

5952 200 STREET, LANGLEY
HIGH-EXPOSURE RETAIL SPACE OPPORTUNITY

**FOR
LEASE**



WILLIAM | WRIGHT

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OVERVIEW

High-exposure retail space available on bustling 200th Street in Langley City. Located in an older building, this space offers excellent signage, great visibility, and ample parking. Ideal for businesses seeking steady traffic flow and strong local presence in a well-established commercial corridor.

PROPERTY HIGHLIGHTS



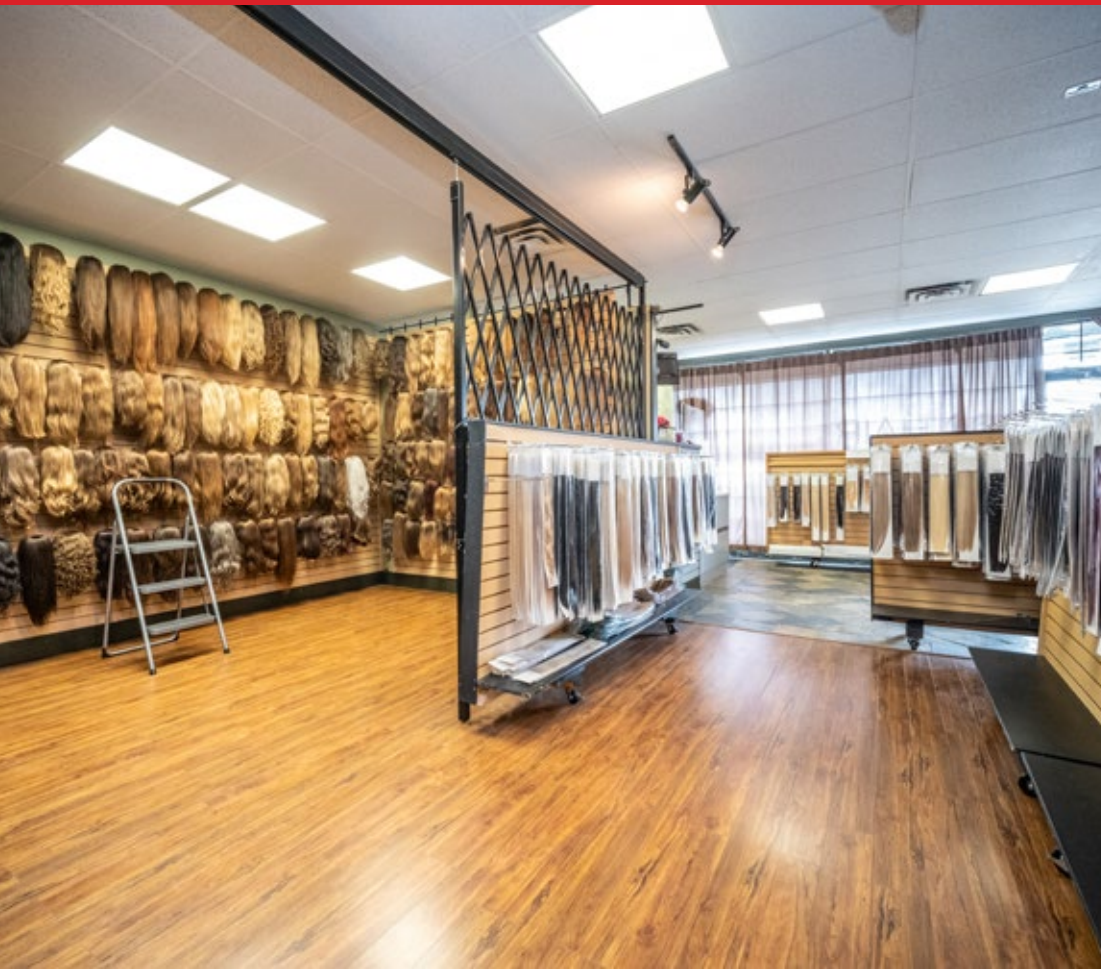
High exposure retail location on busy 200th St



High visibility signage



Close to coming Skytrain line



SALIENT FACTS

Size	± 1,630 SQFT
Parking	Ample
Zoning	C-1
Basic Rent	\$30.00/FT
Additional Rent	\$12.28/FT
Monthly Rent	\$5,743.00 + GST



DRIVING DISTANCES

HWY 10 ----- 4 MINUTES
 WILLOWBROOK SHOPPING CENTRE ----- 5 MINUTES
 DOWNTOWN VANCOUVER ----- 60 MINUTES
 YVR AIRPORT ----- 60 MINUTES

RIOCAN LANGLEY CENTRE

ANCHOR TENANTS INCLUDE PETSMART,
 STARBUCKS, MILESTONES, INDIGO,
 BROWNS SOCIALHOUSE, LAURA, CLUB16
 TREVOR LINDEN FITNESS

WILLOWBROOK SHOPPING CENTRE

ANCHOR TENANTS INCLUDE T&T
 SUPERMARKET, REAL CANADIAN
 SUPERSTORE, SAFEWAY, RBC, SPORT CHEK,
 TOYS 'R' US, FOOT LOCKER, H&M, PANDORA



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RIOCAN LANGLEY CENTRE

ANCHOR TENANTS INCLUDE MARSHALLS &
 HOMESENSE, GOLFTOWN, ATMOSPHERE, OLIVE
 GARDEN, CACTUS CLUB, RW&CO, TRIPLE O'S

SUBJECT PROPERTY

HWY 10
200 ST

SURREY LANGLEY SKYTRAIN PROJECT



501, 502, 320

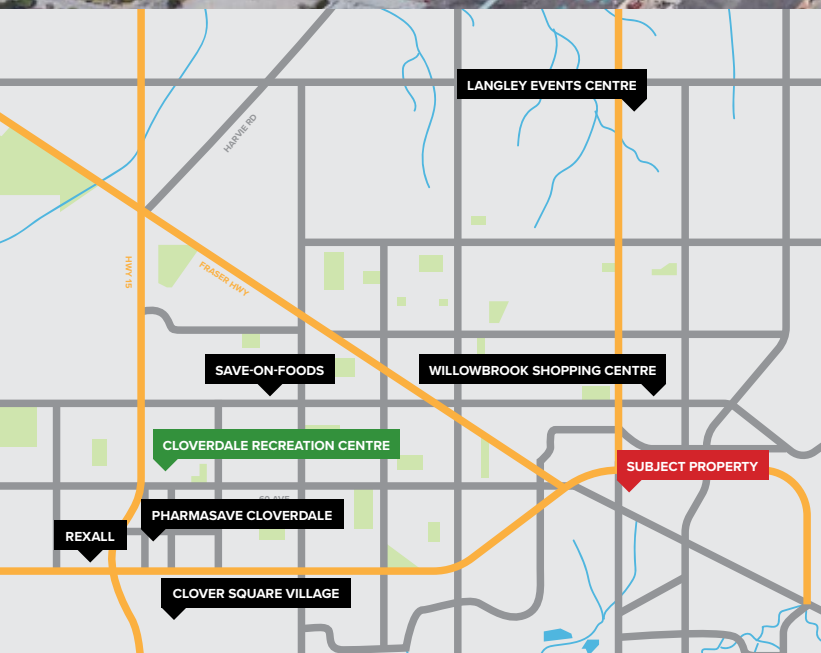
FUTURE WILLOWBROOK STATION AT 196 ST



87
VERY WALKABLE



72
VERY BIKEABLE



LOCATION & TRANSIT

Langley City, located in Metro Vancouver, is a thriving urban center known for its business-friendly environment, strong consumer base, and rapid growth. With a population of over 29,000 and a trade area exceeding 140,000 people, it offers excellent retail opportunities. The city features Willowbrook Shopping Centre, vibrant downtown storefronts, and high-traffic commercial corridors, attracting national brands and local businesses alike. With ongoing residential and infrastructure development, Langley City presents a prime market for retailers looking to capitalize on rising foot traffic, strong household incomes, and expanding commercial spaces in one of B.C.'s most dynamic retail destinations. Good transit with many nearby public transportation options.