



Willowbrook

DESIGNED FOR *a beautiful life...*



We're Continuing to Bloom

We are always finding new ways to innovate and grow. Since opening our doors in 1979, Willowbrook has consistently achieved recognition for its memorable shopping experience and connection to the community. The population of the Fraser Valley is at the forefront of growth in the Greater Vancouver Regional District. Situated in the heart of Langley's prospering retail landscape and with a history of successful retail, Willowbrook is poised to deliver a superior shopping experience. Exciting changes are underway to transition Willowbrook to a new level of urban sophistication.

We look forward to welcoming new concepts that our loyal customer base has identified and requested. There will be exciting new fashion, home, entertainment, and food offerings added in the immediate future.

Upcoming transit improvements will generate tremendous growth for Willowbrook Shopping Centre. QuadReal is also analyzing the feasibility of including a mixed use, livable component to the Shopping Centre in the near to mid-term. This will reposition Willowbrook as a lifestyle development to best serve our customer base.



Contents

The Area.....	4
Willowbrook Today.....	8
The Future of Willowbrook.....	16
Contact	26

The Area

Willowbrook Shopping Centre is located in the heart of the Fraser Valley, one of the fastest growing regions in the lower mainland since 2011.

This is because many urban families are choosing to relocate to Langley and surrounding areas to increase their quality of life and to be part of a growing community.

Just 45 minutes southeast of Vancouver, Willowbrook is easily accessible from a number of major traffic arteries.

Projected Population Growth:

Growth in the Willowbrook Trade Area (5km) is higher than Vancouver CMA trends (10.5% vs 10.25% from 2021 to 2031).



Highlights



Vancouver Ferry Terminals

- A** Horseshoe Bay — 60 minutes
- B** Tsawwassen — 35 minutes



International Airports

- C** Vancouver — 40 minutes
- D** Abbotsford — 25 minutes

Major Regional Centres

- | | |
|---------------------------|----------------------------------|
| 1 Park Royal | 7 Metropolis at Metrotown |
| 2 Pacific Centre | 8 Brentwood Town Centre |
| 3 Oakridge | 9 Coquitlam Centre |
| 4 McArthurGlen | 10 Guildford Town Centre |
| 5 Richmond Centre | 11 Highstreet |
| 6 Tsawwassen Mills | 12 Sevenoaks |



Retail for Miles

Langley is home to over 2.5 million sq.ft. of retail representing major brands and featuring many of their first-to-market stores. This represents the calibre of dynamic retail that Willowbrook anchors and complements.

- | | | |
|----------------------------|------------------|--------------------------|
| 1 Bed Bath & Beyond | 9 London Drugs | 17 Milestones |
| 2 Buy Buy Baby | 10 Save-On-Foods | 18 Cactus Club Cafe |
| 3 Mountain Equipment Co-op | 11 Costco | 19 Olive Garden |
| 4 Safeway | 12 Canadian Tire | 20 Golf Town |
| 5 Superstore | 13 Staples | 21 HomeSense |
| 6 Home Depot | 14 The Brick | 22 Michaels |
| 7 Old Navy | 15 Indigo | 23 Mark's Work Warehouse |
| 8 Walmart | 16 La-Z-Boy | 24 Atmosphere |



Willowbrook Today



The Shopping Centre



135+
Number of Stores



612,000
Total GLA Sq.Ft.



68,000
Daily Drive-By
Traffic



\$120M
Annual CRU Sales



\$735
Sales Per Sq.Ft.



3,188
Parking Capacity



1,000,000+
Annual Website Views



125,000+
Social Audience



100,000+
WiFi Users

Annual Shopper Visits:

4,500,000
(2021)

Murchie's
FINE TEA & COFFEE
SINCE 1894



Bath&BodyWorks



Current Retailers

DEPARTMENT STORES

Hudson's Bay
Nordstrom Rack
Sport Chek
Toys R Us/Babies R Us
T&T Supermarket
Winners

WOMEN'S FASHION

Aldila Boutique
la Vie en Rose
Little Mountain
Vancouver
Northern Reflections
Plenty
Ricki's
Serena West
Sirens

MEN'S FASHION

Abito Menswear
Jack & Jones

UNISEX FASHION

American Eagle
Outfitters
Below the Belt
Boathouse
Bootlegger

H&M
Lululemon Pop-Up
Mountain Warehouse
Warehouse One
Zumiez

CHILDREN'S FASHION

The Children's Place
Urban Kids

SHOES

Aldo
Blackwell Supply Co.
Call It Spring
Foot Locker
Journeys
Ronsons
SoftMoc
The Shoe Company

BOOKS, MUSIC, CARDS

Coles
Sunrise Records

JEWELLERY & ACCESSORIES

Ann-Louise Jewellers
Arctic Fame Diamond

Ben Moss Jewellers
BodyMods
Claire's
Golden Tree Jewellers
Icing
Michael Hill
Pandora
Peoples Jewellers

ELECTRONIC & PHOTOFINISHING

Bell
Fido
Foto Stop
Freedom Mobile
GameStop
Kerrisdale Cameras
Koodo Mobile
Mobile Klinik
Mobile Q
Mobilinq
Rogers Wireless
Shaw
Simply Computing
Tbooth Wireless
Telus
The Source
Virgin Plus
WIRELESSWAVE

HAIR, HEALTH, BEAUTY

Bath & Body Works
Eccotique Spa & Salon
Essentials Hair Design
Merle Norman Cosmetics
Nail Studio
Nutrition House
Perfume Club
Pizazz Hair Design
Sephora
The Body Shop
ToeToSoul Relax Lounge
Tommy Gun's Original
Barbershop
Zennkai Salon

SPECIALTY & GIFTS

Bentley
House of Knives
Lazie Chairs
Lids
Showcase
Spencer's
The Dog's Ear

SERVICES

Bailey Nelson
Lenscrafters
Lotto Centre (2)

Pearle Vision
Specsavors
Stitch It
Sunglass Hut
Trident Key & Engraving
Westland Insurance
Group
Willow Dental Care
Willowbrook Dental
Clinic
Willowbrook Dry
Cleaning
Willowbrook Optometry
Clinic
Willowbrook Shoe Repair

HOME FURNISHINGS & DÉCOR

QE Home
Willowbrook Art Gallery

FOOD & DRINK

A&W
Crêpe Delicious
Fatburger
Freshslice Pizza
Javalova Coffee
KFC
Lee's Donuts

Manchu Wok
Murchie's Tea & Coffee
New York Fries
OPA! of Greece
Orange Julius
Purdys Chocolatier
Rocky Mountain
Chocolate Factory
ShareTea
Starbucks
Steve's Poké Bar
Subway
Sweet Factory
Taco Time
Teriyaki Experience
Thai Express
Tim Hortons
White Spot

COMING SOON

AO Ramen
Captain's Oven Pizza
Chachi's Sandwiches
Good Taco
OEB Breakfast
Red Robin
Trattoria
Zero Latency



HUDSON'S BAY



大統華 T&T
Supermarket

JACK & JONES

NORDSTROM
rack




SPORTCHEK


WINNERS




Who Shops at Willowbrook?


Willowbrook shoppers are well-educated, affluent, community, and family-oriented, and loyal to the Shopping Centre. They are young and tech savvy, ranging between 20 to 45 years old.


 **\$128,557**
Average Household Income

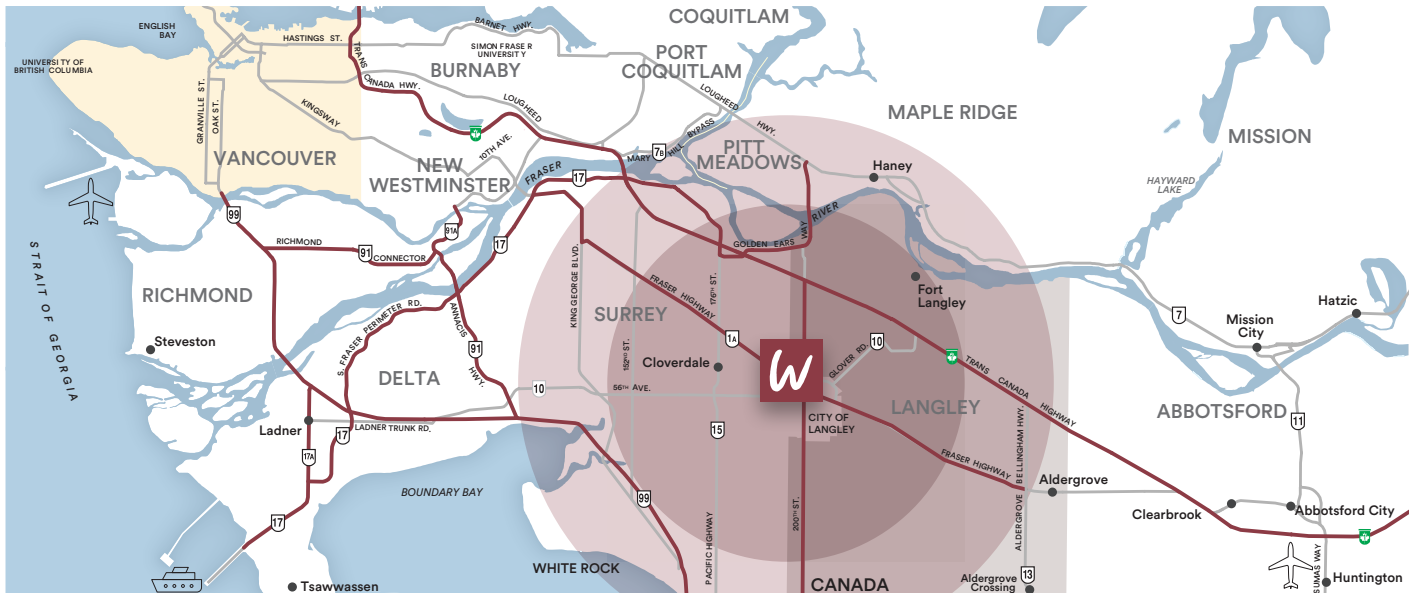
 **\$95.10**
Average Spend

 **3.2**
Average Visits Per Month

 **33**
Average Age

 **71%**
Families With Children Under 2 Years of Age

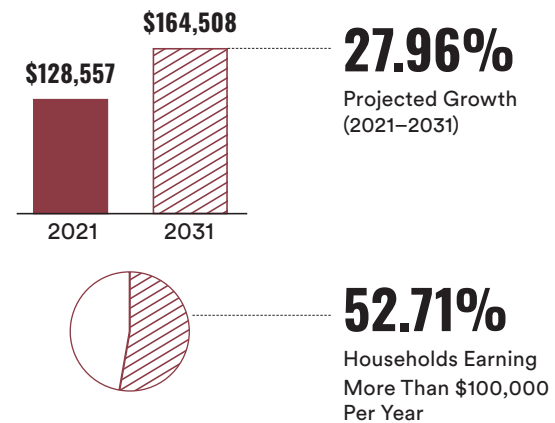
 **61%**
Suburban Upscale Families



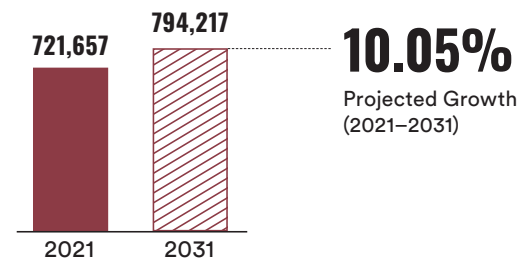
Our Trade Area

	Total Population	Households	Homeowners	Household Size
10KM	284,351	97,481	78.70%	2.88
15KM	721,657	244,725	74.43%	2.91

Average Household Income (10km Radius)



Population Growth (15km Radius)



Top 5 Occupations

- 1. Sales and Service**
- 2. Business, Finance, and Administration**
- 3. Trades, Transport and Equipment Operators**
- 4. Education, Law and Community Government Services**
- 5. Natural Resources and Agriculture**

Compared to Vancouver*

87%	25–34 Year Olds
139%	Commute by Car
39%	Commute by Public Transit
107%	Management Professionals
77%	Sciences Professionals
111%	Manufacturing Professionals

* Benchmark Index Comparison Vancouver CMA. Source: Environics.

The Future of Willowbrook



Willowbrook



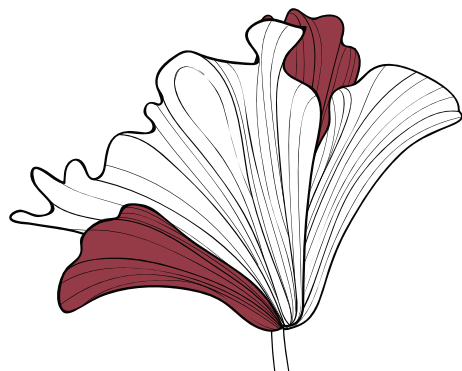
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Conceptual drawing.

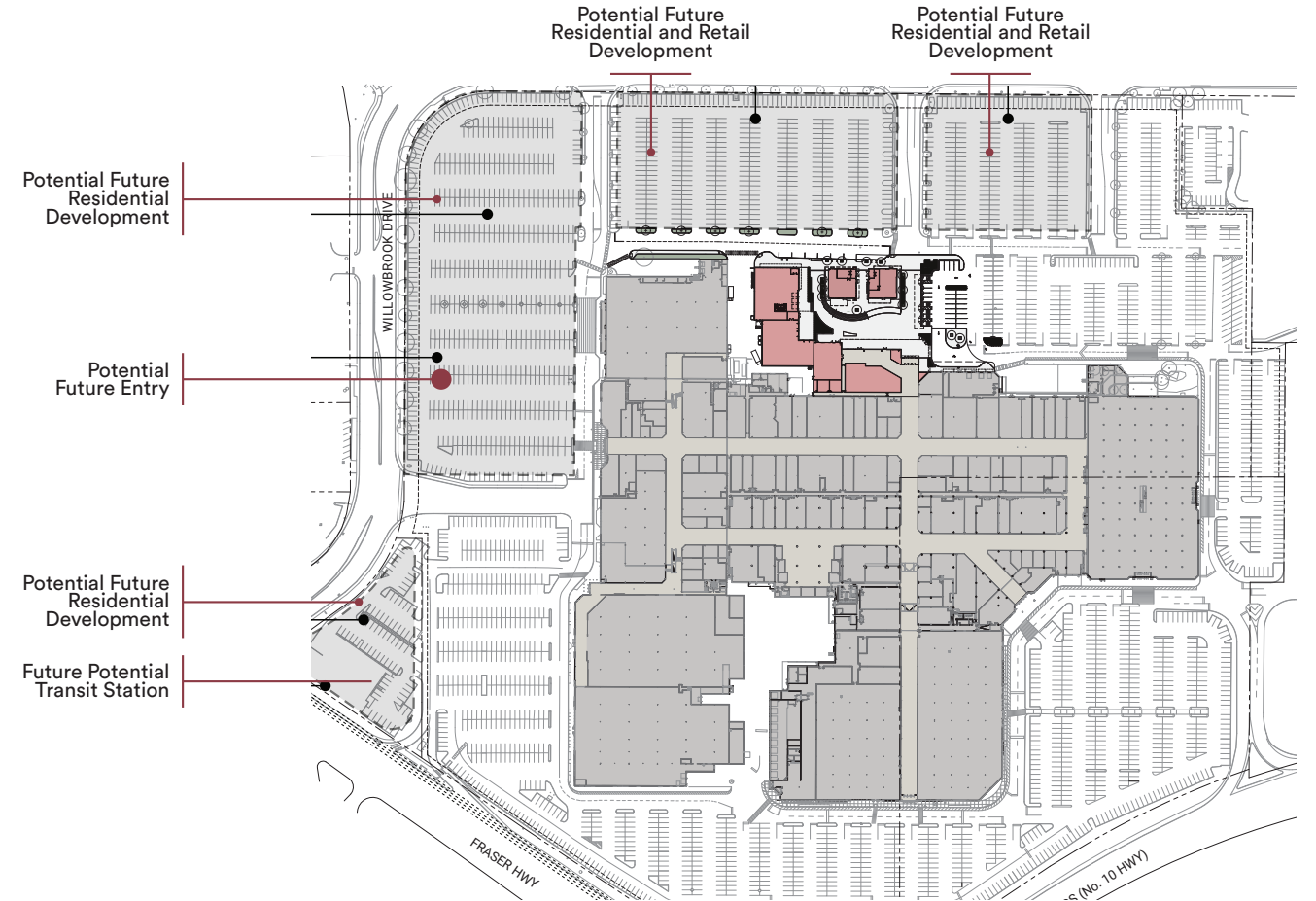
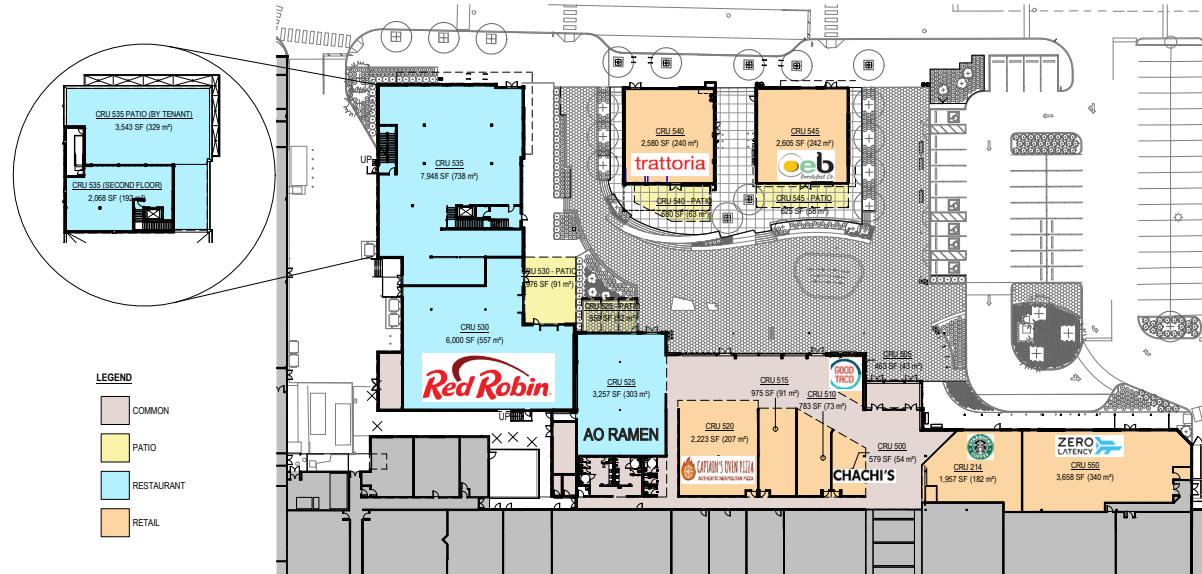


We are thrilled about our newest fashion anchors, Winners and B.C.'s first Nordstrom Rack. These exciting additions have allowed us to extend the southern corridor, create additional entrance points and allow for new retail CRU opportunities. 2021 also welcomed T&T Supermarket to Willowbrook, creating over 40,000 sq. ft. of fresh, distinctive food and beverage offerings.



THE COURTYARD

Slated to open in late 2022, we have embarked on an expansion that will offer 27,500 square feet of additional indoor and outdoor space. The new development, dubbed THE COURTYARD, will include an entertainment area as well as 10 distinctive food and beverage options to fulfill our community's cravings.





Opportunity All Around

Willowbrook's elevated shopping experience and community gathering spaces create an ideal venue for retailers who want to target an affluent, well-educated, and rapidly growing market.

Growing Income

The average household income in the Centre's primary trade area is well above the Canadian average. With a population base skewing heavily toward millennial, the potential income growth is tremendous.

Family-Friendly

The Centre's trade area is family-oriented. Its clean, safe communities, outdoor adventure and recreation opportunities make it one of the best places for a balanced life. The young population base means family growth is poised to continue.

Business-Friendly

With a diverse economic base that includes agricultural and manufacturing industries and a very strong retail and service sector, Willowbrook's trade area offers excellent potential for businesses.



Conceptual drawing - THE COURTYARD

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