

FOR LEASE | LANGLEY MALL

5501 204th Street, Langley, B.C.

1,461 - 30,152 SF RETAIL OPPORTUNITIES AT GROCER & FITNESS ANCHORED MALL



Jack Allpress*

Senior Managing Director

(604) 638-1975

JAllpress@MarcusMillichap.com

Amanda Broglio

Associate

(604) 404-1412

Amanda.Broglio@marcusmillichap.com

Ryan Engel

Associate

(604) 789-9844

Ryan.Engel@marcusmillichap.com

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*Personal Real Estate Corporation

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OPPORTUNITY

Anchored by No Frills and Planet Fitness, Langley Mall (the “Shopping Centre”) benefits from strong daily-needs traffic and a diverse tenant mix of medical, professional services, and established local retailers.

The Shopping Centre offers flexible demising options across a wide range of unit sizes (1,461 - 30,152 SF), accommodating both small-format users and larger-format operators seeking scale. Opportunities feature direct ground-floor access and prominent frontage, ideal for tenants seeking long-term visibility and a durable presence in a rapidly densifying trade area.

Strategically positioned along 204 Street with immediate access to Fraser Highway and Langley Bypass, the Shopping Centre is also poised to benefit from the future Surrey–Langley SkyTrain extension. Surrounded by new residential and mixed-use development, civic services, and transit infrastructure, Langley Mall presents a compelling opportunity for retailers and service providers seeking long-term stability and growth in a high-momentum urban node.

SALIENT DETAILS

Municipal Address:	Langley Mall, 5501 204th Street, Langley, B.C.
Size:	1,461 - 30,152 SF
Availability:	Contact Listing Agents
Parking:	Ample surface-level stalls
Asking Rent:	Contact Listing Agents
Additional Rent:	\$8.81 PSF (2025 estimate)

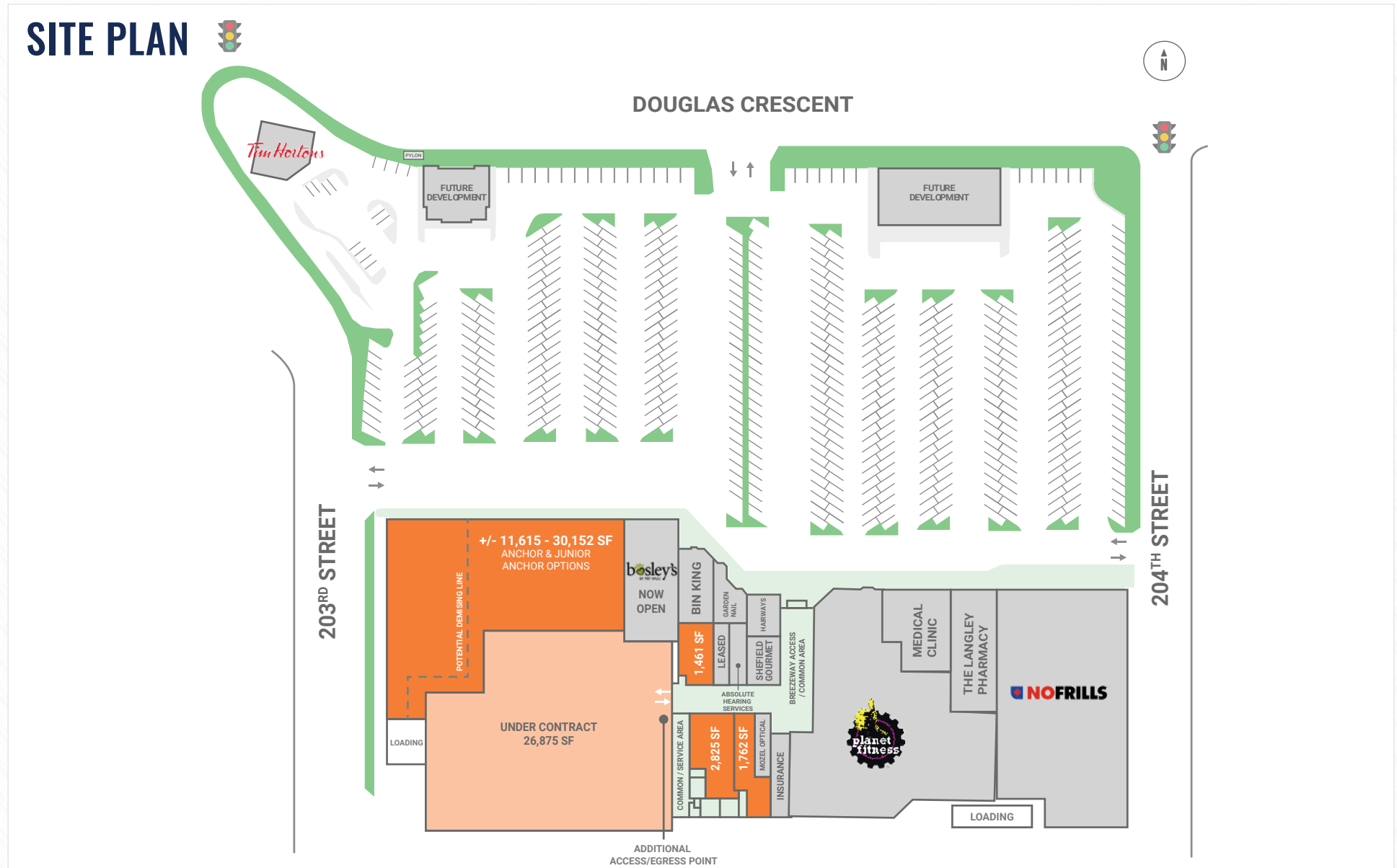
HIGHLIGHTS

-  1,461 - 30,152 SF opportunities
-  Over 172,000 people within a 10-minute drive and a household income of \$133,538
-  Projected growth of 12.4% (2024-2029) within a 10-minute drive
-  Exposure up to +11,552 vehicles per day
-  Multiple high-visibility signage and pylon opportunities



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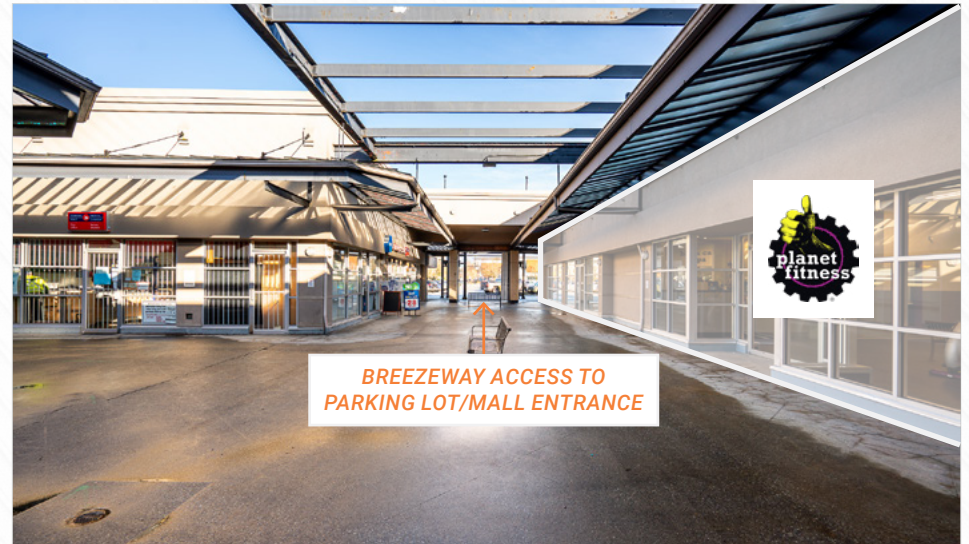
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PROPERTY PHOTOS



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AREA OVERVIEW



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Amanda.Broglio@marcusmillichap.com

Marcus & Millichap

1100 - 1111 West Georgia Street

Vancouver, BC V6E 4M3

T (604) 638-2121

*Personal Real Estate Corporation



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