

FOR LEASE

HIGHWAY 1 & 200 STREET, LANGLEY, BC

NEWLY-CONSTRUCTED RETAIL OPPORTUNITIES

\$50.00 PSF TENANT IMPROVEMENT
ALLOWANCE TO QUALIFIED TENANTS

DEVELOPED BY:

PCI
DEVELOPMENTS

NEW HEAD OFFICE OF:

FIRSTWEST
CREDIT UNION

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PCI
DEVELOPMENTS

Marcus & Millichap

FOR LEASE

HIGHWAY 1 & 200 STREET, LANGLEY, BC

HIGHLIGHTS



Anchored by First West Credit Union's head office with over 300 employees



Strategically located at one of the busiest Highway interchanges in the Lower Mainland with exposure to over 110,000 vehicles daily



Household incomes in the primary trade area are over \$110,000 per annum



Retail opportunities from 1,000 SF - 7,000 SF



Site located in the Willoughby area, a fast growing community with burgeoning town-homes and single-family home construction, vibrant commercial and industrial centres



Willoughby area is one of the few parts of the community designated for development



[VIEW MORE PROPERTY PHOTOS](#)

SALIENT DETAILS

Civic Address: 19933 88th Avenue, Langley, BC

Availability: 1,000 - 7,000 SF

Parking:
Surface: 174 Stalls
Underground: 284 Stalls
Total: 458 Stalls

Ceiling Heights: 15' clear

Possession: Immediately

Traffic Counts:
200 Street: 46,295 VPD
Highway 1: 67,618 VPD

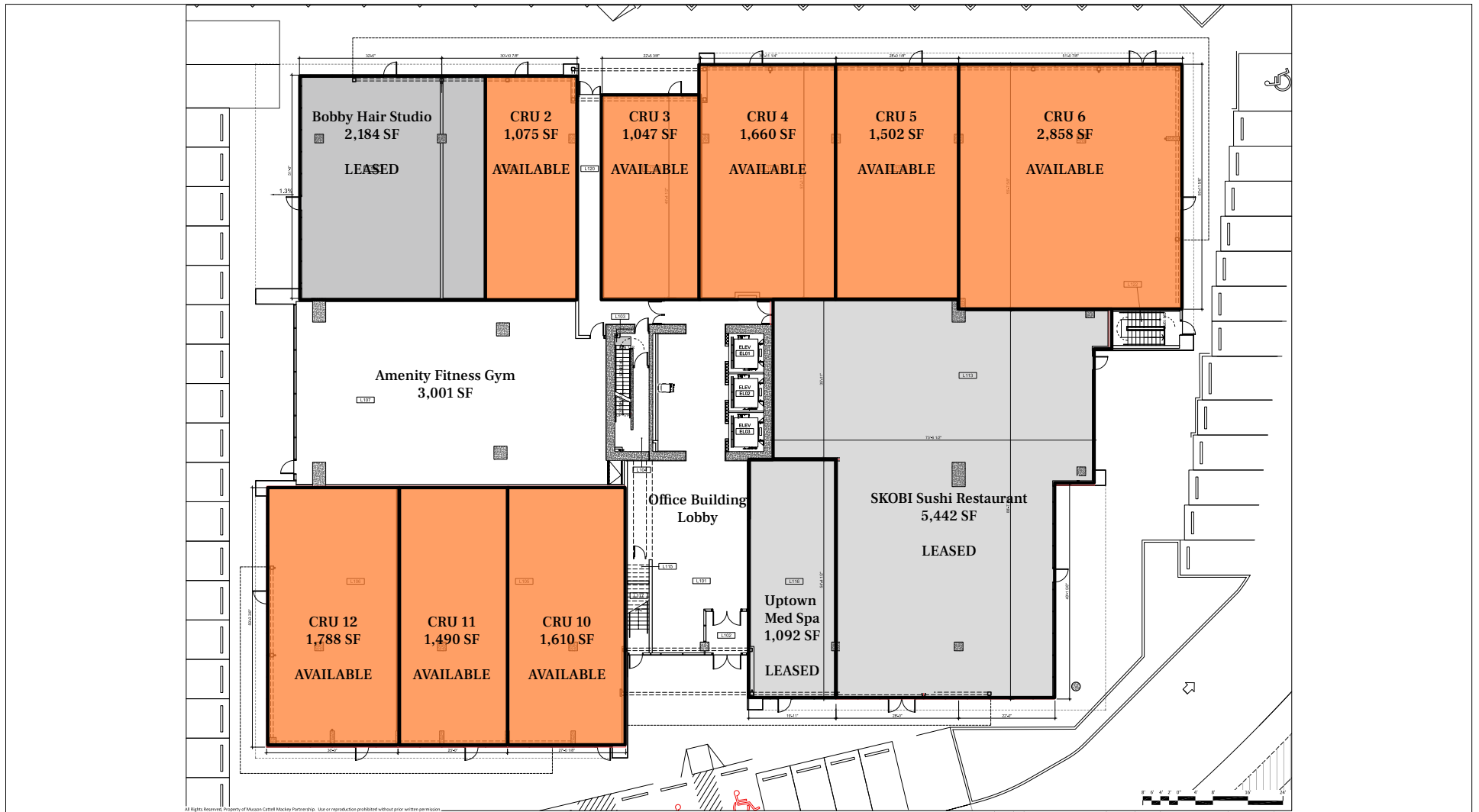
Operating Costs: \$13.00 PSF

Asking Rent: Contact Listing Agent

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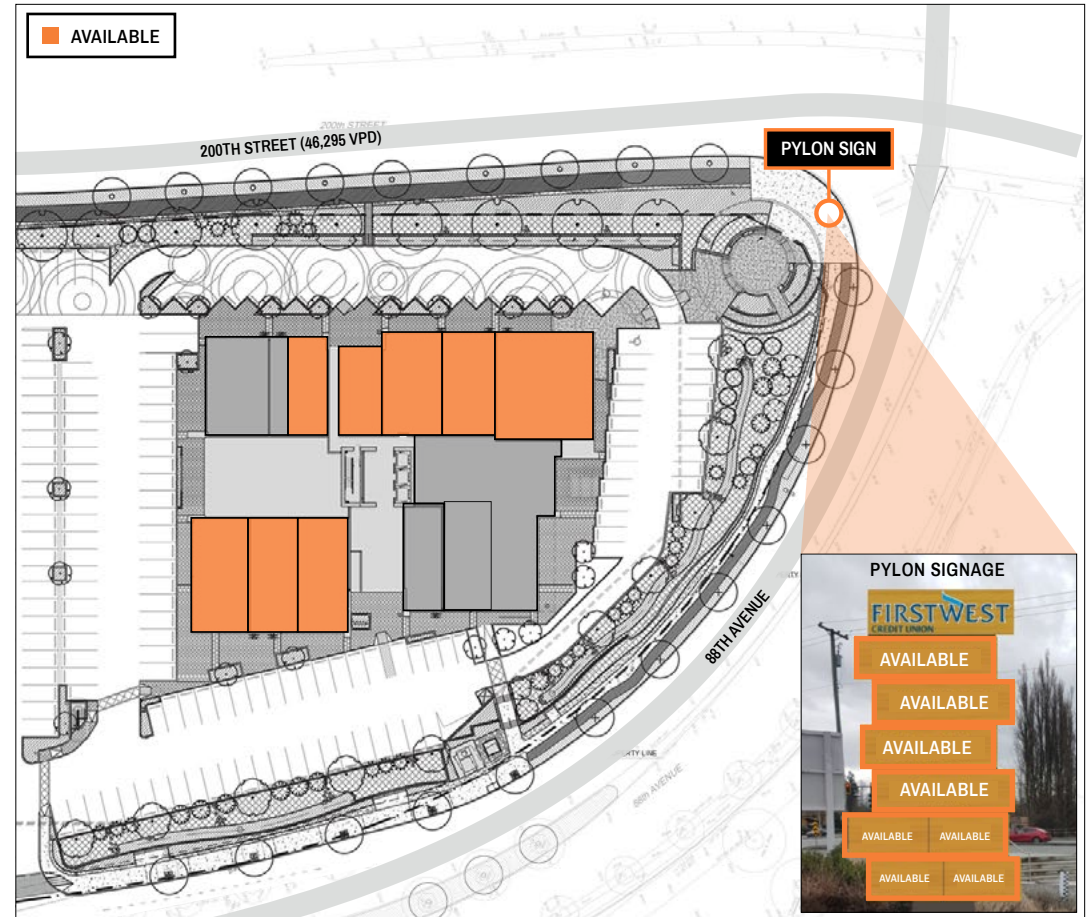
HIGHWAY 1 & 200 STREET, LANGLEY, BC

GROUND FLOOR SITE PLAN



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IMMEDIATE AREA TRAFFIC COUNTS
EXCEEDING 113,000 VPD

POPULATION OF 128,154

ANTICIPATED GROWTH RATE OF
9.3% BY 2023

NEW PYLON SIGNAGE
AVAILABILITIES

FOR LEASE

HIGHWAY 1 & 200 STREET, LANGLEY, BC



- | | | |
|--------------------------------|-------------------------------------|---------------------------------|
| 1. Subject Site | 6. KFC, CIBC, Dairy Queen | 9. Sandman, Moxies |
| 2. McDonald's | 7. Thunderbird Centre: Shoppers | 10. Deloitte, Starbucks, Subway |
| 3. Walnut Gate Shopping Centre | Drug Mart, Brown's, Starbucks, IGA, | 11. Carvolth Transit Exchange |
| 4. RBC, Subway | Anytime Fitness | |
| 5. Tim Horton's, Esso, 7-11 | 8. Cineplex Theatre | |

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TRADE AREA HIGHLIGHTS



- | | | | |
|---|---|---|---|
| 1. Subject Property | 6. White Spot, Boston Pizza, Cineplex, Montana's | Financial | 13. Future Highway 1 & 216 Street Retail Site |
| 2. Grant Thornton, Deloitte, Starbucks | 7. Langley Sportsplex | 10. Walnut Grove Secondary | 14. Future Interchange |
| 3. KPMG | 8. Langley Event Centre | 11. Buy-Low Foods, Life Labs, Coast Capital Savings | |
| 4. McDonald's | 9. Willoughby Town Centre: Shoppers Drug Mart, Independent Grocer, RBC, G&F | 12. Save-On-Foods, BC Liquor Stores, TD Canada Trust, Starbucks | |
| 5. Shoppers Drug Mart, Marketplace, Vancity, Bosley's, Browns Socialhouse | | | |

2020 Demographics	Primary Trade Area	Secondary Trade Area	Langley
Population	125,281	189,361	128,154
Households	43,963	68,204	44,462
Average Household Income	\$118,422	\$115,972	\$125,186
Projected Population Growth (2019-2023)	9.2%	8.8%	9.5%

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