

FOR LEASE

LANGLEY CITY SQUARE

19860-19898 LANGLEY BYPASS, LANGLEY, B.C.

21,165 SF AVAILABLE IN THE HEART
OF THE LANGLEY BYPASS

Developed By:

wesgroup

Join:



Mark's



Nature's Fare
Markets

STRUCTUBE

everything
WINE



GNAGE

SIGNAGE



Jack Allpress

Personal Real Estate Corporation

Senior Managing Director Investments

(604) 638-1975

JAllpress@MarcusMillichap.com

Marcus & Millichap

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LANGLEY CITY SQUARE, LANGLEY, B.C.

HIGHLIGHTS



Strategic Location That Caters to Both
Local & Regional Consumer Demand



Exceptional Exposure to Fraser Highway,
The Langley Bypass & 200th Street



Exposure to 110,270 vehicles
per day within the immediate area



Population within 7km
186,875



Prime Location in Langley's
Willowbrook Commercial Centre

RECENT RENOVATIONS

- ▶ Fully upgraded class "A" shopping centre
- ▶ Convenient left-in / left-out from Langley Bypass provides all directional access to Langley Bypass
- ▶ New building facades
- ▶ High-exposure signage & pylon opportunities
- ▶ Upgraded building systems



SALIENT DETAILS

Municipal Address:	19860-19898 Langley Bypass, Langley, B.C.
Availability:	21,165 SF
Site Size:	12.34 Acres
Total Leasable Area:	180,239 SF
Traffic Count:	Langley Bypass - 41,670 VPD Fraser Highway - 32,600 VPD 200th Street - 36,000 VPD
Zoning:	C2 - Service Commercial Zoning
Parking:	548 surface parking stalls (3.01/1,000 SF)
Access/Egress:	<ul style="list-style-type: none">• Right in/out and left in/out off of Langley Bypass• Right in/out off of 200th Street• All directional from Fraser Highway via Lane
Additional Rent:	\$9.65 PSF (2023)
Asking Rent:	Contact Listing Agents
Timing:	Contact Listing Agents

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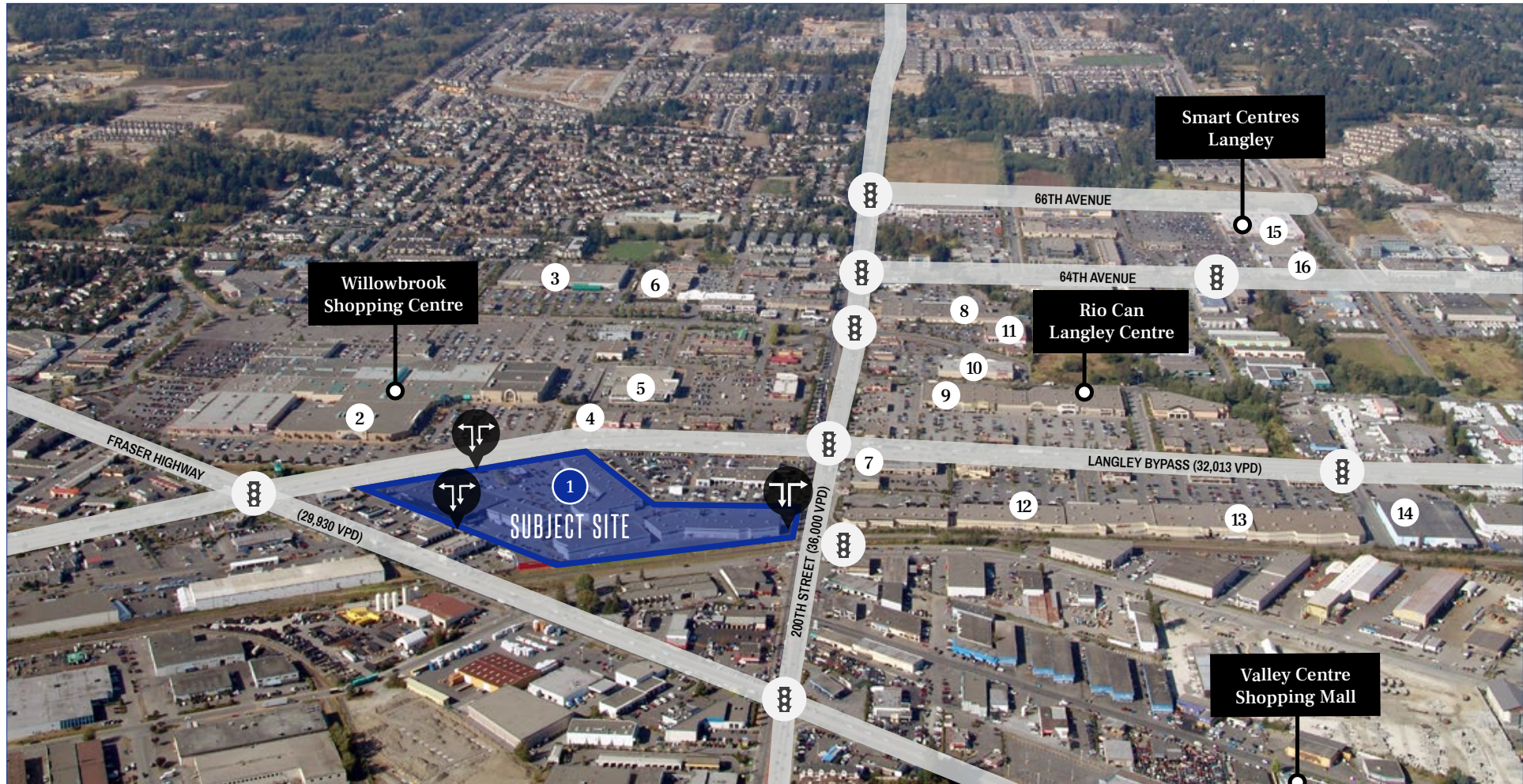
SITE PLAN



FOR LEASE

LANGLEY CITY SQUARE, LANGLEY, B.C.

2022 Demographics	3KM	5KM	7KM
Population	83,372	137,664	186,875
Households	31,496	49,777	65,742
Average Household Income	\$101,940	\$110,373	\$114,645



1. Subject Site: Langley City Square
2. The Bay, Sport Chek
3. Real Canadian Superstore
4. Mountain Equipment Co-Op
5. Safeway

6. Shoppers Drug Mart
7. Cactus Club Cafe
8. Canadian Tire
9. RioCan Langley Centre: Indigo, Leon's Furniture, HomeSense, PetSmart

10. The Brick
11. Staples
12. Mark's, Atmosphere
13. Michaels, Winners, Golf Town
14. RONA

15. Smart Centres Langley: Walmart, Home Depot, Best Buy, Home Outfitters, Urban Barn, London Drugs
16. Save On Foods

Developed By:

wesgroup

Marcus & Millichap

Marcus & Millichap
1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3

T (604) 638-2121
F (604) 638-2122

MarcusMillichap.ca

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