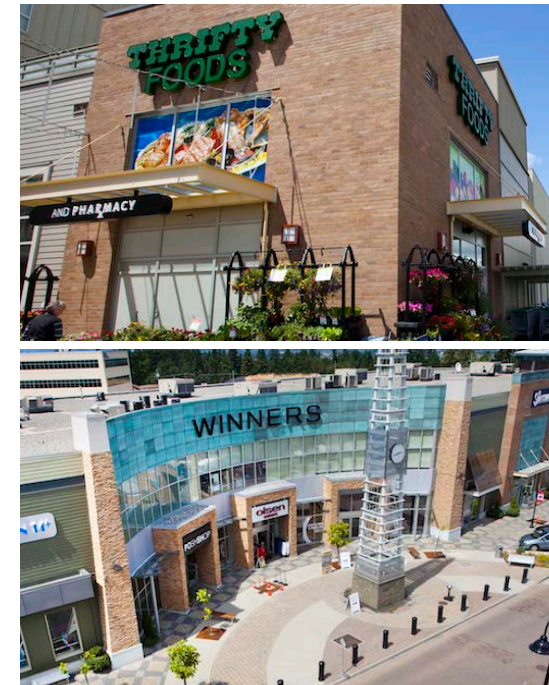
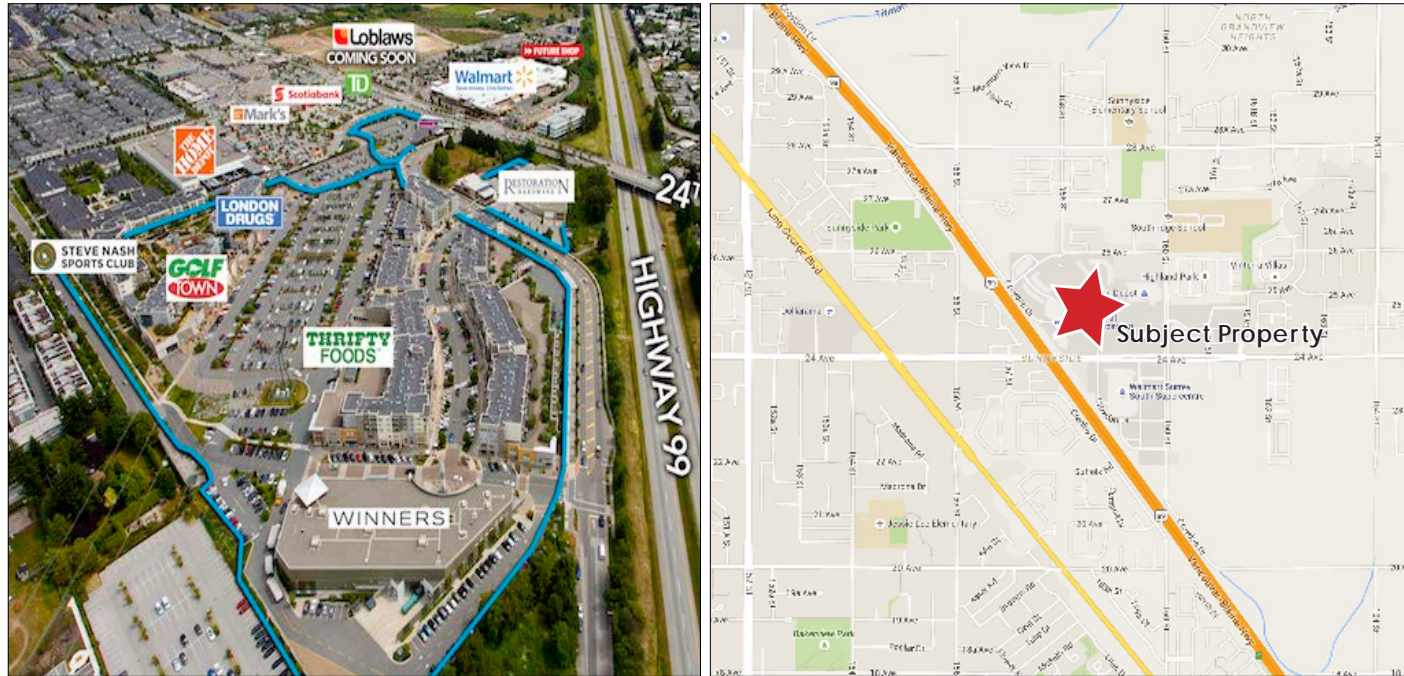


FOR LEASE



2016 Estimates	3 km	5 km	10 km
Population	55,630	80,560	208,982
Projected 2021 Population	59,343	85,594	222,989
Projected Population Growth (2016 - 2021)	6.7%	6.2%	6.7%
Number of Households	23,789	33,190	74,028
Median Age	46.2	46.9	41.1
Average Household Income	\$102,281	\$111,758	\$114,518
Average Person per Household	2.28	2.37	2.78

GLA

393,281 sf grocery anchored centre

MAJOR TENANTS



LOCATION

- The property is well located in the dominant retail node of the fast growing South Surrey/ White Rock market, within the southern portion of Greater Vancouver.
- The Centre has good visibility and access to 24th Avenue and Highway 99 and is surrounded by a growing residential community and complementary retail centres.

HIGHLIGHTS

- Approximately 4,500 new home units under application in South Surrey/White Rock.
- The property comprises the retail component of a vibrant and affluent, mixed-use community, including 457 strata residential condominium units (Morgan Crossing Residences) situated on three floors above the retail.
- South Surrey has experienced very strong population growth. Over the past decade the population has increased more than 20% and is expected to grow an additional 20% by 2023. Average household income of the surrounding community is \$109,000.

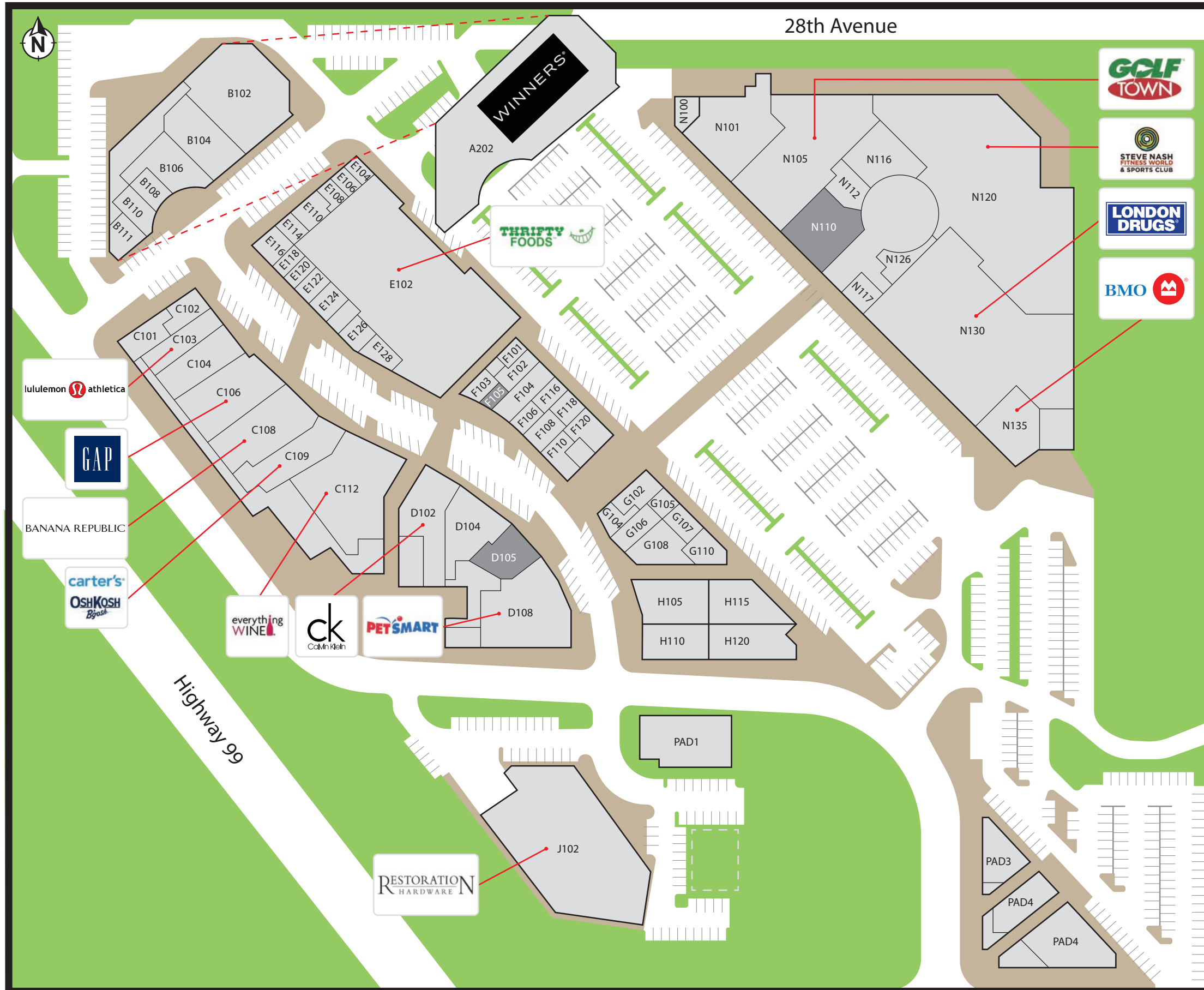


New Westminster, BC | Moose Jaw, SK | Winnipeg, MB | Orangeville, ON | Halifax, NS
 Surrey, BC | Prince Albert, SK | Kitchener, ON | Tillsonburg, ON | Saint John, NB
 Saskatoon, SK | Regina, SK | Toronto, ON | Pembroke, ON | Summerside, PE
 Kindersley, SK | Thompson, MB | Bowmanville, ON | Montreal, QC | Truro, NS



THE SHOPS AT MORGAN CROSSING

15715 - 15670 Croydon Dr., Surrey, BC



- A202. Winners (31,286 sf)
- B102. Kids&Co. (10,188 sf)
- B104. Town Shoes (6,167 sf)
- B106. Your Dollar Store with More (4,994 sf)
- B108. Olsen Europe (1,690 sf)
- B110. Tricia's Gems (2,579 sf)
- B111. Fashion Plus (1,818 sf)
- C101. Coldwell Banker (2,563 sf)
- C102. Natalia Jewellers (1,217 sf)
- C103. Lululemon Athletica (3,058 sf)
- C104. Van Heusen (4,098 sf)
- C106. GAP (8,091 sf)
- C108. Banana Republic (7,628 sf)
- C109. Carter's (5,551 sf)
- C112. Everything Wine (8,471sf)
- D102. Calvin Klein (6,216 sf)
- D104. Roots 73 (5,102 sf)
- D105. Available (2,300 sf)**
- D108. PetSmart (11,027 sf)
- E102. Thrifty Foods (38,871 sf)
- E104. Morgan Heights Cleaners (577 sf)
- E106. Noir Lash Lounge (856 sf)
- E108. J Gregory Men's Apparel (790 sf)
- E110. Mint Style Lounge (1,262 sf)
- E114. Euro Tailors (767 sf)
- E116. Running Room (1,141 sf)
- E118. Blo Blow Dry Bar (805 sf)
- E120. Pure Nail Bar (824 sf)
- E122. Academics (1,078 sf)
- E124. Bailey Nelson (1,230 sf)
- E126. Skoah (922 sf)
- E128. Muse Social Fashion House (1,191 sf)
- F101. Little Nest (585 sf)
- F102. The Chopped Leaf (1,403 sf)
- F103. DAVIDS TEA (838 sf)
- F104. Rip Curl (2,210 sf)
- F105. Available (834 sf)**
- F106. Kabanji Grill (1,046 sf)
- F108. Crocodile Baby (1,250 sf)
- F110. Mink A. Chocolate Cafe (1,524 sf)
- F116. Co-Operators (1,045 sf)
- F118. Flight Centre (777 sf)
- F120. Menchie's Frozen Yogurt (1,802 sf)
- G 102. Sushi Castle (1,073 sf)
- G104. Menzou Ramen & Bubble Tea Bar (980 sf)
- G105. Bamboo (892 sf)
- G106. Suki's (1,714 sf)
- G107. Bel Bronzo (1,432 sf)
- G108. All Creatures Animal Hospital (2,527 sf)
- G110. Noodlebox (1,741 sf)
- H105. Laura (4,075 sf)
- H110. Jordans Rugs Unlimited (4,267 sf)
- H115. Royal Bank of Canada (4,452 sf)
- H120. Vancity Savings Credit Union (5,297 sf)
- J102. Restoration Hardware (27,806 sf)
- N100. Morgan Crossing Dental (1,326 sf)
- N101. Surrey Medical Clinic (10,679 sf)
- N110. Available (5,052 sf)**
- N112. Howard Clothing Co. (1,861 sf)
- N116. Arts Umbrella (5,071 sf)
- N120. Steve Nash (38,944 sf)
- N126. Sports Medicine Clinic (1,567 sf)
- N127. Starbucks (1,629 sf)
- N130. London Drugs (37,050 sf)
- N135. BMO (5,176 sf)
- PAD1. Sammy J's Grill and Bar (4,258 sf)
- PAD3. Famoso Pizza (2,594 sf)
- PAD4. My Shanti by Vlj (3,448 sf)
- PAD5. White Spot (5,584 sf)