



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 3 which has recently been completed. A 3,358 square foot free-standing restaurant building anchors Parcel 3, in addition to a full size range of retail premises.

LOCATION

The development is located near 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 3

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

* 2021 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

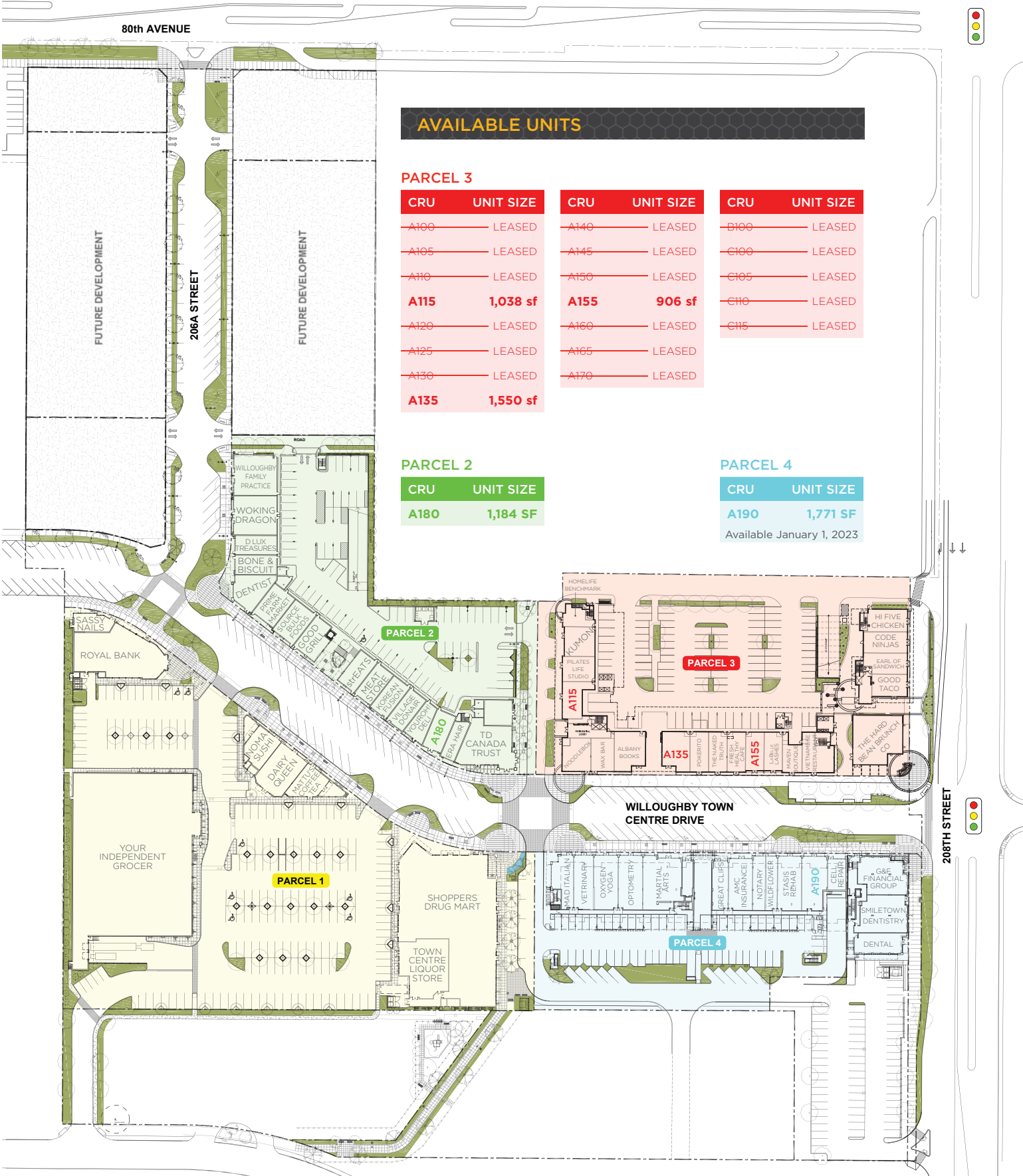
ADDITIONAL STREET PARKING

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





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Willoughby
TOWN CENTRE



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