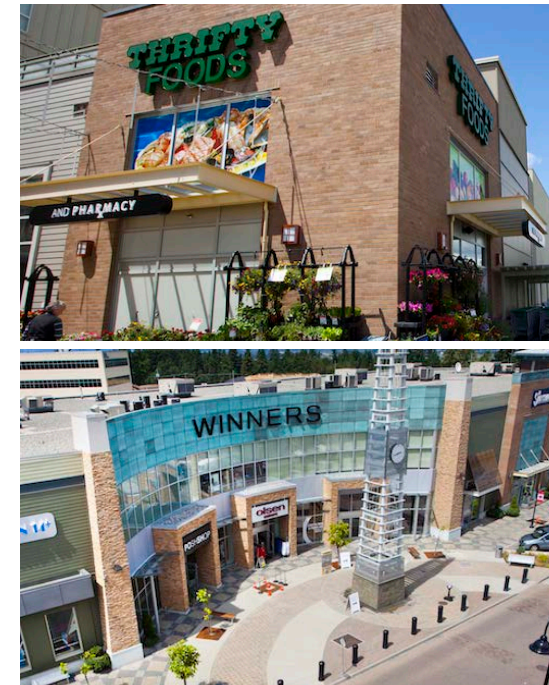
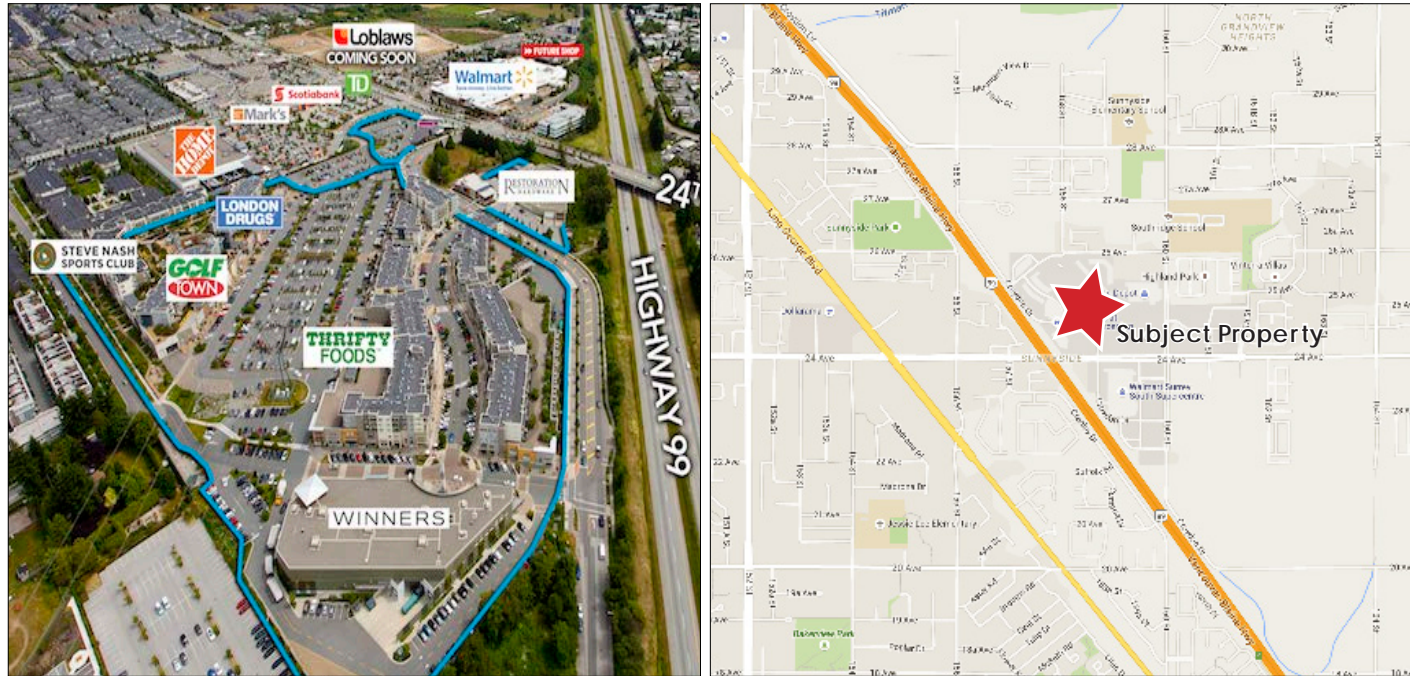


FOR LEASE



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 AND COMMUNITY**

- 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.

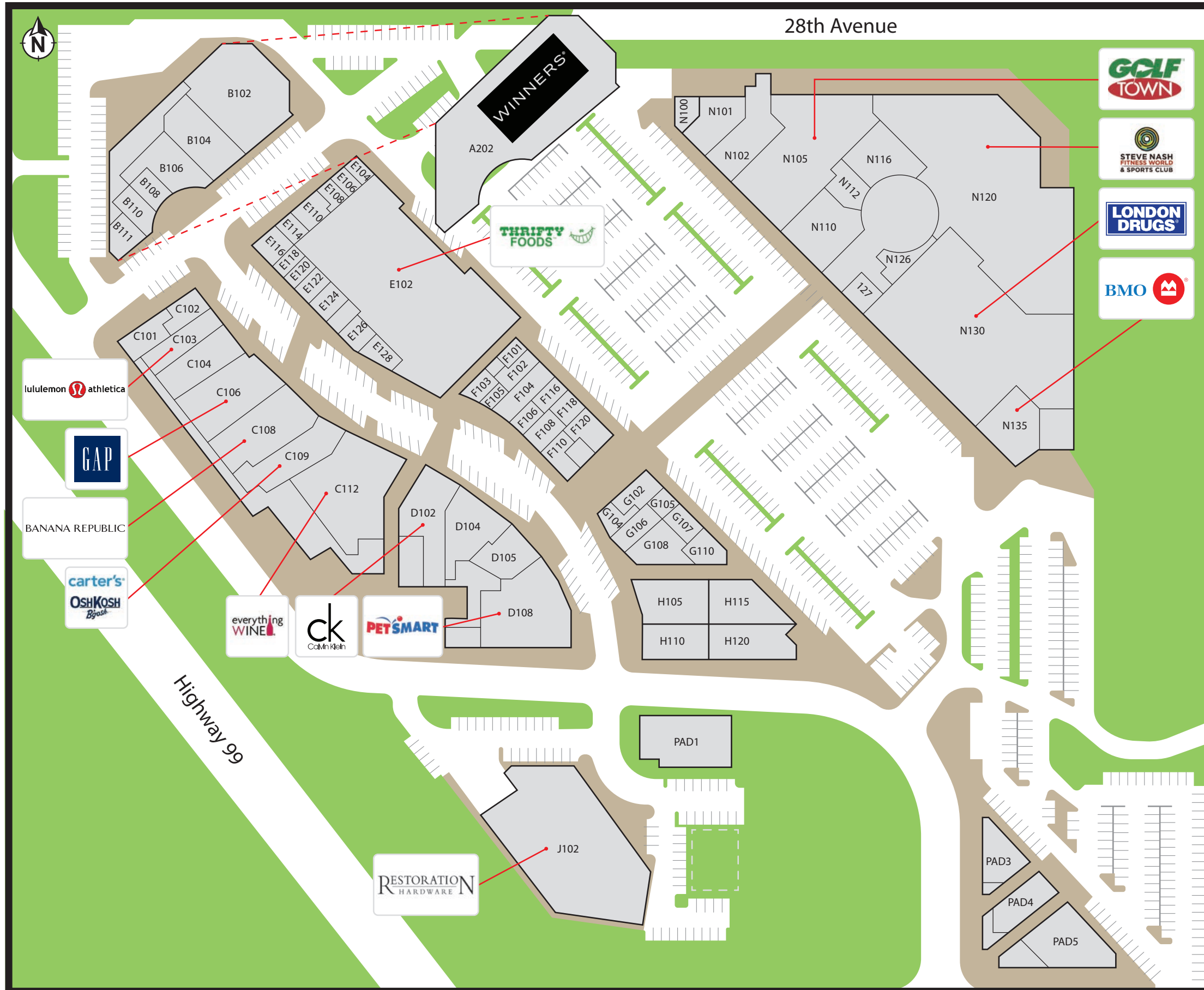


New Westminster, BC | Moose Jaw, SK | Winnipeg, MB | Orangeville, ON | Halifax, NS  
Surrey, BC | Prince Albert, SK | Kitchener, ON | Tillsonburg, ON | Saint John, NB  
Saskatoon, SK | Regina, SK | Toronto, ON | Pembroke, ON | Summerside, PE  
Kindersley, SK | Thompson, MB | Bowmanville, ON | Montreal, 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)
- D101. SPMI Morgan Crossing (1,342 sf)
- D102. Calvin Klein (6,216 sf)
- D104. Roots 73 (5,102 sf)
- D105. Hungerford Properties (2,576 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. Saje (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. Menchies Frozen Yogurt (1,802 sf)
- G102. 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 (8,951 sf)
- N102. Sereno Wellness & Spa (1,728 sf)
- N105. Golf Town (18,816 sf)
- N110. Gi Kids Playcentre (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)