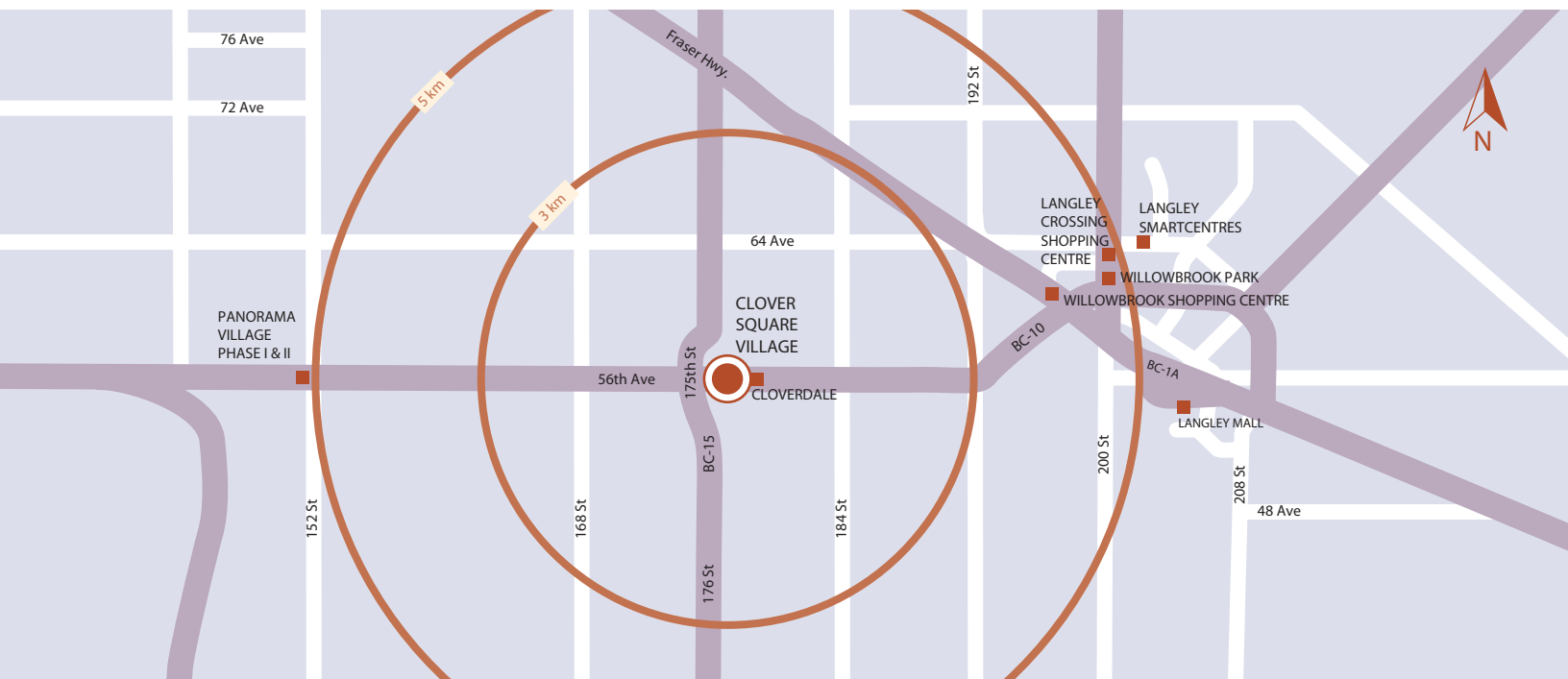


Clover Square Village is a neighbourhood shopping centre located at the southeast corner of Highway 10 and 176a Street in the heart of the Cloverdale community in Surrey, B.C. This 150,923 square foot shopping centre is anchored with IGA Marketplace, Shoppers Drug Mart, Dollarama and Coast Capital Savings. 56th Avenue/Highway 10 is a very busy east-west arterial route. To the east it connects Surrey with Langley; to the west it connects Surrey with Delta, New Westminster and Richmond via Highway 91 and Highway 99.

Cloverdale is the fastest growing of the six town centres in Surrey. The population increased by 13% from 2011 to 2012 and is estimated to increase an additional 10% by 2016. The average household income for 201 within the Cloverdale trade area was estimated at \$99,300 per annum.

		DEMOGRAPHICS	3 KM TRADE AREA	5 KM TRADE AREA
<b>TOTAL GLA:</b>	150,923 square feet	<b>2011 CENSUS</b>		
<b>Additional Rent:</b>	\$9.60 PSF	Population	35,394	67,246
<b>Parking Ratio:</b>	4.0 stalls/1000 SF	Total Households	11,904	24,282
<b>Sigange:</b>	Storefront & Pylon	Age Breakdown: 0 to 19 Yrs.	9,650	16,977
<b>56th Ave &amp; Hwy 10:</b>	26,813 VPD	20 to 64 Yrs.	22,412	43,204
<b>Area Tenants:</b>		65 Yrs+	3,332	7,065
		Average Household Income	\$102,691	\$100,391
		Consumer Spending Potential	\$1,116,069,089	\$2,232,203,420
		% Food	10.26%	10.40%
		% Household Furnishings	3.16%	3.15%
		% DSTM	22.83%	22.94%
		<b>2014 PROJECTED</b>		
		Population	40,469	76,050
		Total Households	13,765	27,815
		Age Breakdown: 0 to 19 Yrs.	10,863	18,767
		20 to 64 Yrs.	25,556	48,680
		65 Yrs+	4,050	8,603
		Average Household Income	\$115,845	\$112,231

ADDRESS: 17700-17790-56th Ave. Surrey, BC MAIN INTERSECTION: 56th Avenue & 175th Street



## TENANT LISTING

### RETAIL

UNIT	TENANT NAME	AREA
A-101	VACANT	5,492
A-102	ICBC	2,530
A-102A	ICBC STORAGE	652
A-102B	STORAGE	578
A-103	SUBWAY	1,023
A-104	TAN DE SOLEIL	1,418
A-105	CANADIAN H2O TO GO	1,424
A-106	COOPERATORS AUTOPLAN	1,755
A-107	PIZZA HUT	1,370
A-108	VACANT	1,577
A-109	FEISAL & ASSOC.	405
A-110	MORTGAGE CONSULTANTS	
A-110	ANNIC OPTIC	1,824
A-111	ESSENTIAL NAILS	1,180
A-112	VACANT	809
A-113	SASHIMI SUSHI	1,122
B-101	MARKET PLACE IGA	23,714
B-101 MEZZ	MARKET PLACE IGA	1,675
E-101	CHEVRON GAS	1,685
E-102	LS TIRES	3,206
E-103A	FRASER HEALTH	1,590
E-103B	WESBILD HOLDING	1,571
E-104	SHOPPERS DRUG MART	16,506
E-104 MEZZ	SHOPPERS DRUG MART	648
F-101	VACANT	3,590
F-101A	VACANT	1,463
F-102	CURVES	1,176
F-102A	CURVES'S STORAGE ROOM	320
F-103	COMMUNITY SHUTTLE	1,874
F-104	VACANT	4,290
F-105	CLOVER CLINIC & PHYSIOTHERAPY	3,253
F-106	DOLLARAMA	12,896
F-108	QUALITY WINE CELLARS	2,047
1-101	DAIRY QUEEN	2,660
2-101	COAST CAPITAL SAVINGS	6,096
3-101	KFC / TACO BELL	2,885
4-101	SALTY'S	2,040
4-102	UPS STORE	817
5-101	LIFE LAB	1,626
5-104	EDWARD JONES INVESTMENTS	1,071
5-105	JOHN L. RANDALL LAWYER	672
5-106	JUST GREAT CLOTHES	676
5-107	BELL	404
5-108	SIZZOR'S N STYLE HAIR SALON	899
6-101	RUSTY'S PUB	6,151
6-102	CLOVER CARE MEDICAL CLINIC	2,502

### OFFICE

UNIT	TENANT NAME	AREA
A-200	EXPRESS EMPLOYMENT PRO.	1,378
A-201	RECREATIONAL VEHICLE DEALERS ASSOC.	491
A-202	VACANT	2,065
A-203	VACANT	731
A-204	CLOVERDALE DENTAL CENTRE	1,697
A-205	FRASER HEALTH	5,244
A-206	CENTRAL VALLEY CHIROPRACTIC CENTRE	1,059
A-207	VACANT	503
A-209	FEISAL & ASSOCIATES	1,134
A-210	MORTGAGE CONSULTANT	2,238
A-211	PETRO VALUE	
A-211	OSCHANNEY MANAGEMENT & CONSULTING GROUP LTD.	1,225

## SITE PLAN



# Clverdale, BC



**Clverdale Crossing**  
GLA: 105,000SF

176 Street // Route 15 17,449VPD

64 Ave

26,500VPD

176 Street // Route 15

Fraser Downs  
Racetrack

60 Ave 12,300VPD

**Brick Yard Station**  
GLA: 67,760

176 Street // Route 15

Surrey Museum &  
Surrey Public Library

Clverdale Traditional  
Elementary School  
Grades: K-7 (350 Students)

180 St

**Clverdale Power Centre**  
GLA: 124,726SF

**SITE**

56 Ave // Route 10

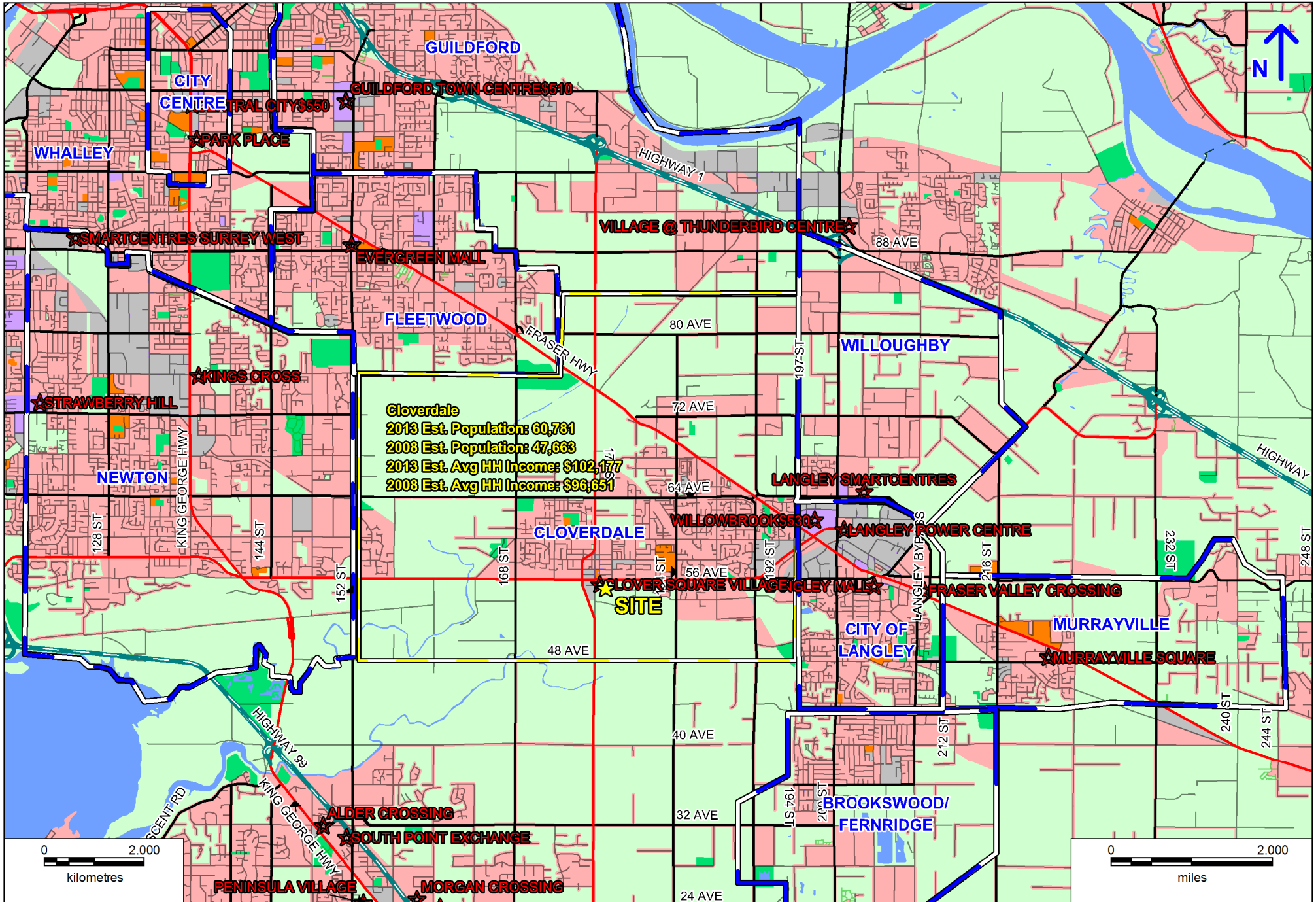
26,813VPD

**Clver Square Village**  
GLA: 151,000SF

56 Ave // Route 10

# Trade Area Analysis

Cloverdale, BC



## Demographics

<b>Surrey</b>	<b>2013 Est. Population</b>	<b>2013 Est. Avg HH Income</b>
<b>City Centre</b>	23,745	\$ 51,764
<b>Cloverdale</b>	60,781	\$ 102,177
<b>Fleetwood</b>	62,070	\$ 94,379
<b>Guildford</b>	63,017	\$ 80,031
<b>Newton</b>	148,015	\$ 85,893
<b>Whalley</b>	104,628	\$ 68,611

<b>Langley</b>	<b>2013 Est. Population</b>	<b>2010 Est. Avg HH Income</b>
<b>Willoughby</b>	23,433	\$ 97,522
<b>Murrayville</b>	11,593	\$ 104,932
<b>Brookwood</b>	11,549	\$ 100,317
<b>City of Langley</b>	28,590	\$ 69,769

5,492 square feet available



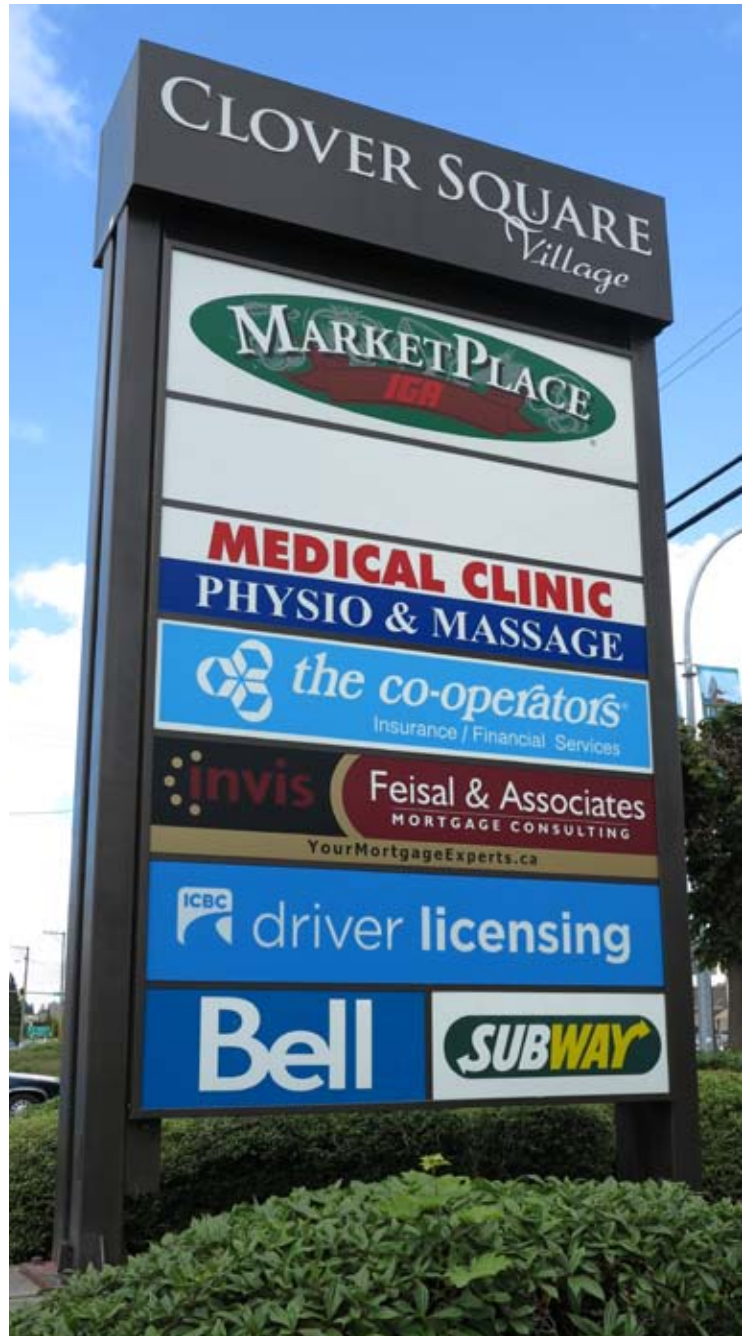
Available: Unit A-108: 809 SF & Unit A-112: 1,577 SF



Pylon 1



Pylon 2



Other Tenants





Other Tenants



3,590 square feet available



4,290 square feet available

