

FOR LEASE

LANGLEY CITY SQUARE

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

7,845 SF CORNER-OPPORTUNITY AVAILABLE
IN THE HEART OF THE LANGLEY BYPASS

Join:

Clothes that work

Mark's

Nature's Fare
Markets

STRUCTUBE

everything
WINE

S
SKECHERS



Developed By:

wesgroup

Marketed By:

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



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



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:	7,845 SF
Site Size:	12.34 Acres
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:	\$9.21 PSF (2024 Estimate) *Exclusive of Management Fee
Asking Rent:	Contact Listing Agents
Timing:	Contact Listing Agents

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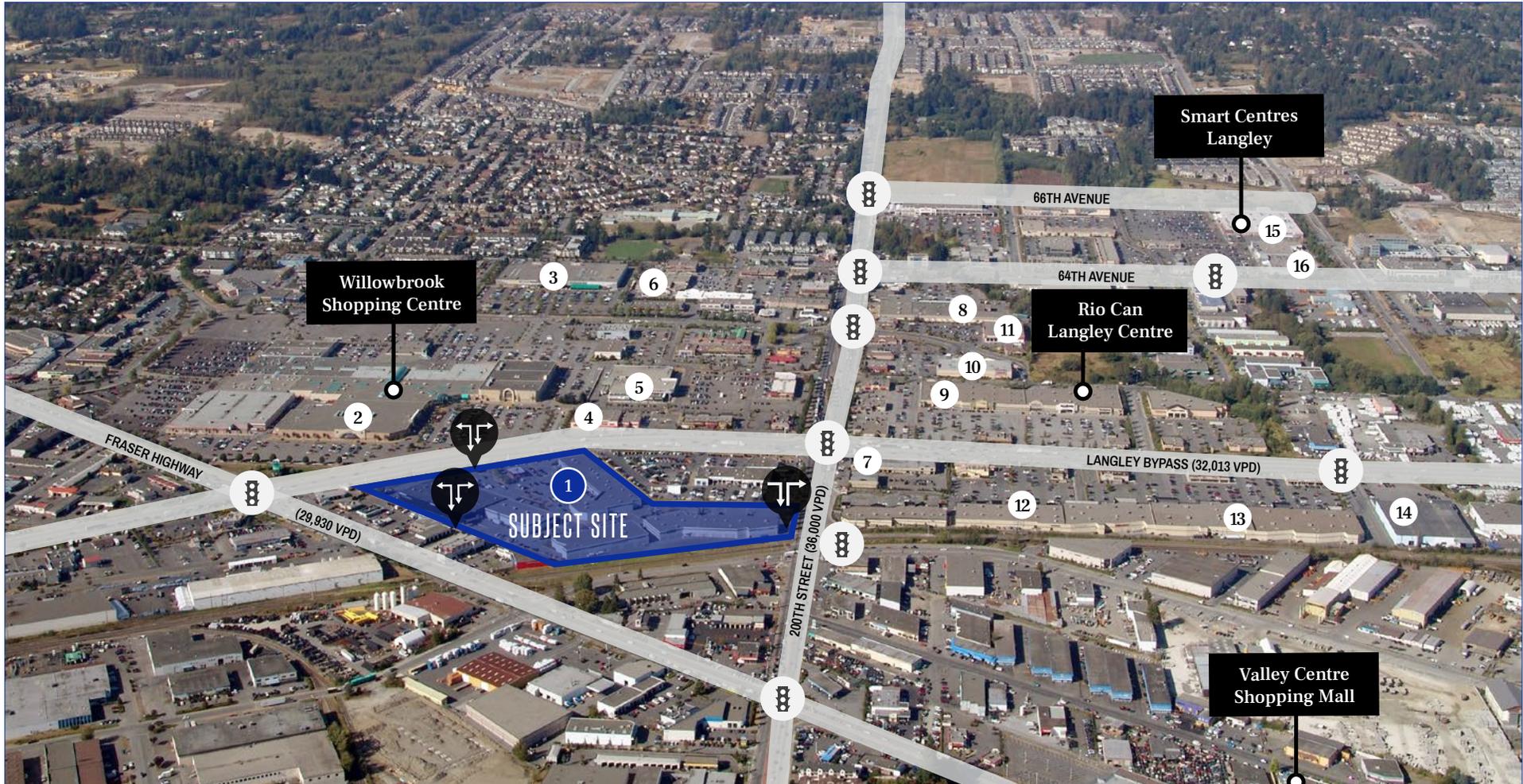
SITE PLAN



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

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