

# Lynn Creek Town Centre

FOR LEASE



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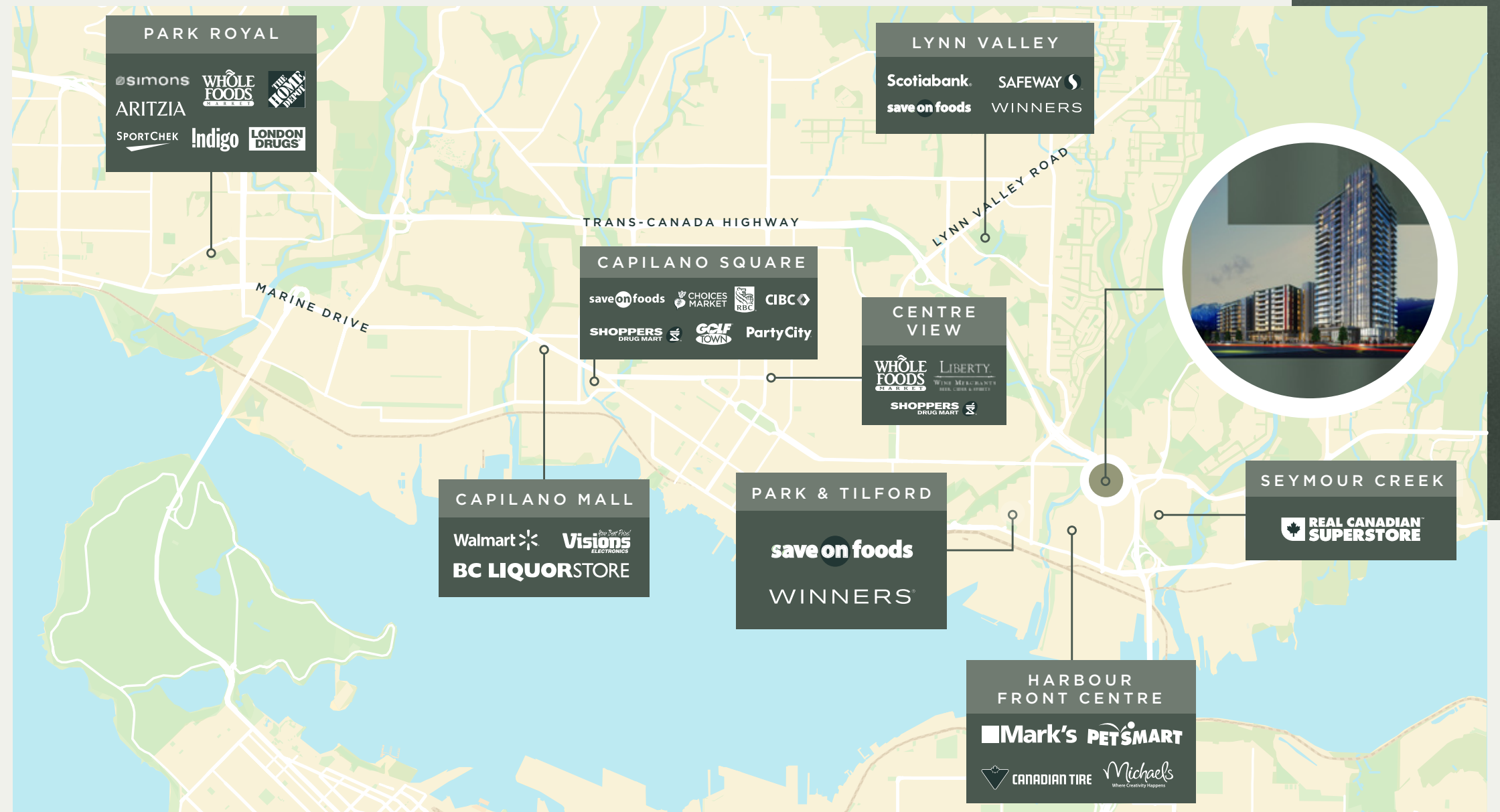
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## LOCATION

Located on the northeast corner of Mountain Hwy & Crown Street, Lynn Creek Town Centre will be a transit-oriented, mixed-use community located in an ideal setting near highly-valued green spaces. A unique location offering a combination of natural amenities, easy-to-access transit and retail opportunities.

Lynn Creek Town Centre project will revitalize the residential neighbourhood, encourage economic development while promoting green infrastructure and increasing the population by over 8,000 people upon completion.

Comprising of residential, light industry and retail areas, the development will complement the established retail node along Main Street that includes Canadian Tire, PetSmart, Mountain Equipment Company, Save-on-Foods, Dollarama, and Winners.

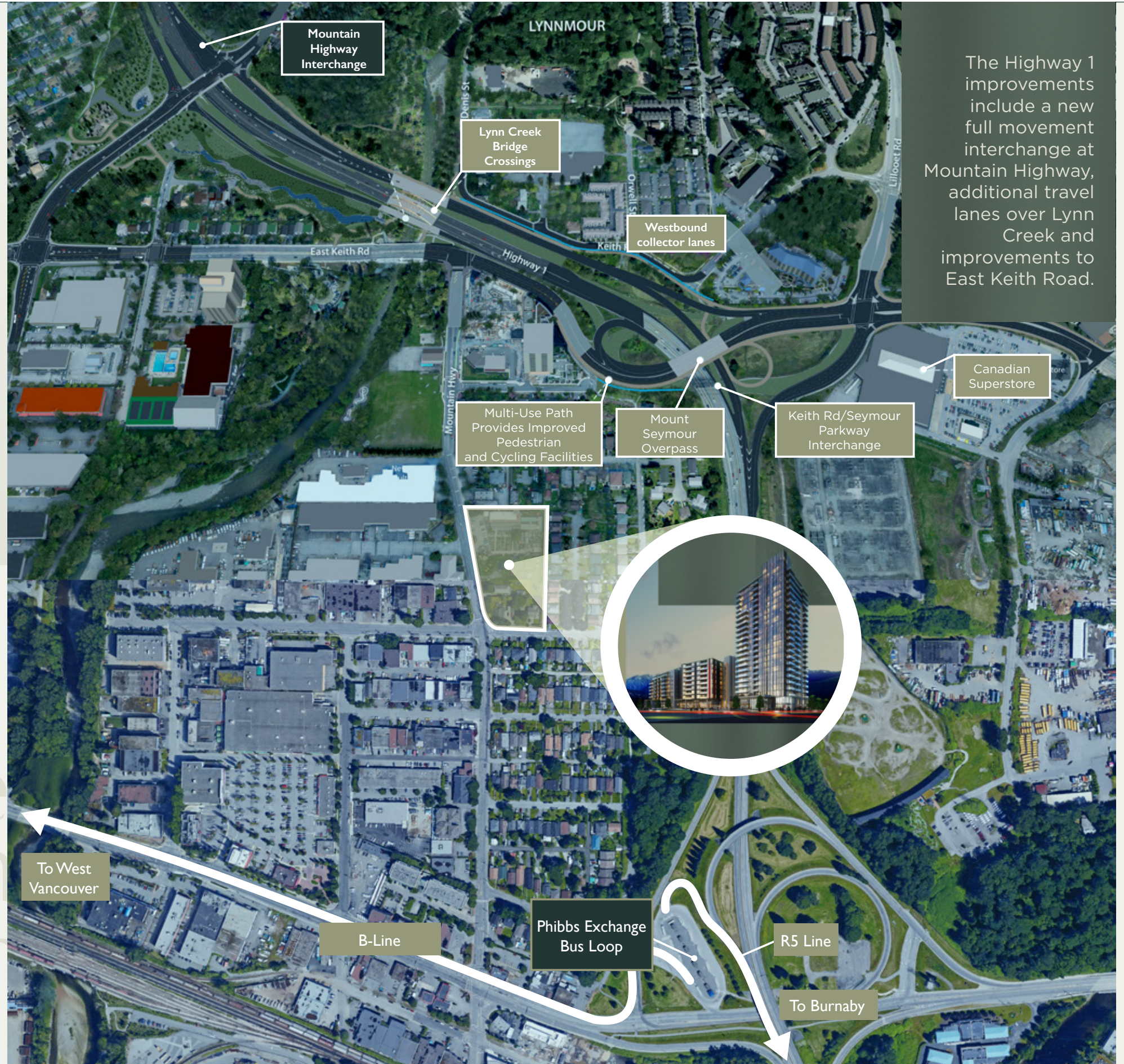


LOCATION

# Highway 1 and Transit Improvements to Lower Lynn

Highway 1 connects Metro Vancouver to the North Shore, the Horseshoe Bay Ferry terminal and Whistler via Highway 99. The recent completion of the 4-phase Lower Lynn Improvements Project has resulted in smoother traffic flow and more transit options for the area's 120,000 daily commuters.

An 8-minute walk away, Phibbs Exchange is one of the primary transit hubs in Metro Vancouver servicing over 14,000 daily passengers. Phibbs Exchange completed rebuilt improvements in May 2024, and services bus routes connecting across the North Shore to Lonsdale Quay, Park Royal, Dundarave, and Downtown Vancouver.



The Highway 1 improvements include a new full movement interchange at Mountain Highway, additional travel lanes over Lynn Creek and improvements to East Keith Road.

Lynn  
Creek  
Town  
Centre

PROJECT HIGHLIGHTS



Marquee Project located at the heart of the **Lynn Creek Town Centre** on the **NE corner of Mountain Hwy & Crown Street**



The Project includes **429 new residential units in the tower and 2 mid-rise buildings over a retail podium.**



Residential population growth of **8,000+ people forecasted upon completion for the Town Centre.** Currently 2967 units under development application with the District of North Vancouver.



Join established retail node on Main Street that includes, **Canadian Tire, PetSmart, Mountain Equipment Company, Save-on-Foods, Mark's, Work Warehouse, Dollarama, and Winners.**



The Project retail opportunities will open onto **Town Square** as well as a new **28,000 square-foot Community Center** directly across Mountain Highway.



The new **Highway 1 interchange ensures ease of access** and project is within close proximity to the improved **Phibbs Exchange which includes the B Line servicing Lonsdale Quay & Park Royal.**



Mountain Highway will be the main arterial road servicing the **'Heart' of the Lynn Creek Town Centre** and will be reconfigured to facilitate efficient multi-modal movements **including road network upgrades, enhancement of pedestrian and cycling networks and public transit services.** Addition of new parks and open space connectivity to the project location will also further strengthen its retail demands.



Estimated completion date is: **Q1 2028**

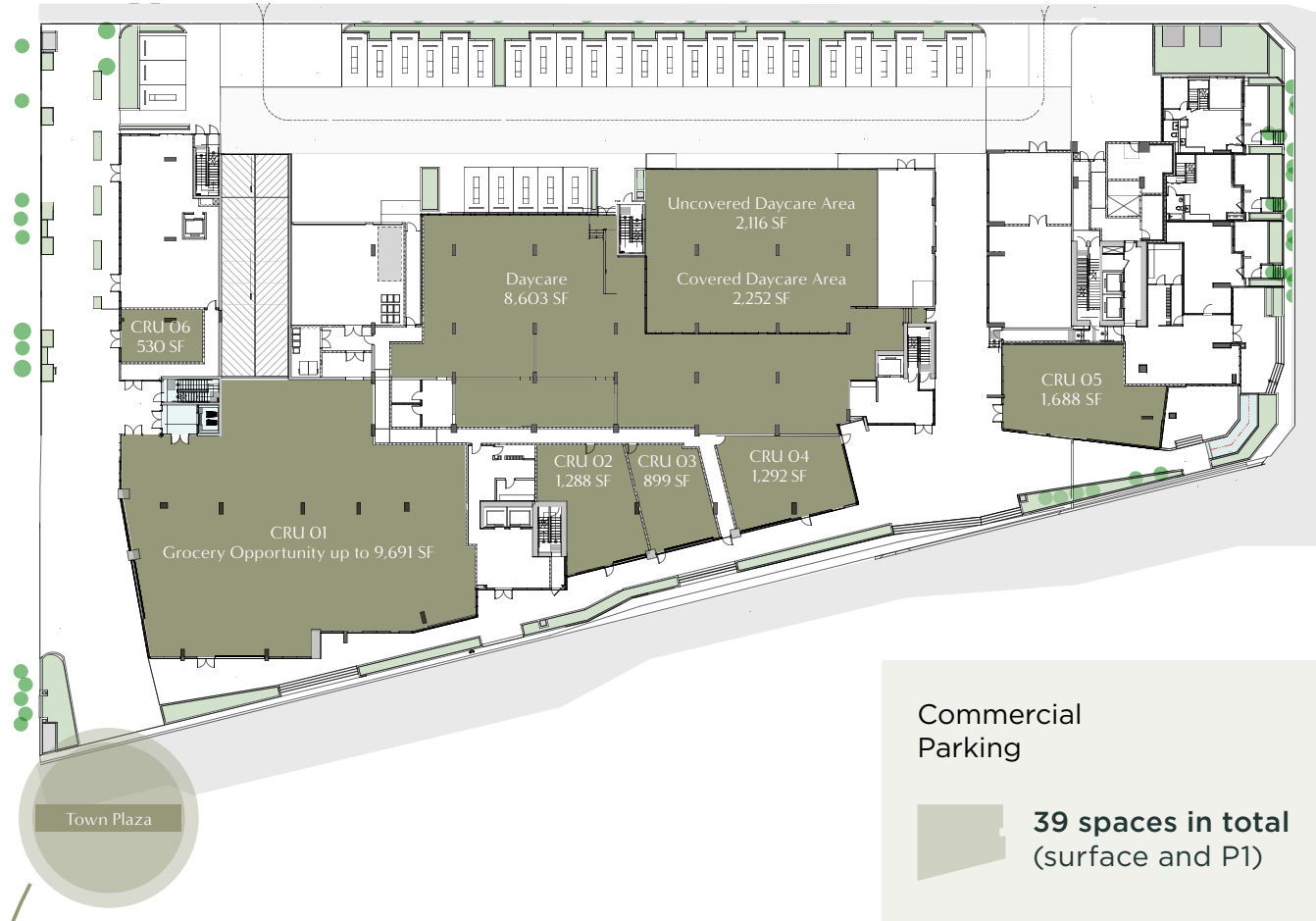


Community Centre



'Heart' of Lynn Creek Town Centre

SITE PLAN

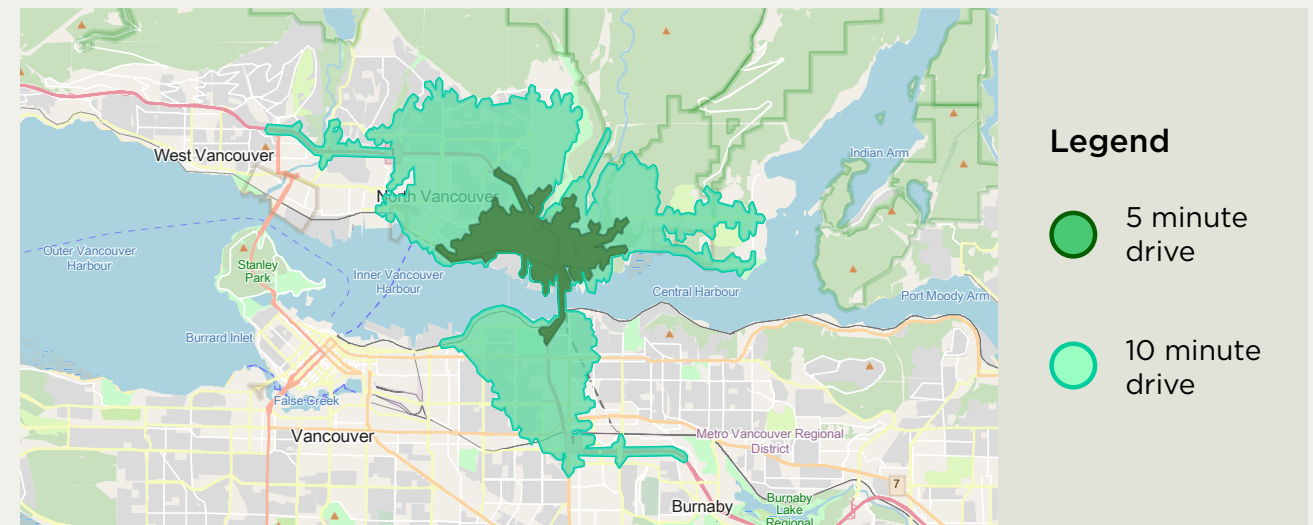


Demographics

	5 MINUTE DRIVE	10 MINUTE DRIVE
Population	15,965	173,002
Households	5,897	67,920
Avg. Household Income	\$166,436	\$145,683
Median Age	38.0	41.0

Source: Environics, 2025

Context map



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FOR MORE INFORMATION, PLEASE CONTACT:

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