



208TH STREET & 80TH AVENUE, LANGLEY, BC
Drug & Grocery Anchored Shopping Centre



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Retail Opportunities FOR LEASE

WILLOUGHBY TOWN CENTRE 208TH STREET & 80TH AVENUE, LANGLEY, BC

OPPORTUNITY

Willoughby Town Centre is a phased, mixed-use development, with Phase 1 consisting of 145,000 square feet of commercial retail space and approximately 65 residential units in a neighbourhood drug / grocery anchored setting with a High Street presence. The newest addition to our Village Commercial Core is Parcel 2 with remaining CRU sizes available ranging from 951 sf up to 1,386 sf. A 3,358 square foot free-standing restaurant building will be available in the future Parcel 3 development, in addition to a full size range of retail premises.

LOCATION

The development is located on the South West corner of 80th Avenue and 208th Street, Langley, surrounding the Willoughby Elementary School. Willoughby is the fastest growing district in the Township of Langley with an increase in population of over 200% in the last 7 years. The Willoughby Community is receiving approximately 60% of all new single and multi-family housing units built in the Township of Langley, this trend is expected to continue as the Yorkson Neighbourhood surrounding Willoughby Town Centre is projected to reach a population of approximately 41,000 people by 2019 ensuring a vibrant, local and captive market for Willoughby Town Centre.

OCCUPANCY

Now leasing Parcel 2

Pre-leasing Parcel 3 with a scheduled completion date of Q1 2022.

LEASE RATES

Contact Listing Brokers for details.

PROPERTY TAX & COMMON AREA MAINTENANCE*

Parcel 2	\$13.56 per square foot
Parcel 3	\$13.63 per square foot
Parcel 3 B100	\$12.97 per square foot
Parcel 4	\$13.75 per square foot

* 2020 projected

PROMOTION FUND

\$1.00 per square foot.

PARKING

Parcel 1 (Surface)	217 stalls
Parcel 2 (Surface)	83 stalls
(Deck)	57 stalls
Parcel 3 (Surface)	100 stalls
Parcel 4 (Surface)	70 stalls
Parcel 7 (Surface)	62 stalls
(Underground)	10 stalls
Total On-Site Parking	599 stalls

ADDITIONAL STREET PARKING

Willoughby Town Centre Drive (Surface)	101 stalls
207A Street (Surface)	3 stalls
206A Street (Surface)	60 stalls
Total Street Parking	164 stalls

TOTAL PARKING STALLS 763 STALLS



Langley's First Lifestyle Master Planned Community



AVAILABLE UNITS

PARCEL 2

CRU	UNIT SIZE
A155	985 sf
B100	809 sf
B102	804 sf
B105	819 sf
B140	1,408 sf

PARCEL 3

CRU	UNIT SIZE
A100	880 sf
A105	LEASED
A110	1,050 sf
A115	1,038 sf
A120	1,200 sf
A125	1,274 sf
A130	1,503 sf
A135	1,550 sf

CRU	UNIT SIZE	CRU	UNIT SIZE	CRU	UNIT SIZE
A140	970 sf	B100	3,358 sf	C100	971 sf
A145	946 sf	C105	1,224 sf	C110	1,489 sf
A150	946 sf	C115	1,334 sf		
A155	906 sf				
A160	906 sf				
A165	1,086 sf				
A170	1,408 sf				



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