

# Henderson Retail Portfolio

Paris Square, Downtown Vancouver, BC  
Henderson Place Mall, Coquitlam, BC

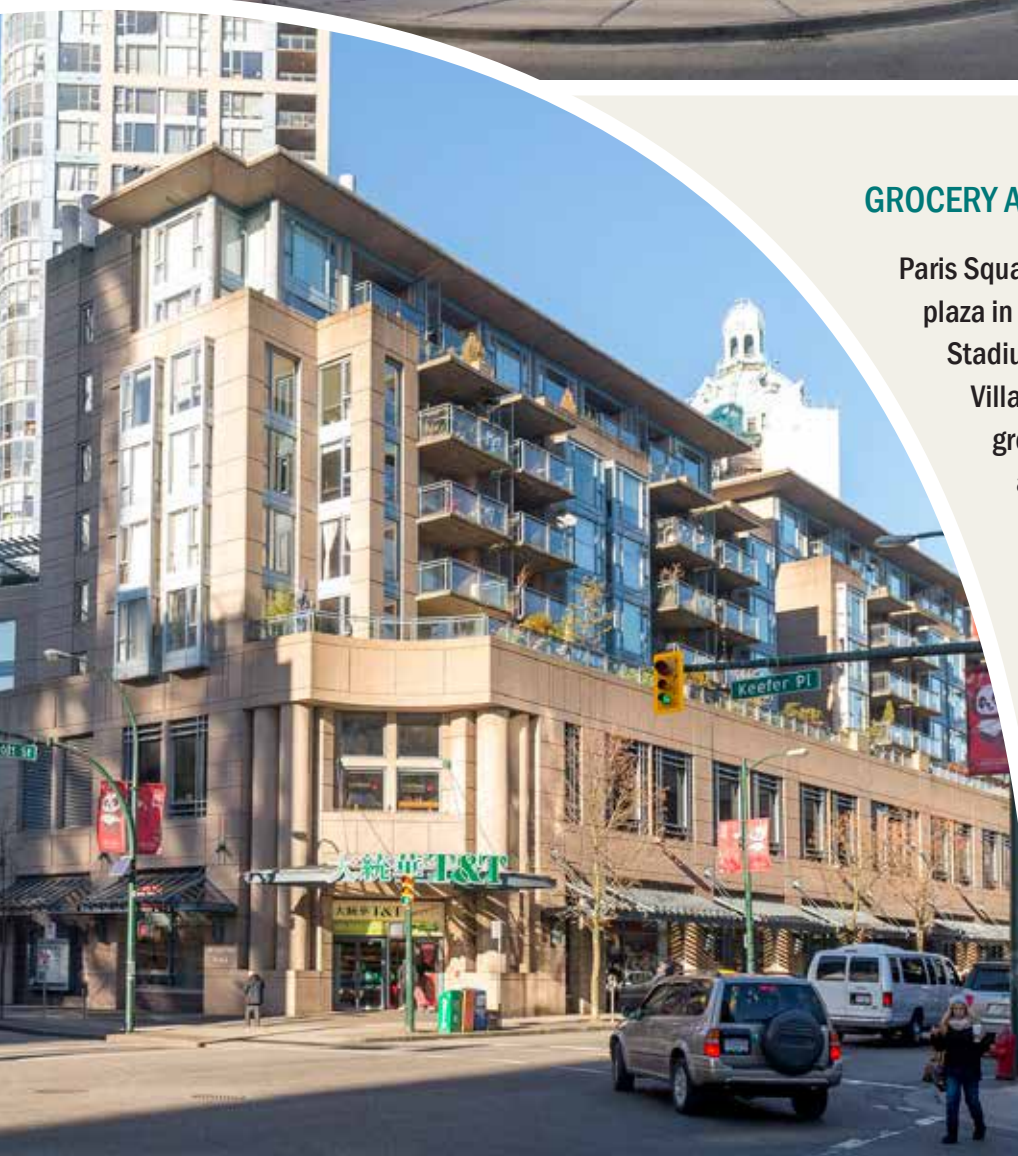


**CBRE**

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

# 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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