



**BGO**  
Properties



# PARK & TILFORD SHOPS & GARDENS

NORTH VANCOUVER, BC

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**THE  
GULL  
LIQUOR  
STORE**



**WINNERS**



## **PARK & TILFORD SHOPS & GARDENS**

**NORTH VANCOUVER, BC**

Park & Tilford Shops & Gardens is a grocery anchored centre located in the heart of North Vancouver. The shopping centre is strategically located in close proximity to the Trans Canada Highway and the Ironworkers Memorial Bridge which is one of only two bridges connecting North Vancouver to the City of Vancouver.

Park & Tilford is a 174,811 square foot open centre located at the corner of Brooksbank Avenue and Cotton Road within close proximity to the Trans- Canada Highway in North Vancouver. Park & Tilford is anchored by Save on Foods and is the dominant grocery anchored community centre in the eastern heart of North Vancouver. Over 200,000 people are within 5 kilometres of the centre with an average household income of more than \$140,000 per year.



# PROPERTY HIGHLIGHTS

ADDRESS 333 Brooksbank Avenue  
North Vancouver, BC, V7J 3S8

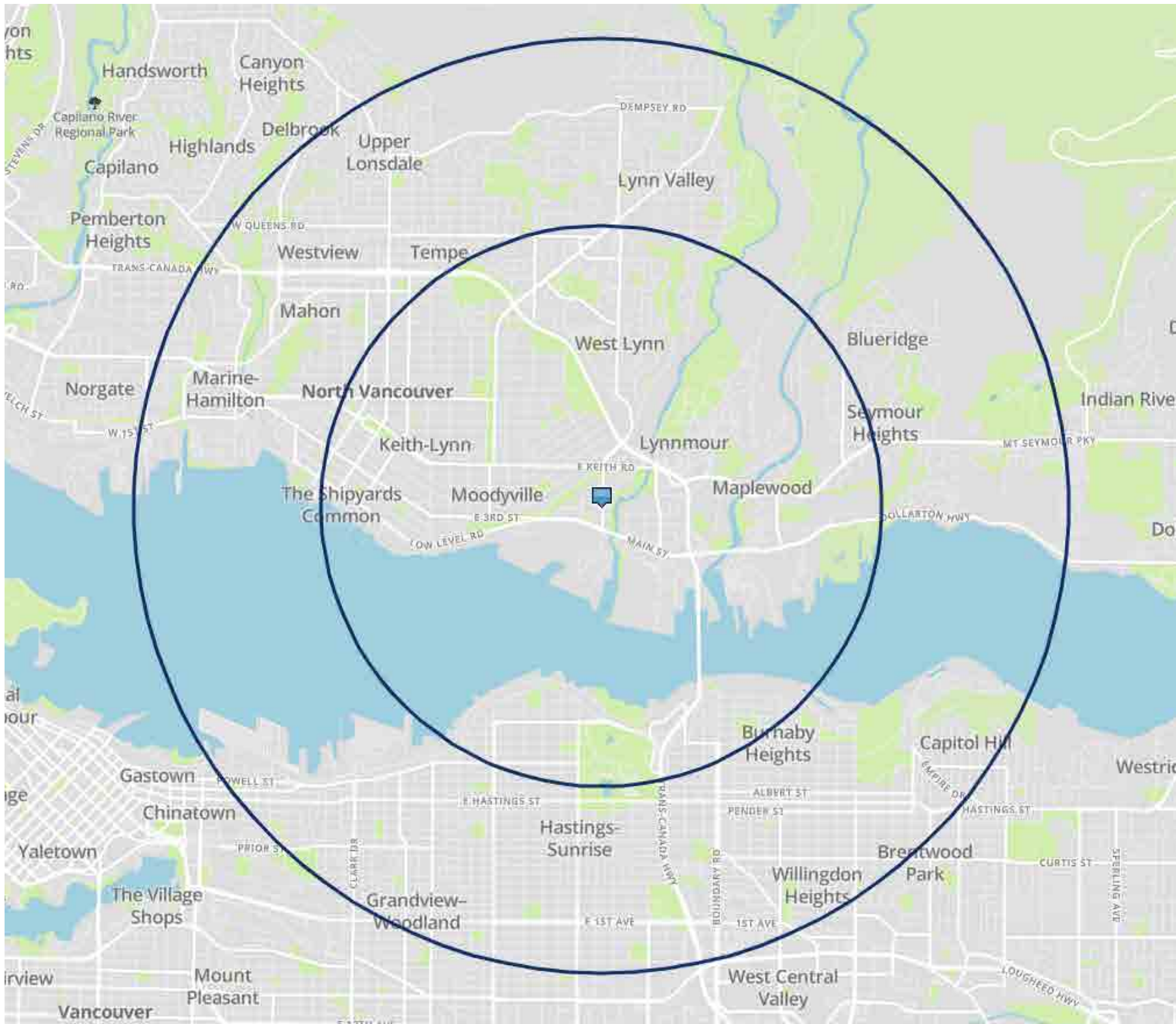
MAJOR INTERSECTION Cotton Road and Brooksbank Avenue

GLA (SQ. FT) **174,811**





NUMBER OF STORES AND SERVICES **34**



# DEMOGRAPHICS



## TRADE AREA (2025 ESTIMATES)

	DISTANCE	<b>3 KM</b>	<b>5 KM</b>
	FAMILIES WITH CHILDREN	<b>41%</b>	<b>44%</b>
	TRADE AREA POPULATION	<b>80,432</b>	<b>216,962</b>
	AVERAGE HOUSEHOLD INCOME	<b>\$151,253</b>	<b>\$152,115</b>

# A HEALTHIER, MORE SUSTAINABLE PLACE OF BUSINESS



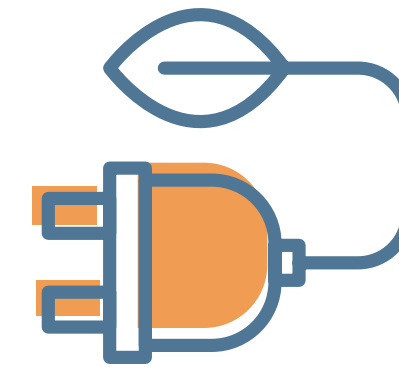
## SUSTAINABILITY

- Energy, water and waste management
- Air quality, comfort and custodial management
- Health & Wellness and stakeholder engagement



## COMMUNITY AMENITIES & SERVICES

- **1.5** acre botanic garden of **8** interconnected distractive gardens
- A major tourist attraction in Vancouver
- **2** community rooms within the Gardens to host community events
- Friends of the Garden provide volunteered maintenance



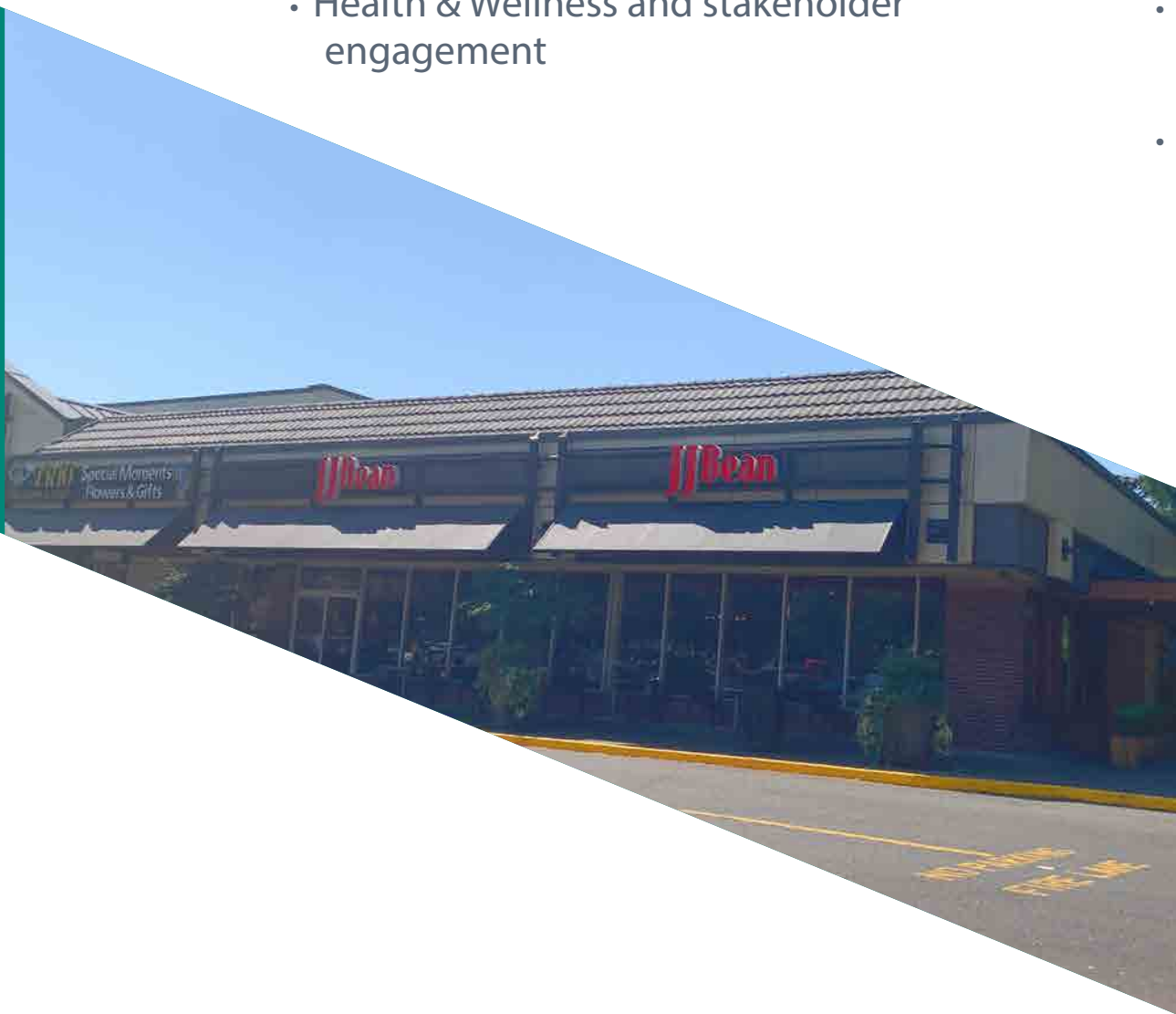
## TRANSPORTATION & ACCESSIBILITY

WALK SCORE	<b>74</b>
TRANSIT SCORE	<b>63</b>
BIKE SCORE	<b>72</b>
PARKING SPACES	<b>818</b>

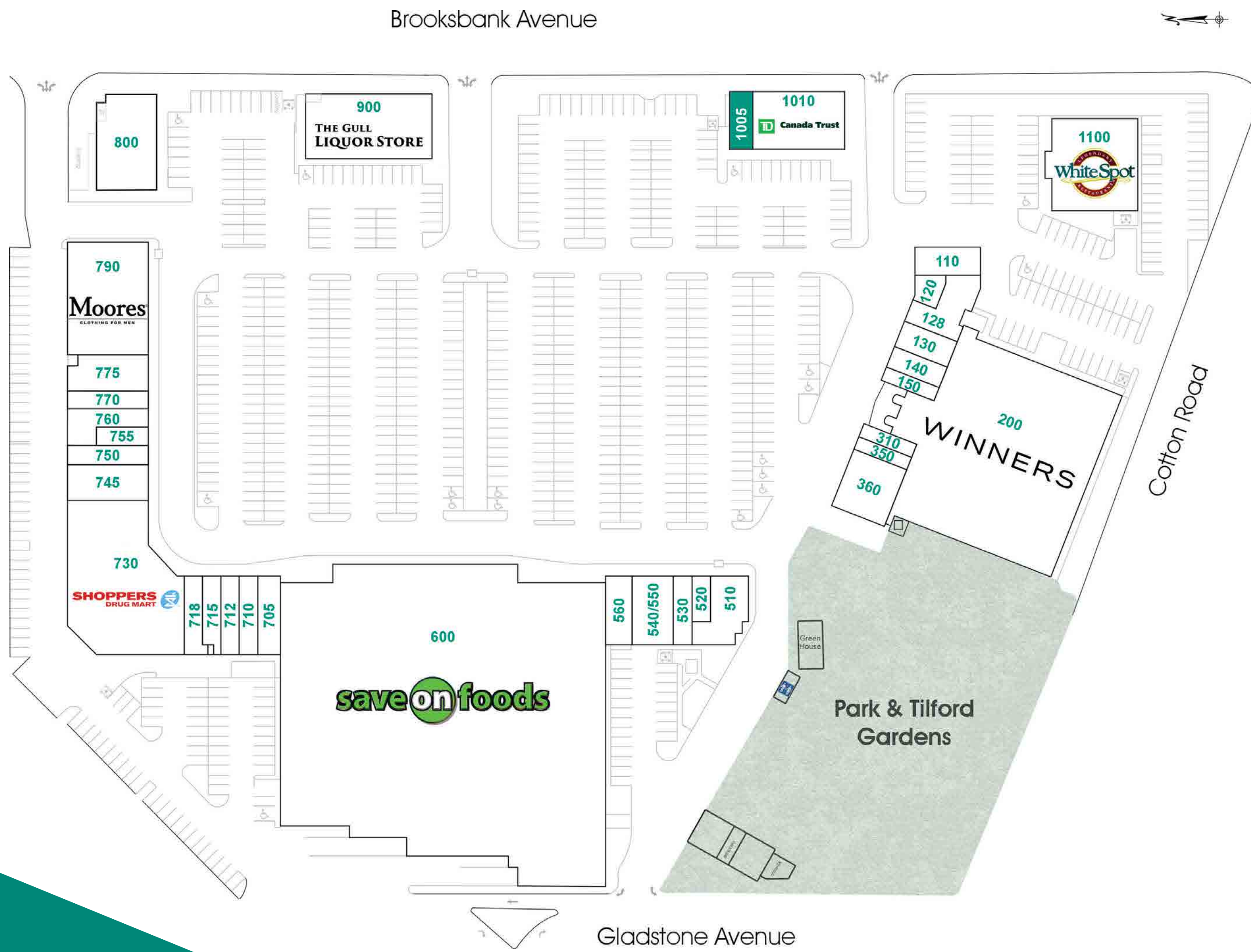
BGO is committed to sustainable management practices to reduce our impact on the environment and provide healthier spaces for our occupants.

To learn how we can support your sustainability needs, please reach out to your leasing representative or visit our ESG report to learn more about our approach.

## CERTIFICATIONS:



# SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
110	Edo Japan	1,419	715	Chopped Leaf	1,060
120	Booster Juice	610	718	The UPS Store	1,178
128	Golden Pearl Restaurant	1,971	730	Shoppers Drug Mart	11,551
130	Subway	1,179	745	Pet Food 'N More	2,235
140	Freshslice	949	750	Select Hair Design	1,118
150	Sushi Day Restaurant	639	755	Tommy Gun's	721
200	Winners	28,000	760	Goody's Cleaners	1,514
310	Trio Diamond	618	770	Mumbai Masala Restaurant	1,122
350	Special Moments Florist & Gifts	593	775	Benjamin Moore	1,925
360	JJ Bean	2,596	790	Moore's Clothing for Men	7,024
510	Starbucks	2,123	800	BC Cannabis	4,048
520	Telus	637	900	The Gull Liquor Store	5,442
530	Johnston Meier Insurance	951	1005	Available (Oct 1, 2026)	932
540/550	Park & Tilford Dental Centre	2,153	1010	TD Canada Trust	4,001
560	Sally Beauty	1,397	1100	White Spot	6,127
600	Save-On-Foods	73,970			
705	Lynn Nails & Spa	1,378			
710	Great Clips	1,140			
712	COBS Bread	1,103			



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BentallGreenOak (Canada)  
Limited Partnership, Brokerage



**WINNERS**



**Cotton Road**

**Brooksbank Avenue**