

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:

Clothes that work

Mark's

Nature's Fare
Markets

STRUCTUBE

everything
WINE

SKECHERS



Developed By:

wesgroup

Marketed By:

Marcus & Millichap

FOR LEASE

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

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

FOR LEASE

LANGLEY CITY SQUARE, LANGLEY, B.C.

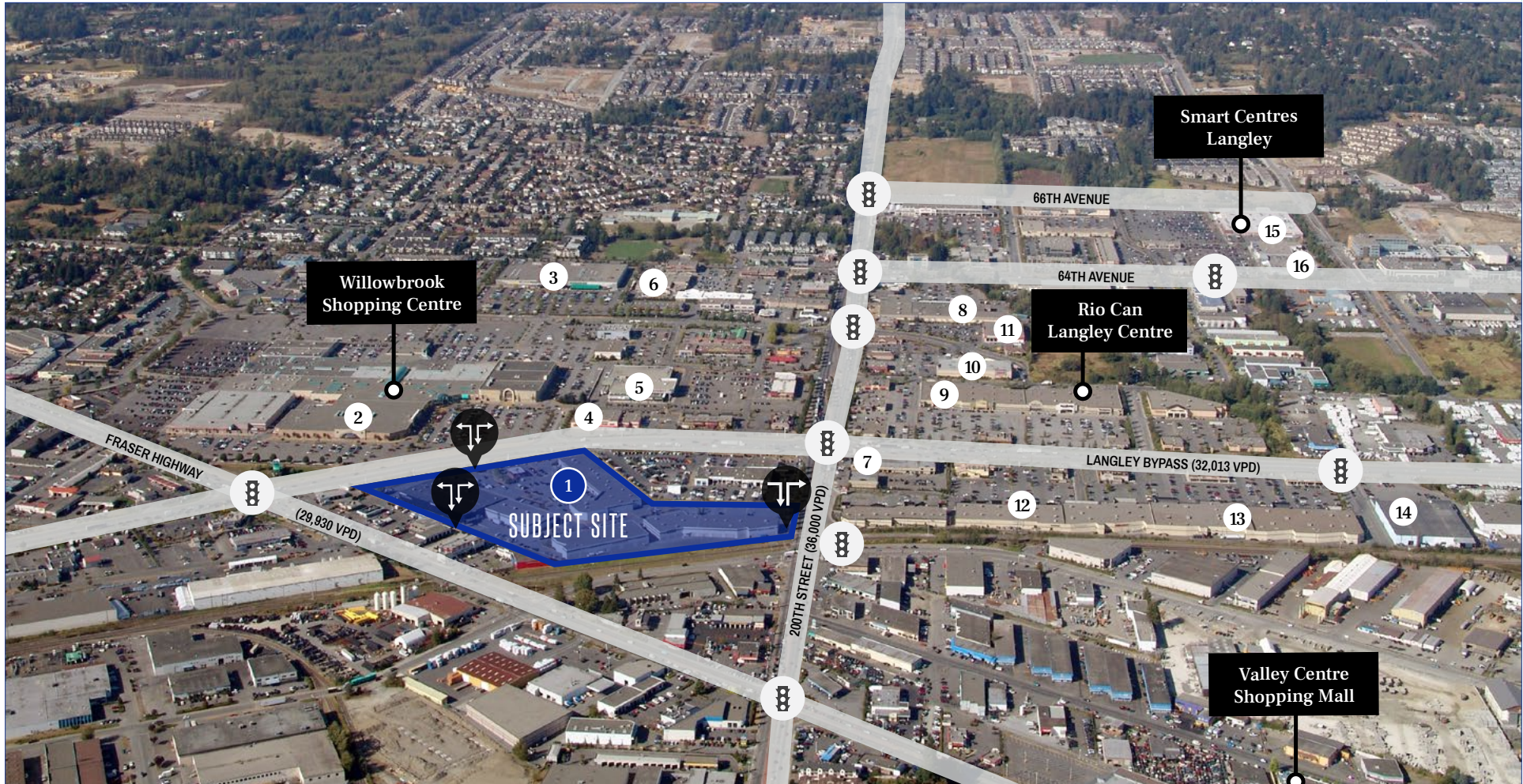
SITE PLAN



FOR LEASE

LANGLEY CITY SQUARE, LANGLEY, B.C.

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: Langley 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

Marcus & Millichap
1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3

T (604) 638-2121
F (604) 638-2122

MarcusMillichap.ca

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2025 Marcus & Millichap. All rights reserved.