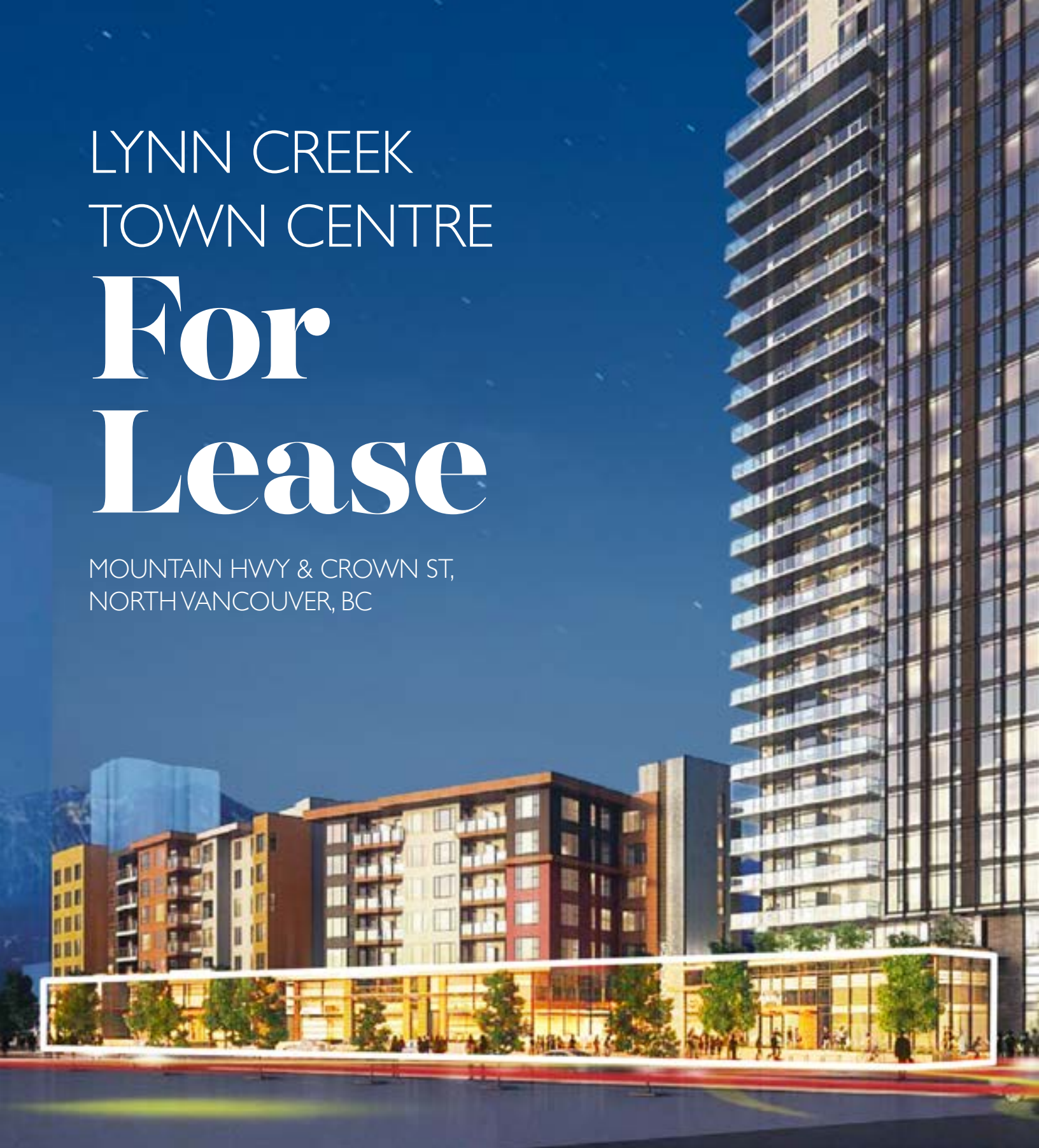


LYNN CREEK TOWN CENTRE For Lease

MOUNTAIN HWY & CROWN ST,
NORTH VANCOUVER, BC



Brodie Henrichsen* | 604 628 4331
Senior Vice President | Brodie.Henrichsen@am.jll.com



*Personal Real Estate Corporation

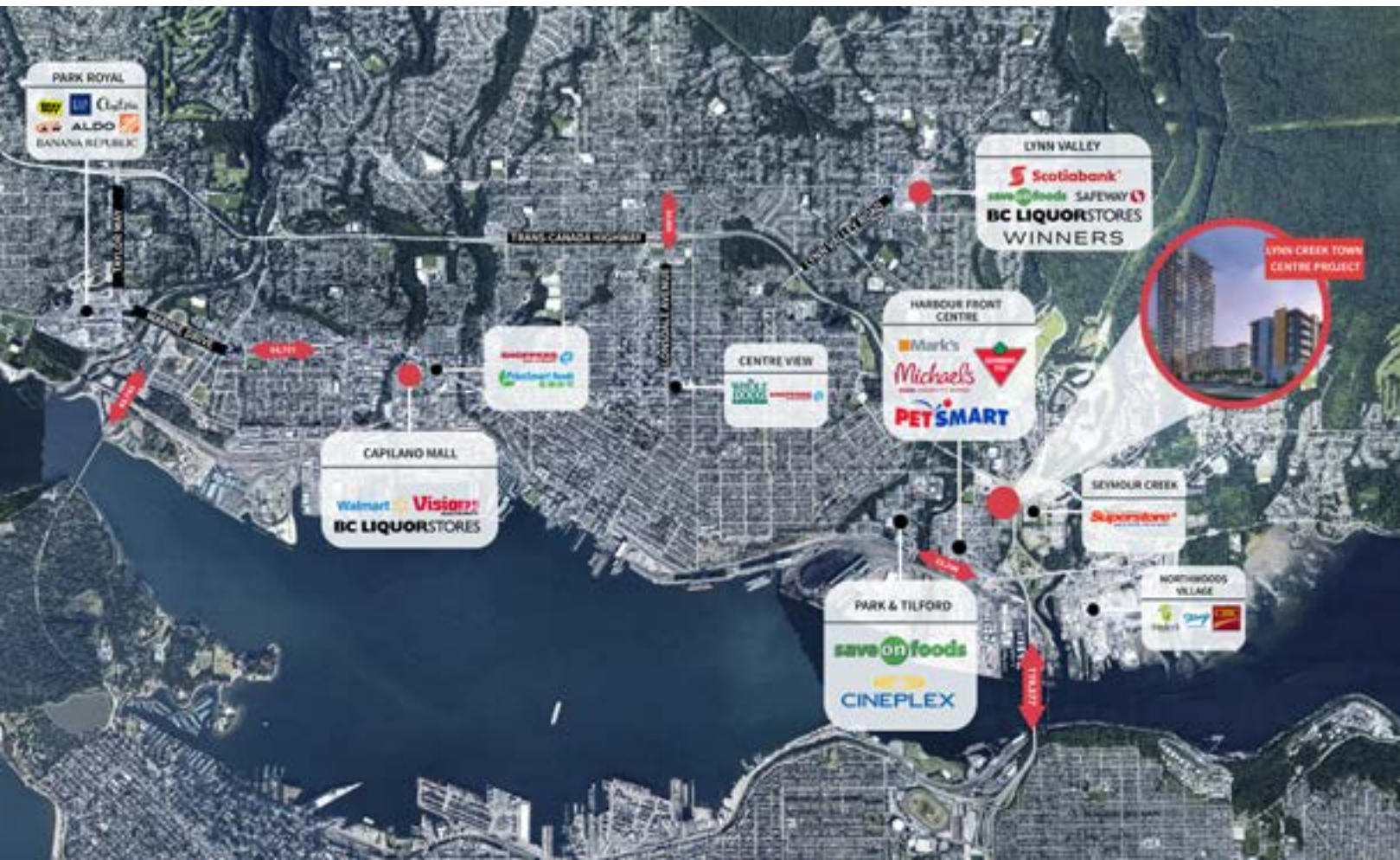
Location

Located on the northeast corner of Mountain Hwy & Crown Street Lynn Creek Town Centre will be a transit-oriented, mixed use community located in an ideal setting near highly-valued green spaces. A unique location offering a combination of natural amenities, easy-to-access transit and retail opportunities.

Comprising of residential, light industry and retail areas, the development will complement the established retail node along Main Street that includes Canadian Tire, PetSmart, Mountain Equipment Co-op, Save-on-Foods and Cineplex.

Lynn Creek Town Centre project will revitalize the residential neighborhood, encourage economic development while promoting green infrastructure increasing the population by over 8,000 people upon completion.

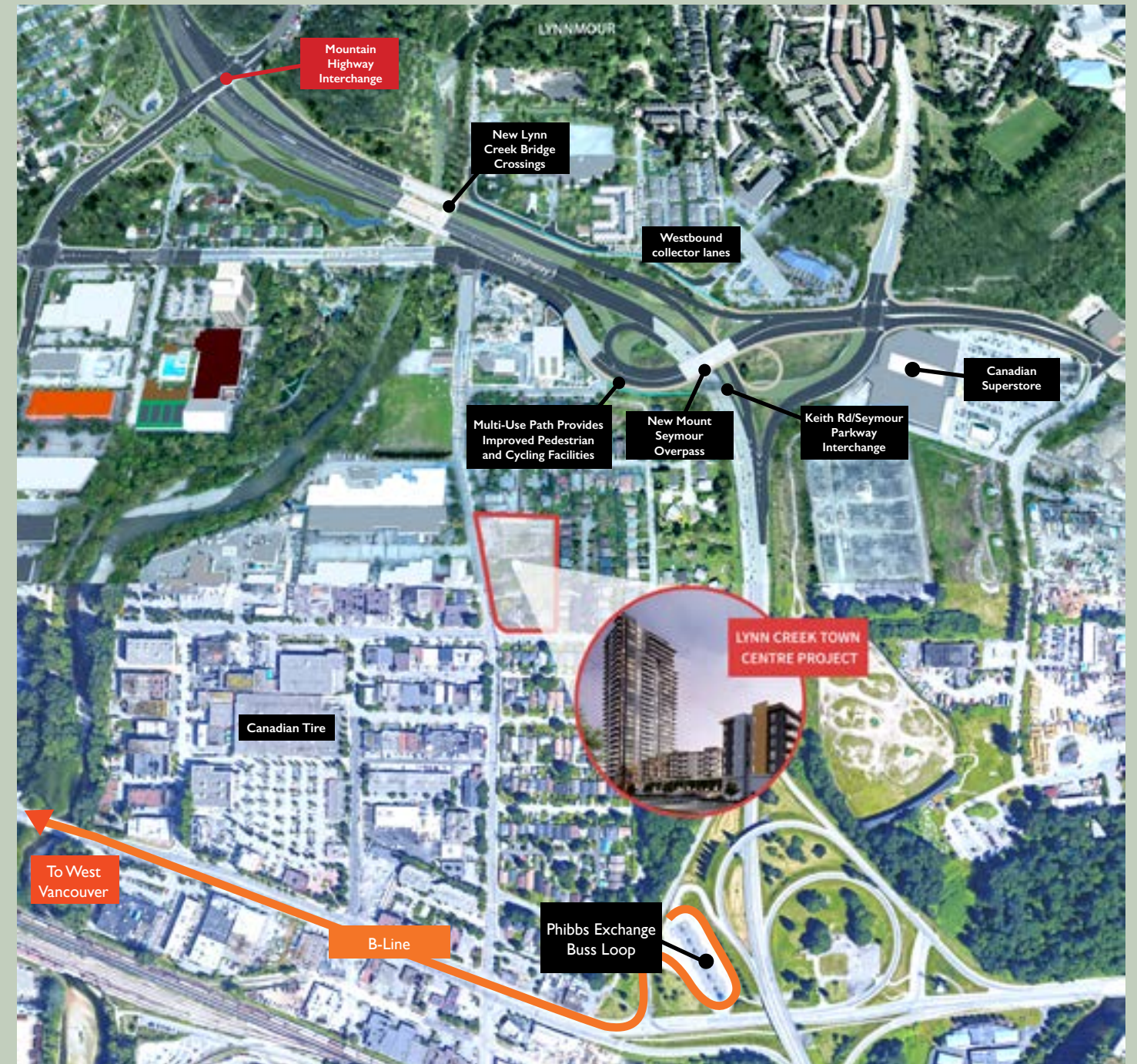
 [Click here to see the video](#)

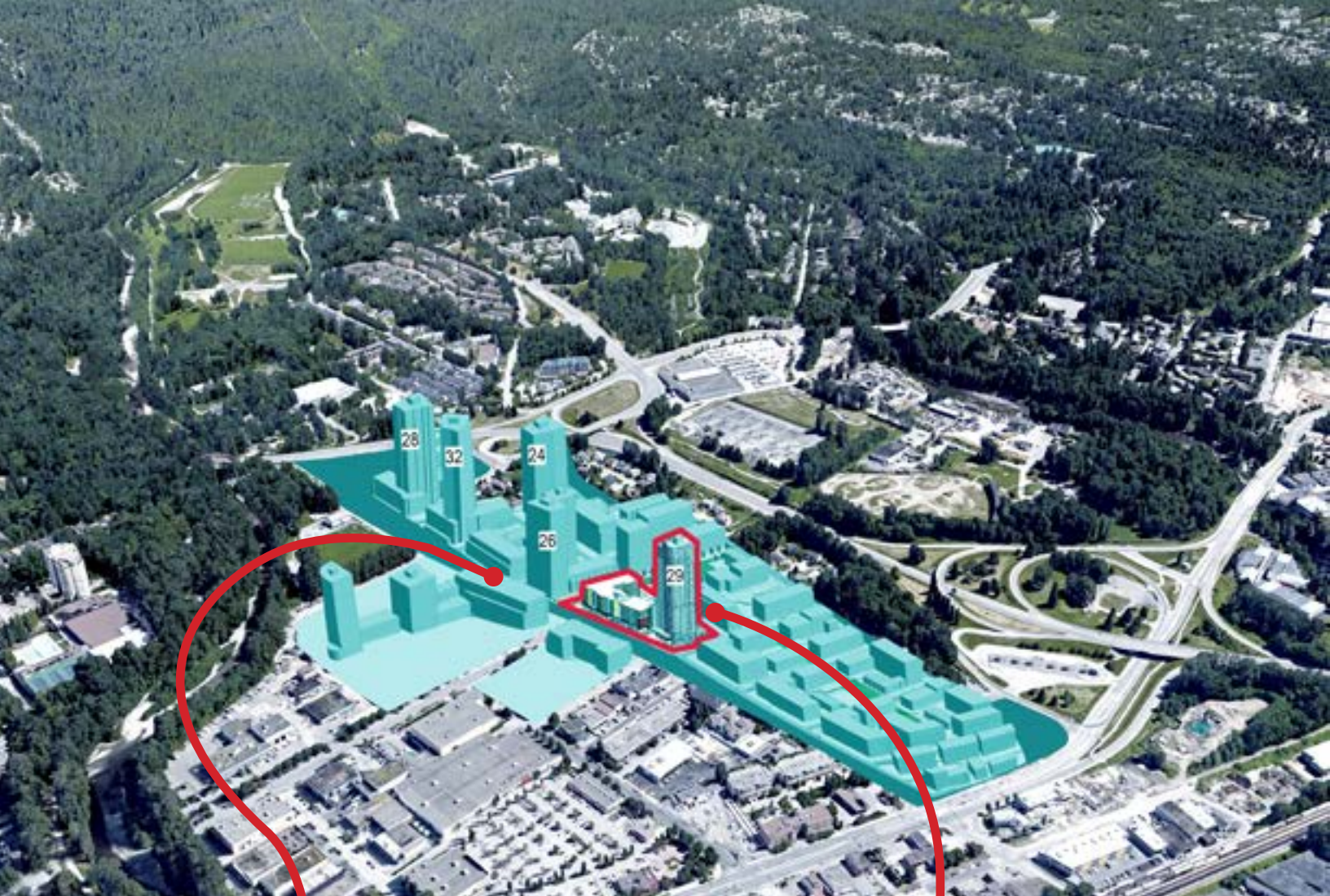


Highway 1 and Transit improvements to Lower Lynn

Highway 1 connects Metro Vancouver to the North Shore, the Horseshoe Bay Ferry terminal and Whistler via Highway 99. The Highway 1 improvements include a new full movement interchange at Mountain Highway, additional travel lanes over Lynn Creek and improvements to East Keith Road.

The Transit improvements –Phibbs Exchange is one of the primary transit hubs in Metro Vancouver servicing over 16,000 daily passengers. Phibbs Exchange will be upgraded with new lighting, weather protection as well as the introduction of the new B-Line bus route connecting across the North Shore to Lonsdale Quay, Park Royal and Dunderave, West Vancouver.

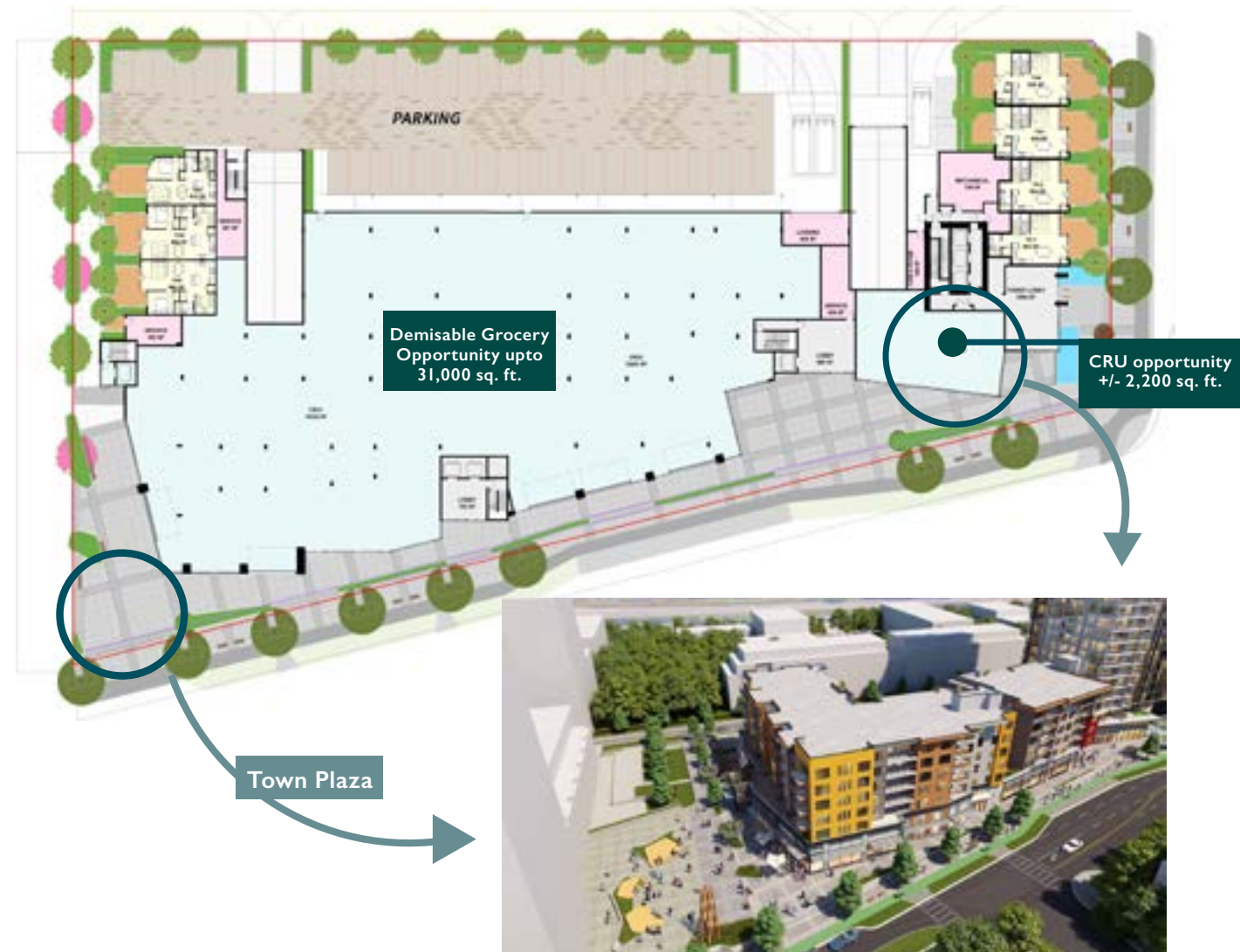




Project Highlights

- Marquee Project located at the heart of the Lynn Creek Town Centre on the NE corner of Mountain Hwy & Crown Street
- The Project includes 349 new residential units in the tower and 2 mid-rise buildings over a retail podium.
- Residential population growth of 8,000+ people forecasted upon completion for the Town Centre. Currently 2967 units under development application with the District of North Vancouver.
- Join established retail node on Main Street that includes, Canadian Tire, PetSmart, Mountain Equipment Co-op, Save-on-Foods, Mark's Work Warehouse and Cineplex
- The Project retail opportunities will open onto Town Square as well as a new 28,000 square-foot Community Center directly across Mountain Highway.
- The new Highway 1 interchange ensures ease of access and project is within close proximity to the improved Phibbs Exchange which includes the B Line servicing Lonsdale Quay & Dundarave.
- Construction of Lynn Creek Town Centre is scheduled to commence in early 2020 with tenant turnovers in mid-2022 for the retail component
- Mountain Highway will be the main arterial road servicing the 'Heart' of the Lynn Creek Town Centre and will be reconfigured to facilitate efficient multi-modal movements including road network upgrades, enhancement of pedestrian and cycling networks and public transit services. Addition of new parks and open space connectivity to the project location will also further strengthen its retail demands.

Site Plan



Community Centre



Lynn Creek Town Centre

Demographics

	5 min Drive	10 min Drive
Population		
Total Population	24,288	232,442
Growth Rate (2015-2020)	6%	5%
Growth Rate (2020-2025)	7%	5%
Daytime Population (Total)	24,629	231,548
Daytime Population at Work	14,559	132,734
Households		
Total Households	8,692	91,769
Average Household Size	2.7	2.5
Owned Dwellings	66%	62%
Rented Dwellings	34%	38%
Income		
Average Household Income	\$128,429	\$117,618
Median Income	\$105,060	\$90,309
Per Capita Income	\$45,961	\$46,436
Spending		
Total Expenditure (Total)	\$1,250,678,511	\$11,817,037,418
Total Expenditure (Per Household)	\$143,888	\$128,769
Education		
No Degree	9%	12%
High School Diploma	27%	26%
Bachelor Degree or Higher	29%	30%
Visible Minority Status		
Not a Visible Minority	16,597	130,152
Chinese	1,617	42,247
South Asian	1,396	11,480
Black	268	2,492
Filipino	1,253	10,037
Latin American	432	4,058
Southeast Asian	181	5,134
Arab	63	893
West Asian	1,116	11,341
Korean	381	3,724
Japanese	358	3,136
Population by Age		
0-4	1,169	10,058
5-14	2,496	20,326
15-24	2,904	26,322
25-34	3,320	34,992
35-44	3,444	34,279
45-54	3,567	32,708
55-64	3,403	32,924
65+	3,986	40,833
Median Age	41.5	42.1

Context map



Brodie Henrichsen*
 Senior Vice President
 604 628 4331
 Brodie.Henrichsen@am.jll.

*Personal Real Estate Corporation