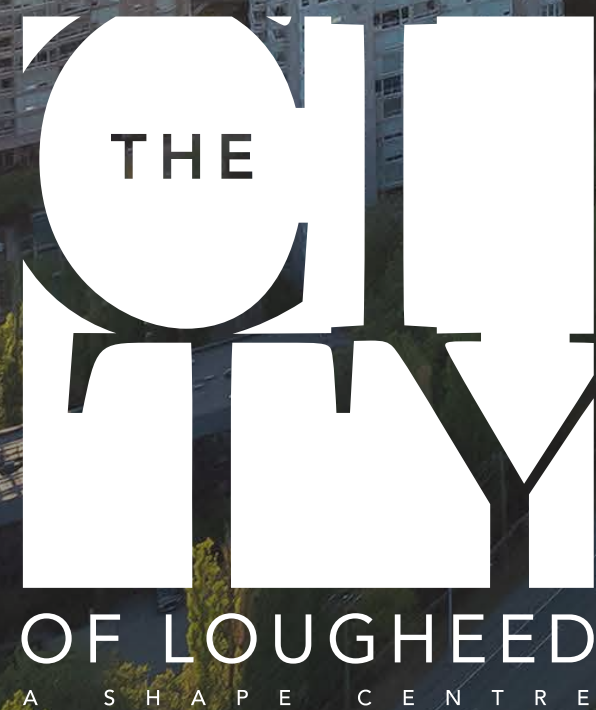


# THE CITY OF LOUGHEED



# SHAPE



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## 01 Introduction

# Welcome to The City of Loughheed

CANADA'S LARGEST MASTER-PLANNED COMMUNITY



# A New City is Rising in the Heart of Metro Vancouver

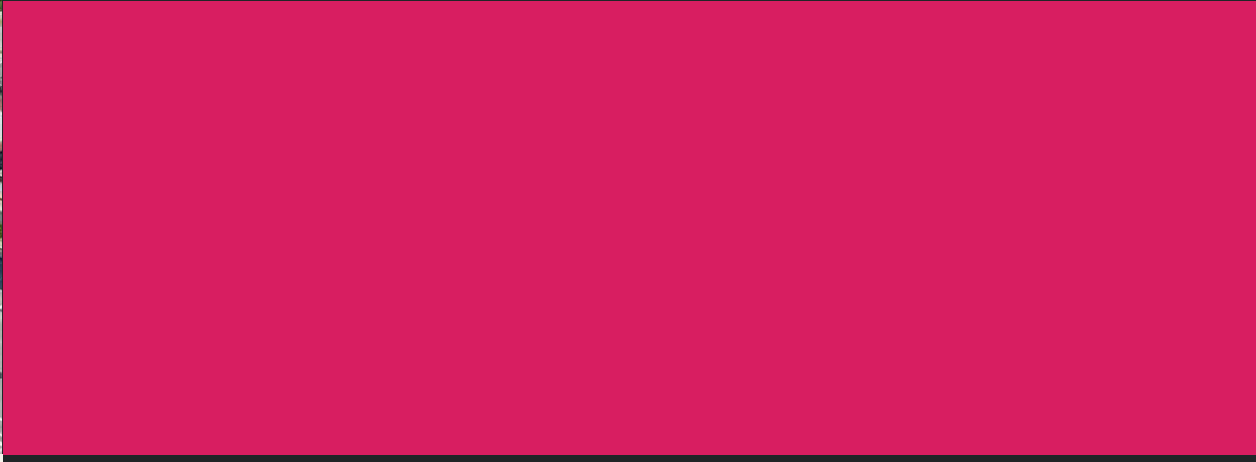
A 37-acre site connected by three SkyTrain lines, The City of Lougheed is the nexus of energy, diversity, and connection in Canada's fastest growing community with an annual growth rate of 1.5%.





# An Audience of Over 14,000 Residents Will Live On-site

**23 RESIDENTIAL TOWERS WILL CREATE  
THE ENERGY OF THE WORLD'S BEST CITIES**

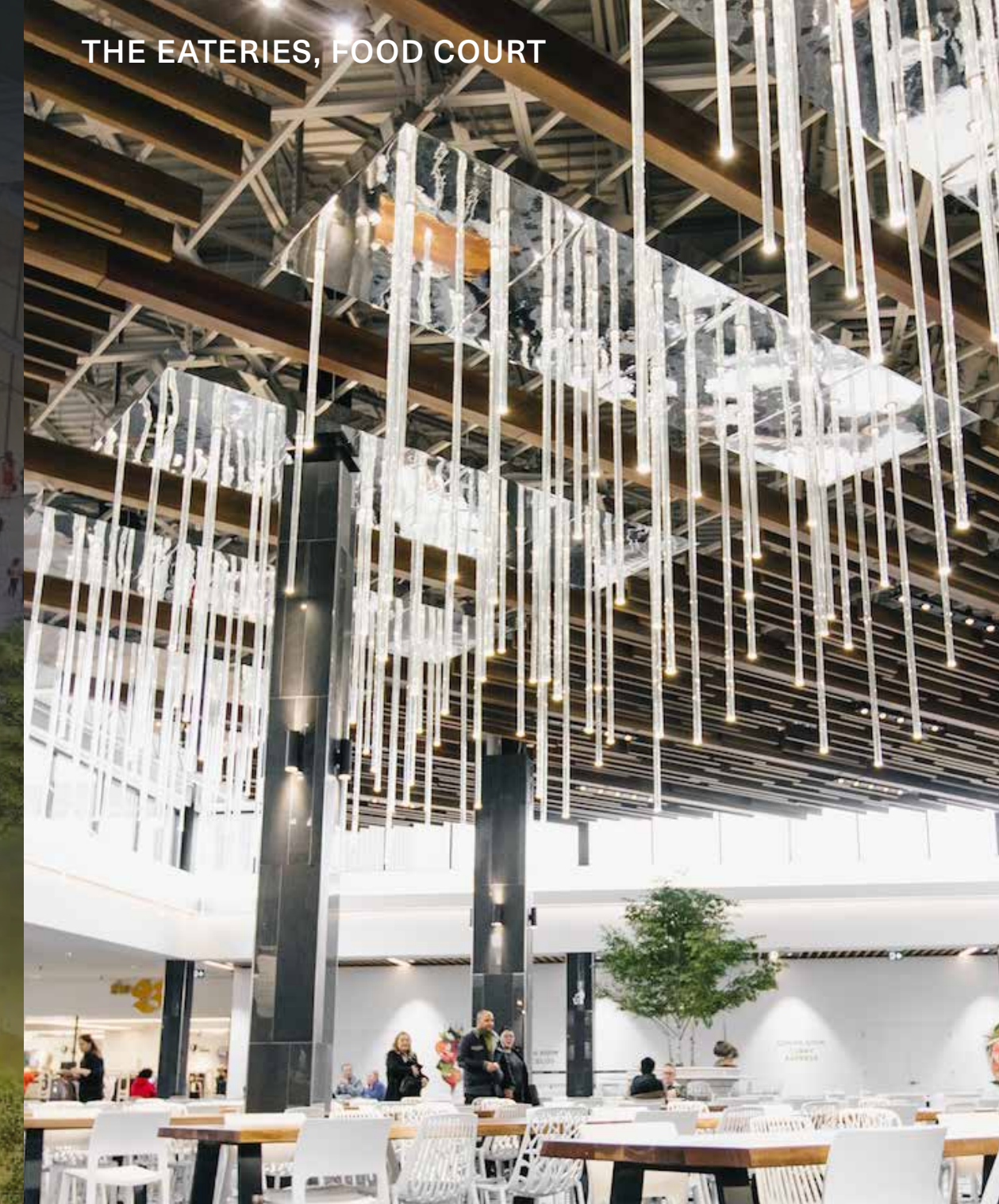




# A 10-Minute Community

Offering everything in one place with 1.3M SF of shops, services and restaurants, and over 5 acres of green space, The City of Lougheed will be a true 10-minute community with lifestyle and convenience at its core.

THE EATERIES, FOOD COURT



THE CITY OF LOUGHEED

FUTURE 1.6 ACRE PARK





# Neighbourhood One: A 5-Acre Community Here Today

Featuring a park, PriceSmart Foods and a tree-lined boulevard of shops, restaurants and services, The City of Loughheed's first neighbourhood is a complete destination. With four soaring residential towers and SkyTrain connected, thousands of residents and guests make Neighbourhood ONE a part of their daily lives.





# 02 The Vision



## \_01 MASTERPLAN

A 37 Acre master-planned city in prime Burnaby location



## \_02 LOCATION

Central location, seamlessly connected to 3 major SkyTrain lines



## \_03 SHOPPING & DINING

1.3M SF of retail will become a regional destination



## \_04 HOMES & AMENITIES

23 residential towers with more than 14,000 residents





# The Vision



## \_05 CULTURE & EVENTS

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



## \_06 PARKS & GREENERY

+5 Acres of parks, plazas, public space and walkable pathways



## \_07 SERVICE

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



## \_08 EXCEPTIONAL VALUE

Together, these elements will create value for guests and residents for generations to come





# 03 Property Overview

## DEVELOPMENT TYPE

Mixed-use, Master-planned community

## TOTAL & CURRENT GLA

GLA Upon Completion: **1.4M SF**

Shopping Centre GLA: **445,878 SF**

Neighbourhood One GLA:

Retail: **91,739 SF**

Office: **21,318 SF**

## ANNUAL VISITORS

**3.7M** visitors

## TENANTS

100+ shops, services & restaurants  
including The Eateries



Walmart 

SPORTCHEK 

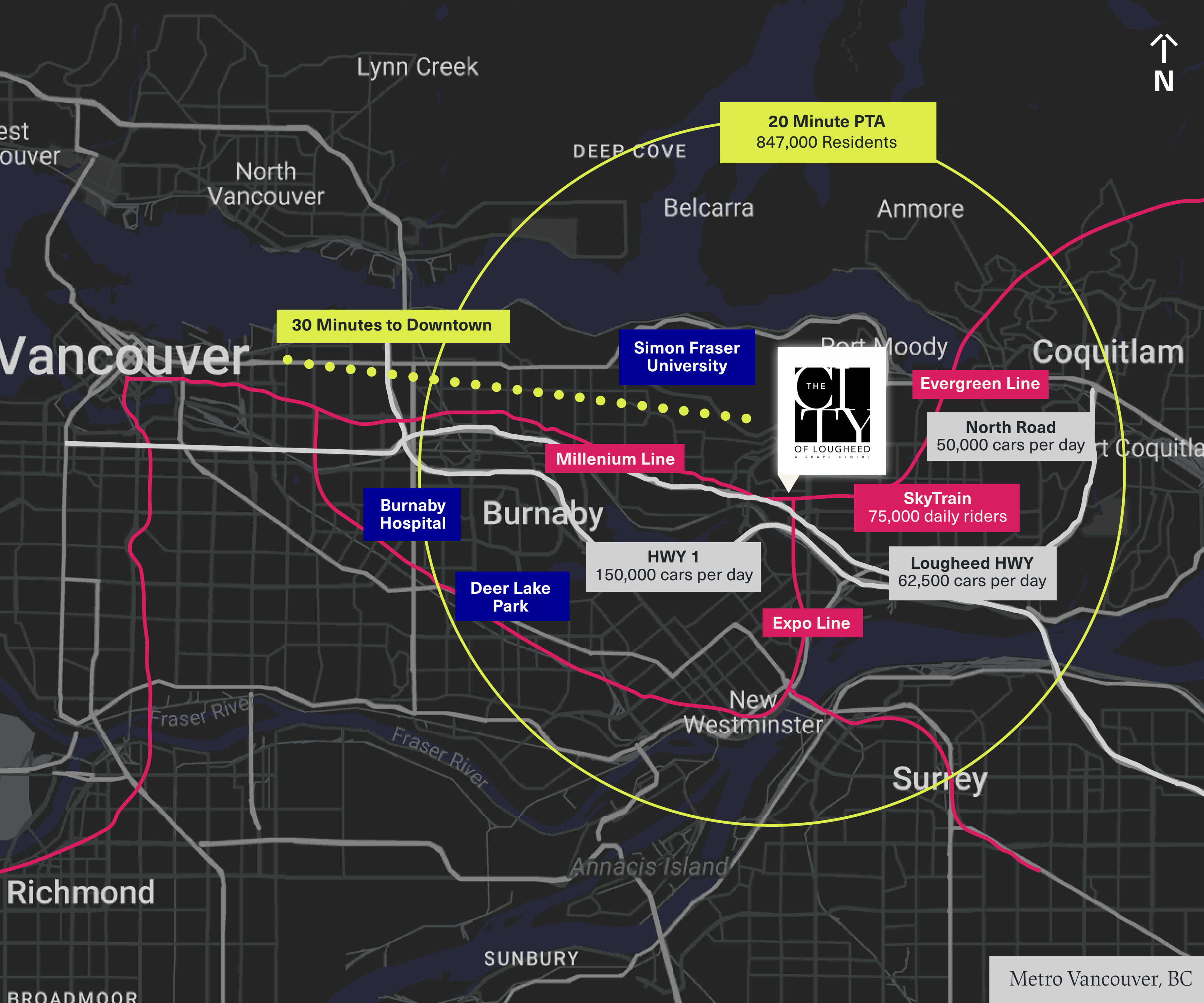
**FITNESS  
WORLD**

**LONDON  
DRUGS®**

**MINI  
SO** 

 **PRICESMART**  
佳廉超市FOODS





# 04 Location & Demographics

## ACCESS

Lougheed SkyTrain station on-site connecting 3 lines and **75,000 daily riders**

Direct access off Lougheed Highway carrying **62,500 cars per day** and North Road, **50,000 cars per day**

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

## POPULATION

**847,000** people live within a 20-minute drive of The City of Lougheed

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

**+14,000** residents will live on-site upon project completion

## AUDIENCE

**Household Income:** Average **\$113,122**, 43.33% above \$100K

**Average Age:** 40

**Dwell Time:** 44 minutes



## 05 Happening Now

# From Shopping Centre to City Centre, the Evolution has Begun

## 100+ Retailers

London Drugs, Walmart, Sport Chek, Fitness World, The Eateries, PriceMart + Cameron Recreation Centre

## 1,500+ Homes Completed

Complete with 237 Rental Homes in Tower 4

## 113,000 SF New Commercial

Neighbourhood One retail now open including BMO, CIBC, TD, RBC, Oxygen Yoga, Chipotle + PriceSmart Foods



NEIGHBOURHOOD ONE



PROMENADE PATIO



THE EATERIES, FOOD COURT



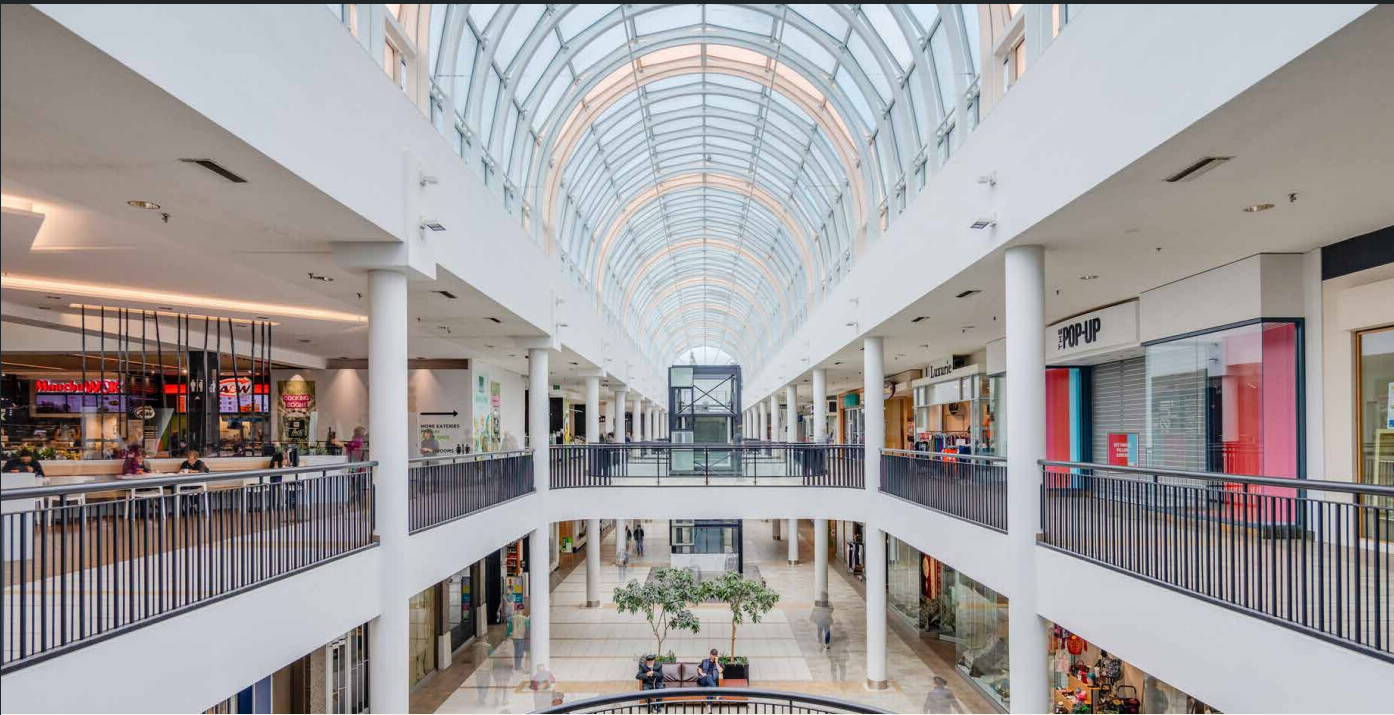
NEIGHBOURHOOD ONE, CIBC





BE A PART OF THE STORY

# 06 Leasing Opportunities



## SHOPPING CENTRE

Join **445,878 SF** of enclosed shopping centre retail and services alongside national brands, restaurants and services like: Walmart, London Drugs, Sportchek, Fitness World, Kins Farm Market, The Eateries, IHOP and more.



## NEIGHBOURHOOD ONE

**91,739 SF** of streetfront retail including Pricemart, Oxygen Yoga, TD, CIBC and **21,318 SF** of professional office space.

Neighbourhood One includes four residential towers, an urban grocer, street front shops, cafes, patios and services. With SkyTrain accessibility at the core of the City Centre.



## SPECIALTY LEASING

Find opportunities at The Pop-Up, temporary in-line spaces, kiosks, and activations at The City of Lougheed.

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

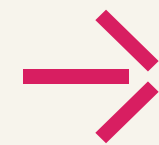
### WE MANAGE LIKE OWNERS

We are invested  
in our properties  
long term.



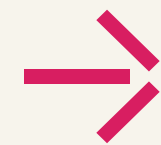
### ASPIRATIONAL RETAIL ENVIRONMENTS

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

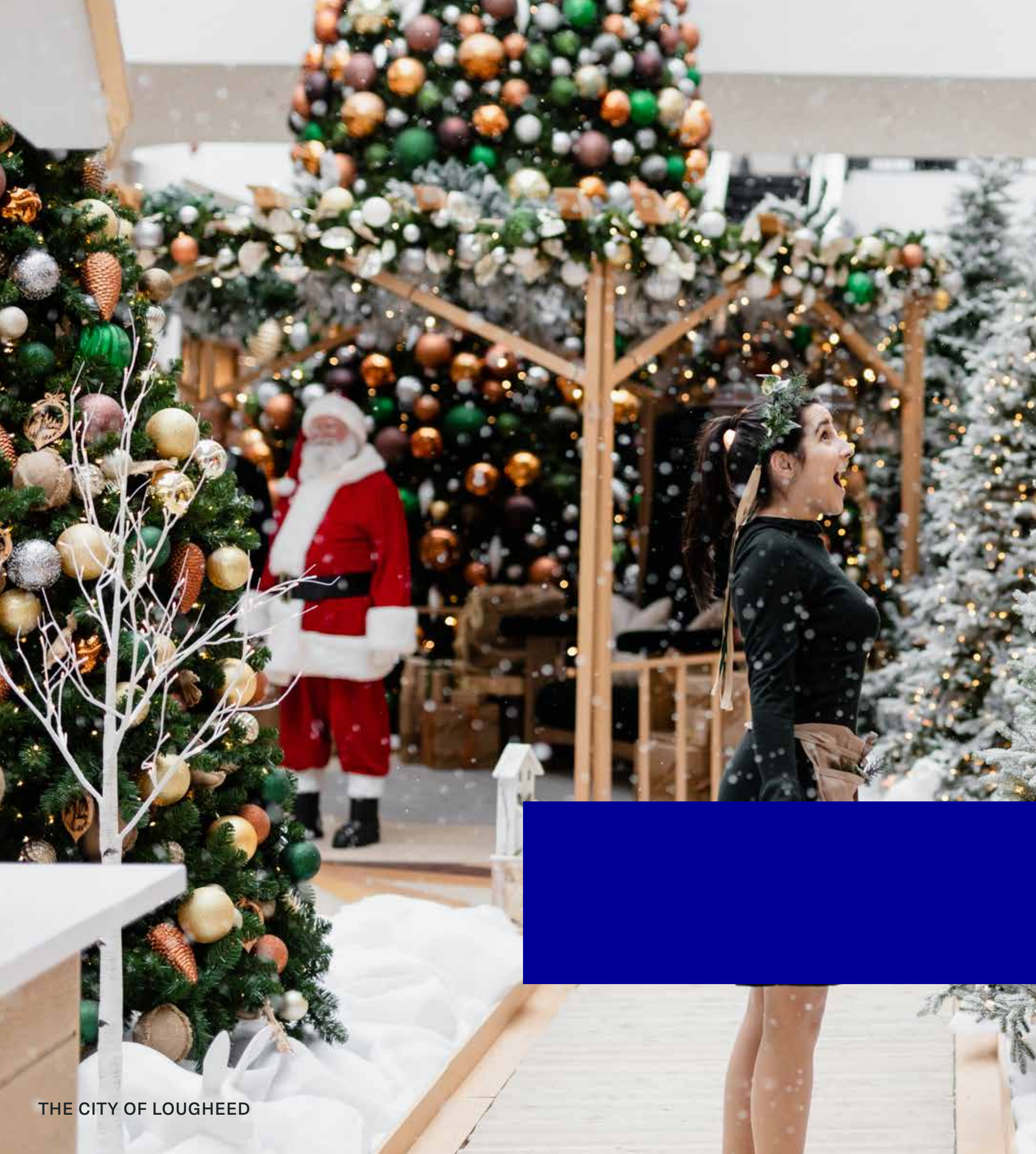
SHAPE Leasing specializes in creating design-forward, branded environments that merge tenants' brand values and the local communities they serve.

- ✚ 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.



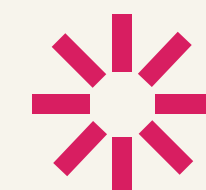


# Doing Well by Doing Good

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 property initiatives:

- + **BC HYDRO ENERGY SAVINGS INITIATIVE**
- + **WATER BOTTLE FILL STATIONS**
- + **WASTE-TO-ENERGY ENERGY CONVERSION**
- + **EV CHARGING STATIONS**
- + **BOMA BEST BUILDING STANDARDS**

[Learn More](#)



Environment Awards  
LEED Gold Certification, Masterplan

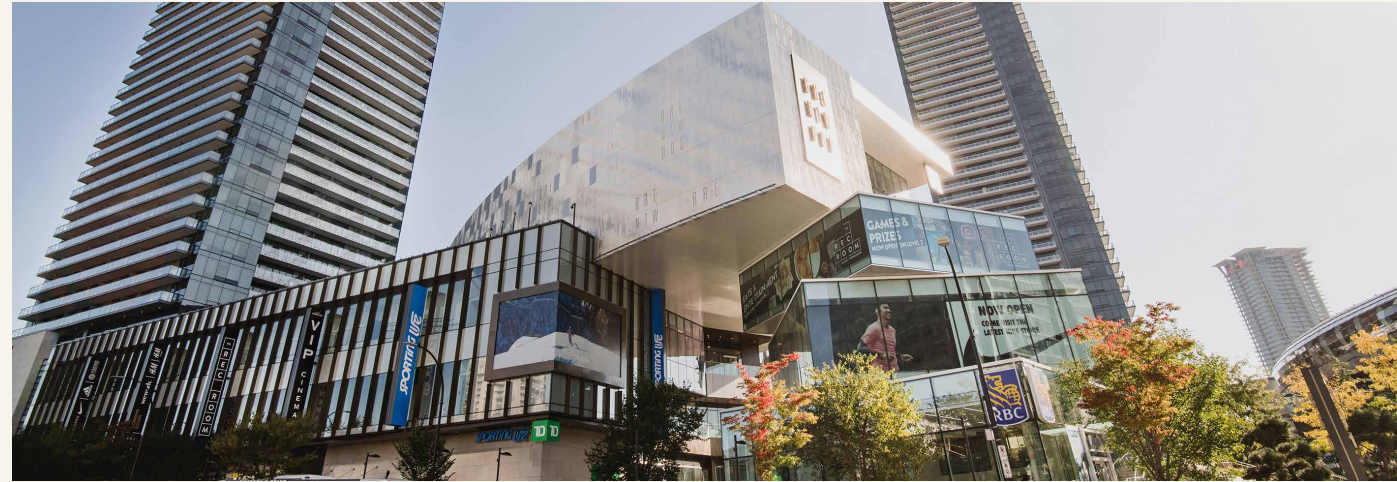


# Magnetic Urban Centres

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](#)





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