



# THE AMAZING BRENTWOOD

THE AMAZING

B R E  
N T W  
O O D

A SHAPE CENTRE

SHAPE



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## 01 Introduction

# Welcome to The Amazing Brentwood

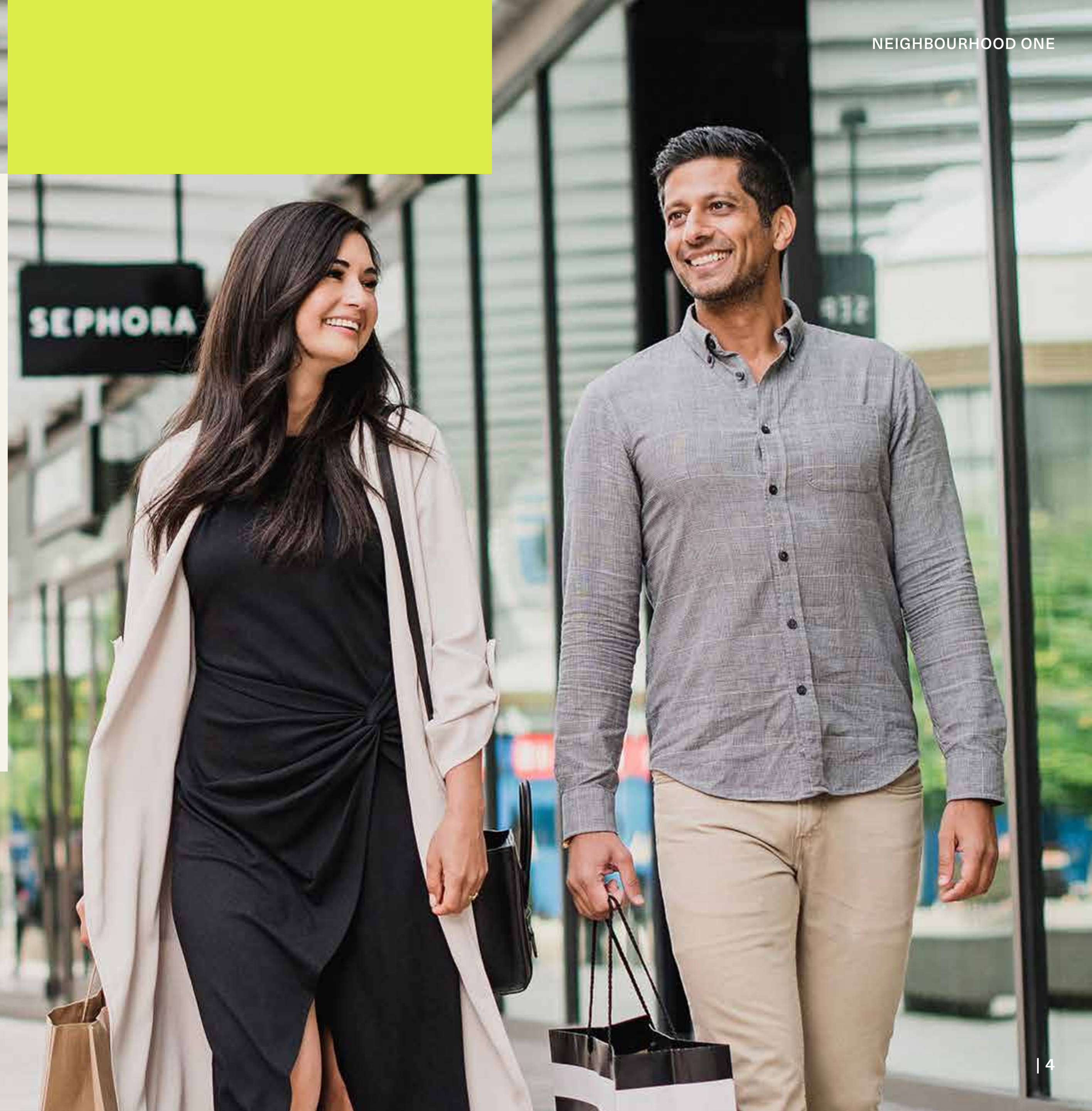
THE BEST OF VANCOUVER IN ONE AMAZING PLACE





# Metro Vancouver's Most Celebrated Destination

A rare 28-acre site, with world-class shops and restaurants, a signature one-acre plaza with day-to-night celebrations, SkyTrain connected, and over 6,000 homes at completion, this is the new urban heart of the city.







# An Audience of Over 17,000 Residents Will Live On-site

**WITH 15 RESIDENTIAL TOWERS UPON COMPLETION**





# +38,000 Homes Anticipated in the Brentwood Neighbourhood

**BURNABY IS CANADA'S FASTEST GROWING  
COMMUNITY WITH A GROWTH RATE  
OF 1.5% ANNUALLY**





# Seamless SkyTrain Connectivity

**40,000 RIDERS PASSING THROUGH DAILY**

Connected to rapid transit, The Amazing Brentwood is placed at the region's core, 20 minutes to Downtown Vancouver. The Amazing Brentwood is a complete community with walkable neighbourhoods that elevate the standard for urban design and quality of life in the region.



# A Gravitating Hub of Culture & Entertainment

With best-in-class year round events and celebrations, The Amazing Brentwood draws thousands of guests from all over the region. This is the city's new heart and the centre of everything amazing.





# 02 The Vision



## \_01 MASTERPLAN

A 28-acre master-planned city in the heart of Metro Vancouver



## \_02 LOCATION

Central location, seamlessly connected to a celebrated SkyTrain system and two major highways, 20 minutes to downtown Vancouver



## \_03 HOMES & AMENITIES

15 residential towers will home a built-in audience of 17,000 residents



## \_04 SHOPPING

1.4M SF of retail will become a regional destination





# The Vision



## \_05 DINING

30+ Eateries including Earls, Tap & Barrel, Jinya Ramen, HaiDiLao, TABLES & more



## \_06 CULTURE & EVENTS

A community hub with an exciting line-up of culturally relevant events & programs



## \_07 SERVICE

Best-in-class Guest Experience and Property Management Teams committed to your success



## \_08 INVESTMENT

A \$2.1 B investment will create value for guests and residents for generations to come





# 03 Property Overview

## DEVELOPMENT TYPE

Mixed-use, Master-planned community

## TOTAL & CURRENT GLA

Masterplan GLA: **2.5M SF** commercial

Neighbourhood One:

Retail **450,000 SF**

Office **80,000 SF**

Residential **1,600 homes**

Neighbourhood Two:

Retail **77,000 SF**

Residential **1,511 homes**

## ANNUAL VISITORS

**+3.3M** visitors

## SALES PSF

Overall: **\$1,194**

TABLES: **\$2,656**

## TENANTS

**65+** retailers including top-tier entertainment, fashion, services and restaurants



URBAN OUTFITTERS

*Small Victory*



TAP & BARREL

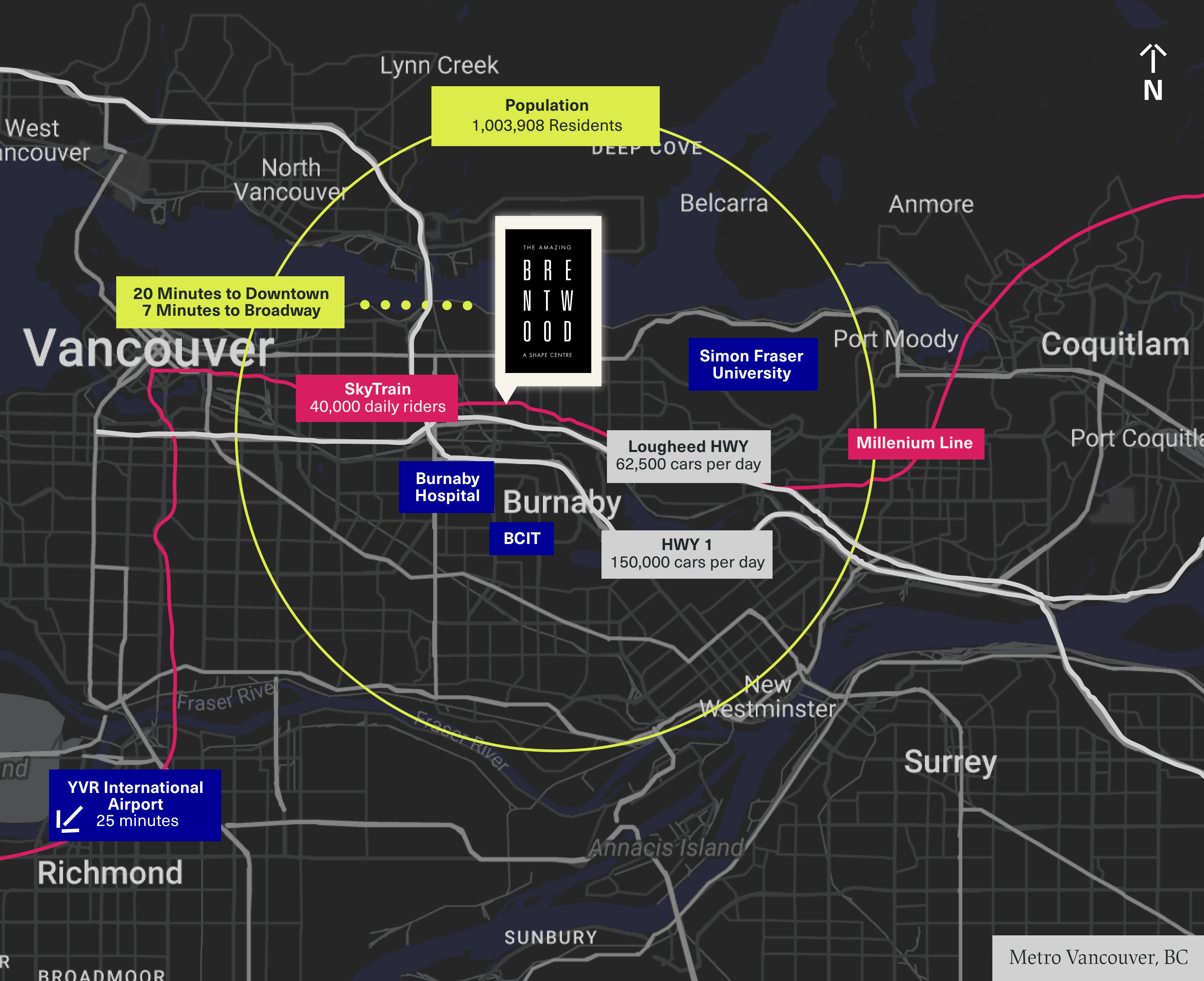


SEPHORA



*SPORTING life*





# 04 Location & Demographics

## ACCESS

Brentwood SkyTrain station on-site with **40,000 daily riders**

Direct access to Lougheed Highway carrying **62,500 cars per day**

Easy Access from Highway 1, **150,000 cars per day**

## POPULATION

**1M** people live within a 20-minute drive of The Amazing Brentwood

**270,000** live within the immediate community of Burnaby

**+17,000** residents will live on-site upon project completion

## AUDIENCE

**Household Income:** Average **\$117,951**, 43.9% above \$100K

**Average Age:** 40

**Dwell time:** 99 minutes



## 05 Happening Now

# A Complete Community

## Neighbourhood One

**450,000 SF** of fashion, entertainment, services, office and restaurants including TABLES, a newly envisioned food court, the Grand Lobby and signature one-acre Brentwood Plaza

## +1,600 Homes Completed

3 towers complete Neighbourhood One including 300 professionally managed rental homes

## Neighbourhood Two In Construction

Including **69,000 SF** of retail anchored by Tower 5 (sold out) and Tower SIX, totalling 870 homes and our most exclusive luxury home offering to-date





# THE NEW URBAN HEART OF THE CITY

PLAY >





SUMMER EVENT SERIES



TABLES, NEWLY ENVISIONED FOOD COURT



GRAND LOBBY



BRENTWOOD PLAZA



BE A PART OF THE STORY

# 06 Leasing Opportunities



## NEIGHBOURHOOD ONE

Be a part of **450,000 SF** of commercial retail space joined by the likes of Nike, Adidas, Suit Supply, Urban Outfitters, Sephora, H&M, The Rec Room, Cineplex VIP and more.

Additional opportunities in **80,000 SF** of professional office space.



## NEIGHBOURHOOD TWO

**77,000 SF** of streetfront retail space at the base of Neighbourhood Two's Tower 5 and Tower 6 (2027-2028 completion).

The Amazing Brentwood's rarest and most exclusive home offering to date. Located next to Neighbourhood One.



## SPECIALTY LEASING

Find opportunities at The Glass House temporary in-line spaces, kiosks, and activations at The Amazing Brentwood.

Take advantage of peak shopping seasons, gain exposure or expand an existing business without the long-term commitment of a permanent lease.

Specialty Leasing Application →



# SITE MAP

Contact for Site Plans ➔





# 07 Why SHAPE

## The Relentless Pursuit of Better

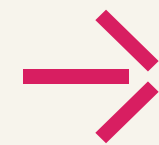
### **WE MANAGE LIKE OWNERS**

We are invested  
in our properties  
long term



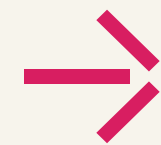
### **ASPIRATIONAL RETAIL ENVIRONMENTS**

World-class design  
and architecture



### **EXPERTLY CURATED BRANDS**

Meticulously  
curated retail  
collections



### **DATA-DRIVEN EXPERIENCES**

Signature  
celebrations and  
guest experiences



### **5-STAR HOST PROGRAM**

Hospitality  
training for all  
staff, from  
janitorial  
to security





# Future-Forward Leasing

SHAPE Leasing specializes in creating design-forward, branded environments that merge tenants' brand values and the local communities they serve.

- + CUSTOMER-CENTERED
- + SUPERIOR REAL ESTATE FUNDAMENTALS
- + LOCAL & AGILE
- + PROVEN MARKETING PLAYBOOK



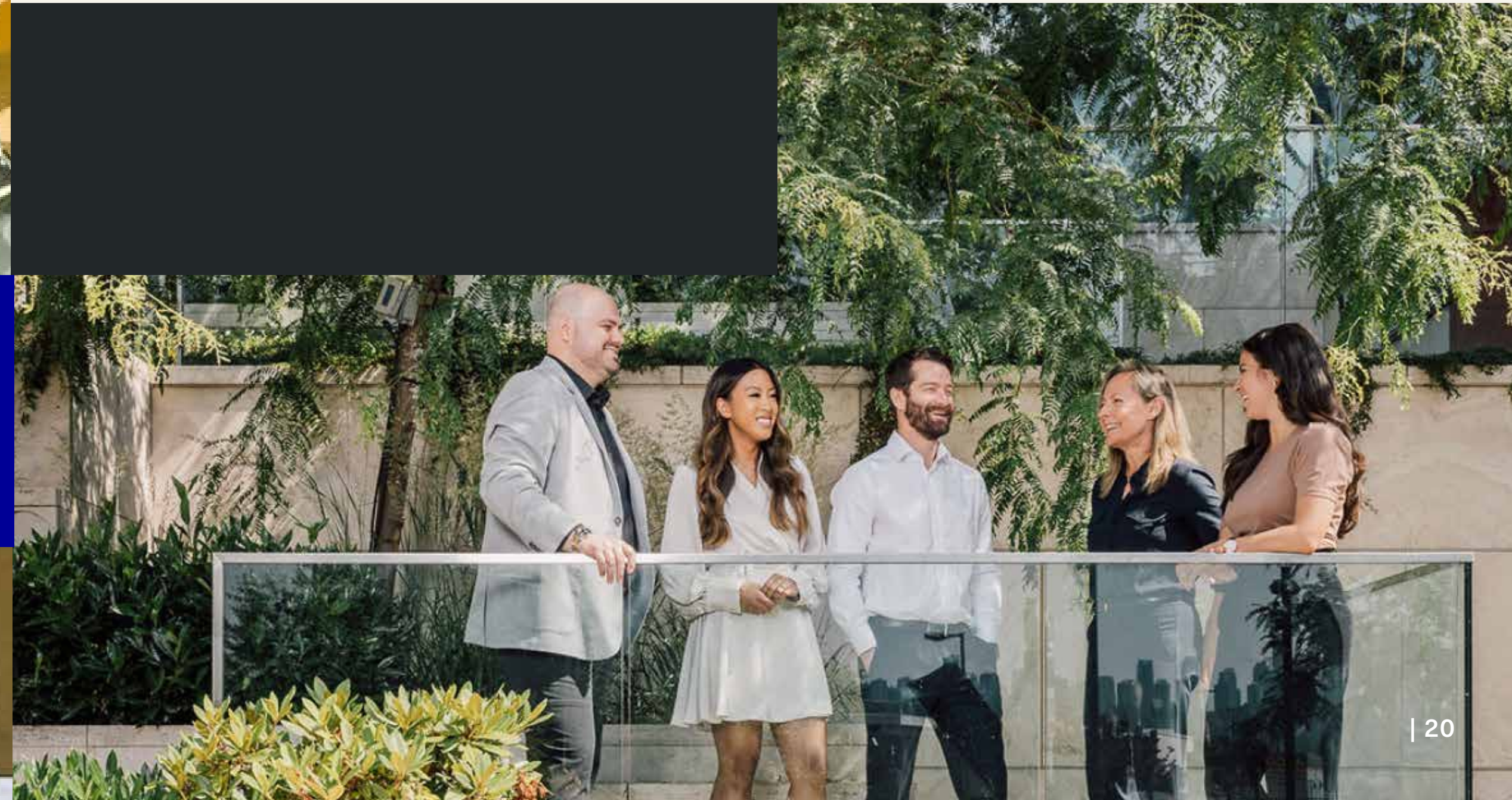
Learn More →





# Exceptional Retail Experiences

The SHAPE Retail Management team comes with an in-depth understanding of local community needs and excels at building exceptional retail experiences. Our best-in-class property teams are committed to your success.



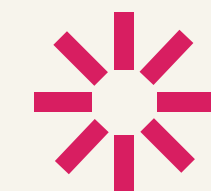


# Doing Well by Doing Good

SHAPE is committed to an Education, Environment, Social and Governance (EESG) strategy that maximizes progress, social impact and long-term sustainability. Our actions have a positive impact on our carbon footprint, operational costs, and resource efficiency. Here are a few examples of our property initiatives:

- ✚ **EV CHARGING STATIONS**
- ✚ **UV JET TECHNOLOGY VENTING SYSTEMS**
- ✚ **ROOFTOP BEEHIVE PROGRAM**
- ✚ **WASTE-TO-ENERGY ENERGY CONVERSION**
- ✚ **LED LIGHTING PROGRAM**

Learn More →



Environment Awards  
LEED Gold Certification, Masterplan



# Magnetic Urban Centres

SHAPE is the real estate investment, development and management company behind Canada’s most significant centres of gravity. From master plans to retail destinations, we raise the bar for industry, quality of life and return on investment.



The City of Lougheed, BC



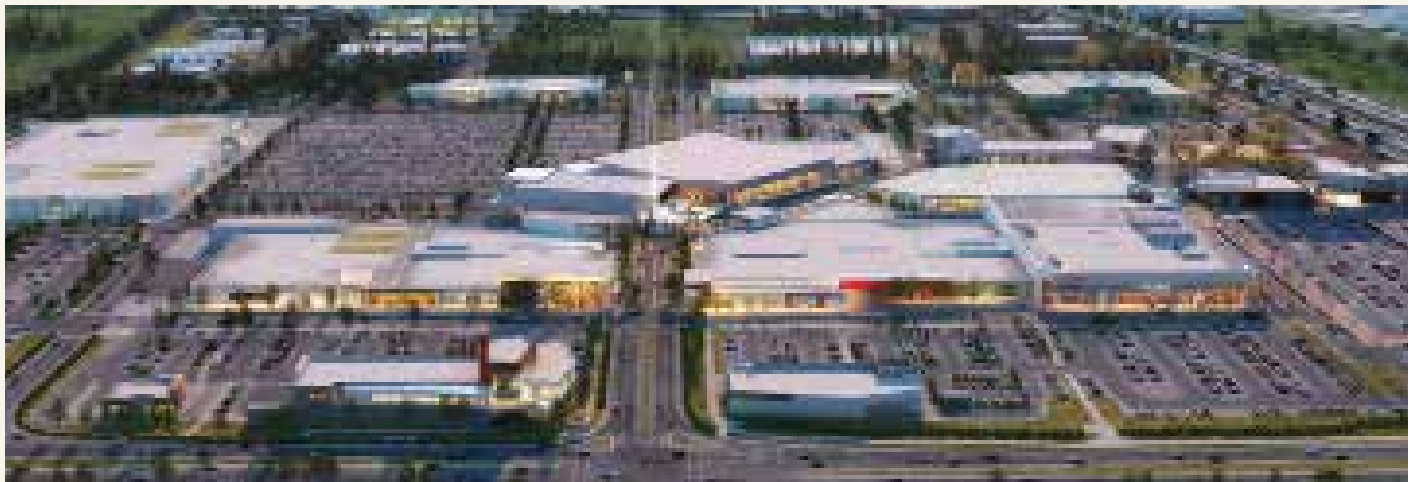
The Amazing Brentwood, BC



Uptown, BC



Nanaimo North Town Centre, BC



Destination: Deerfoot City, AB



Westhills Towne Centre, AB



Emerald Hills Centre, AB



Skyview Centre, AB

**View Portfolio** ➔



CONTACT

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Leasing

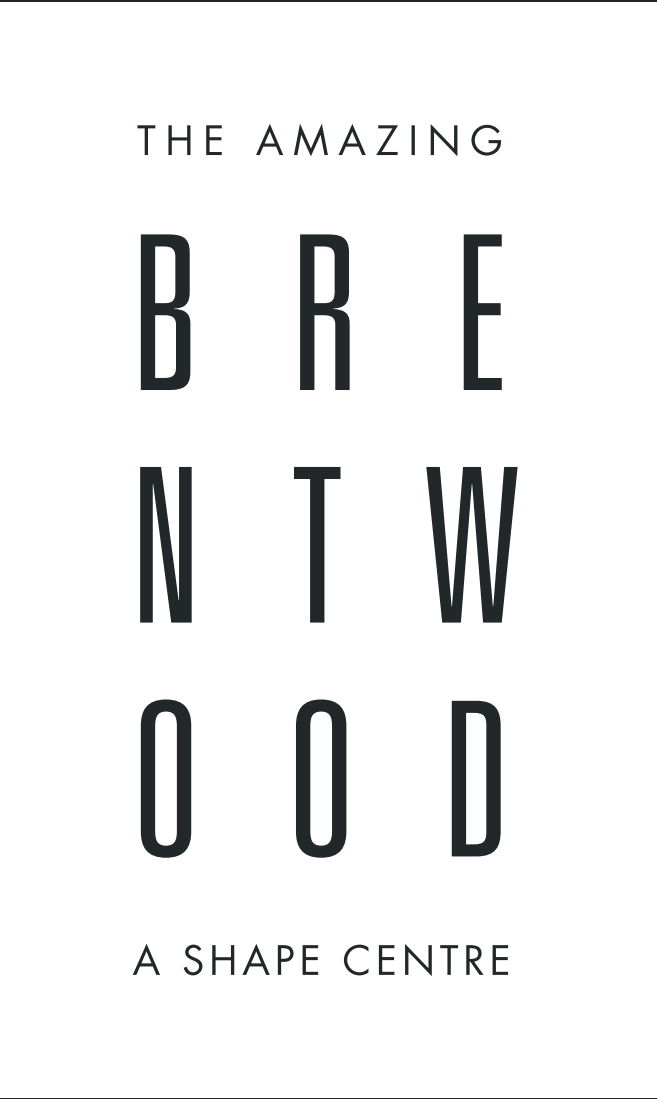
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