

# 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:



**Mark's**



**Nature's Fare  
Markets**

**STRUCTUBE**

**everything  
WINE**



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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

<b>Municipal Address:</b>	19860-19898 Langley Bypass, Langley, B.C.
<b>Availability:</b>	7,845 SF
<b>Site Size:</b>	12.34 Acres
<b>Traffic Count:</b>	Langley Bypass - 41,670 VPD Fraser Highway - 32,600 VPD 200th Street - 36,000 VPD
<b>Zoning:</b>	C2 - Service Commercial Zoning
<b>Parking:</b>	548 surface parking stalls (3.01/1,000 SF)
<b>Access/Egress:</b>	<ul style="list-style-type: none"><li>• Right in/out and left in/out off of Langley Bypass</li><li>• Right in/out off of 200th Street</li><li>• All directional from Fraser Highway via Lane</li></ul>
<b>Additional Rent:</b>	\$9.21 PSF (2024 Estimate) *Exclusive of Management Fee
<b>Asking Rent:</b>	Contact Listing Agents
<b>Timing:</b>	Contact Listing Agents

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## SITE PLAN

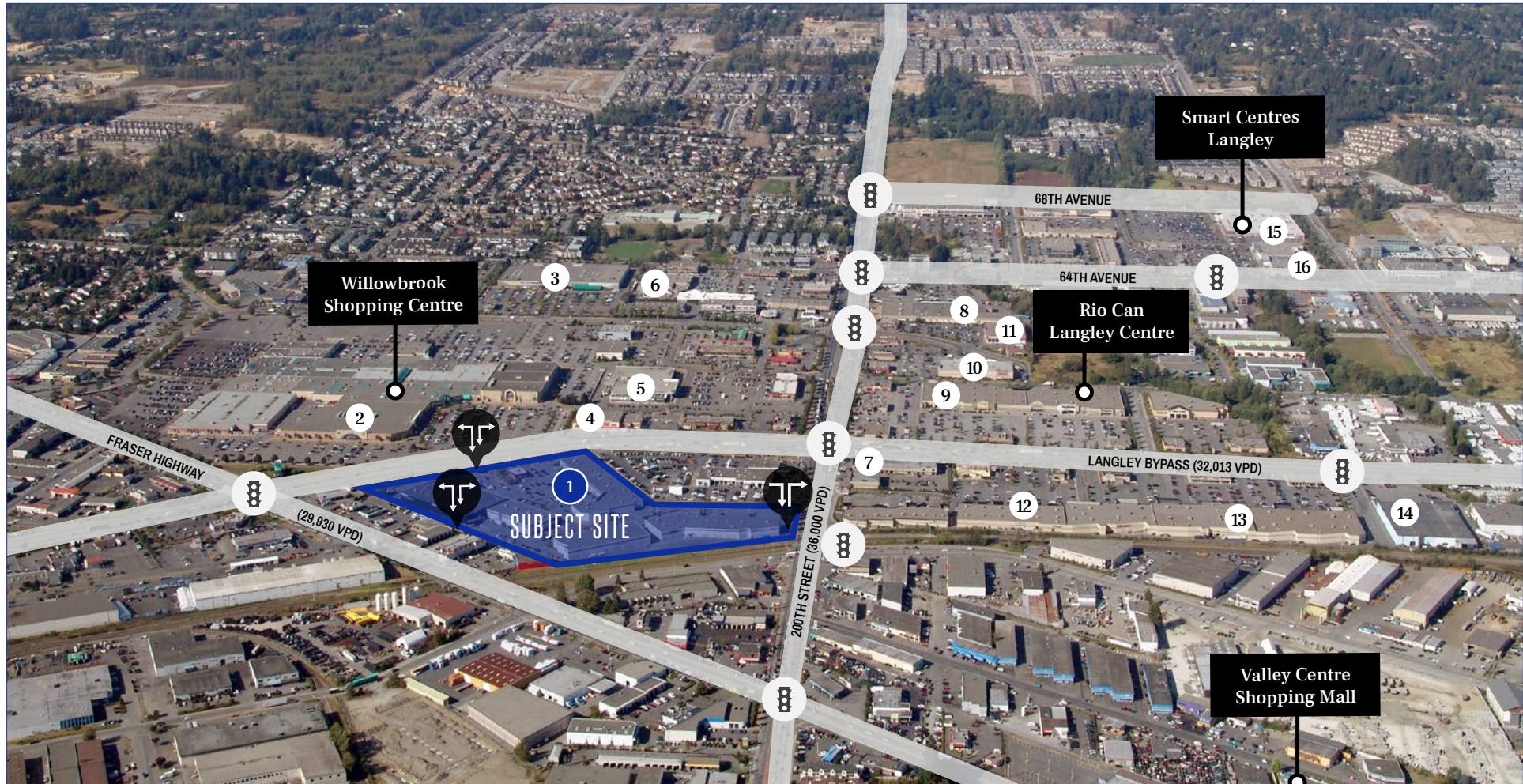




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2022 Demographics	3KM	5KM	7KM
Population	83,372	137,664	186,875
Households	31,496	49,777	65,742
Average Household Income	\$101,940	\$110,373	\$114,645



1. Subject Site: Langleys 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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