parent: 13.7%
- Married w/ Kids: 5.8%
- Married: 91.6%

Household Growth 2011-2016
- Total Households: 14,479

Household Growth 2016-2021
- Total Households: 15.0%
- Total Households: 10.0%
- Total Households: 5.0%
- Total Households: 0.0%

Household Income Population & Household Summary Age Cohorts

2015 ESTIMATES & PROJECTIONS

Population
- 1 KM: 27,426
- 3 KM: 219,287
- 5 MIN DRIVE: 123,226

Households
- 1 KM: 14,479
- 3 KM: 114,446
- 5 MIN DRIVE: 67,014

Average Household Income
- 1 KM: $94,919
- 3 KM: $88,383
- 5 MIN DRIVE: $88,280

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