

FOR LEASE

MOUNTAIN VIEW PLAZA, LANGLEY, B.C.

ONE UNIT AVAILABLE AT GROCERY- ANCHORED SHOPPING CENTRE



4,997 SF
AVAILABLE



210 STREET

BC LIQUOR STORE



88TH AVE (+/-15,368 VPD)

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Marcus & Millichap

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SALIENT DETAILS

Municipal Address: [8840 210th Street, Langley, B.C.](#)

Gross Leasable Area: 70,219 SF

Zoning: [C-2 \(Community Commercial Zone\)](#)

Parking: Approx. 250 stalls

Availability: Unit 301- 4,997 SF

Timing: October 2026

Traffic Counts:

Total:	+/- 25,411 VPD
88 Ave:	+/- 15,368 VPD
Walnut Grove Dr:	+/- 7,076 VPD
210 St:	+/- 2,967 VPD

Access/Egress: All directional access off 210th and 211th Street
Right in/out off 88th Avenue

Additional Rent: Contact Listing Agents

Asking Rent: Contact Listing Agents



PROPERTY HIGHLIGHTS



Excellent exposure along 88th Avenue



Strong tenant mix and grocery anchored by Save-On-Foods



Golden Ears Bridge allows commuters from surrounding municipalities easy access to Walnut Grove



Close proximity to the industrial district of Port Kells which has a daytime working population of 33,996 people



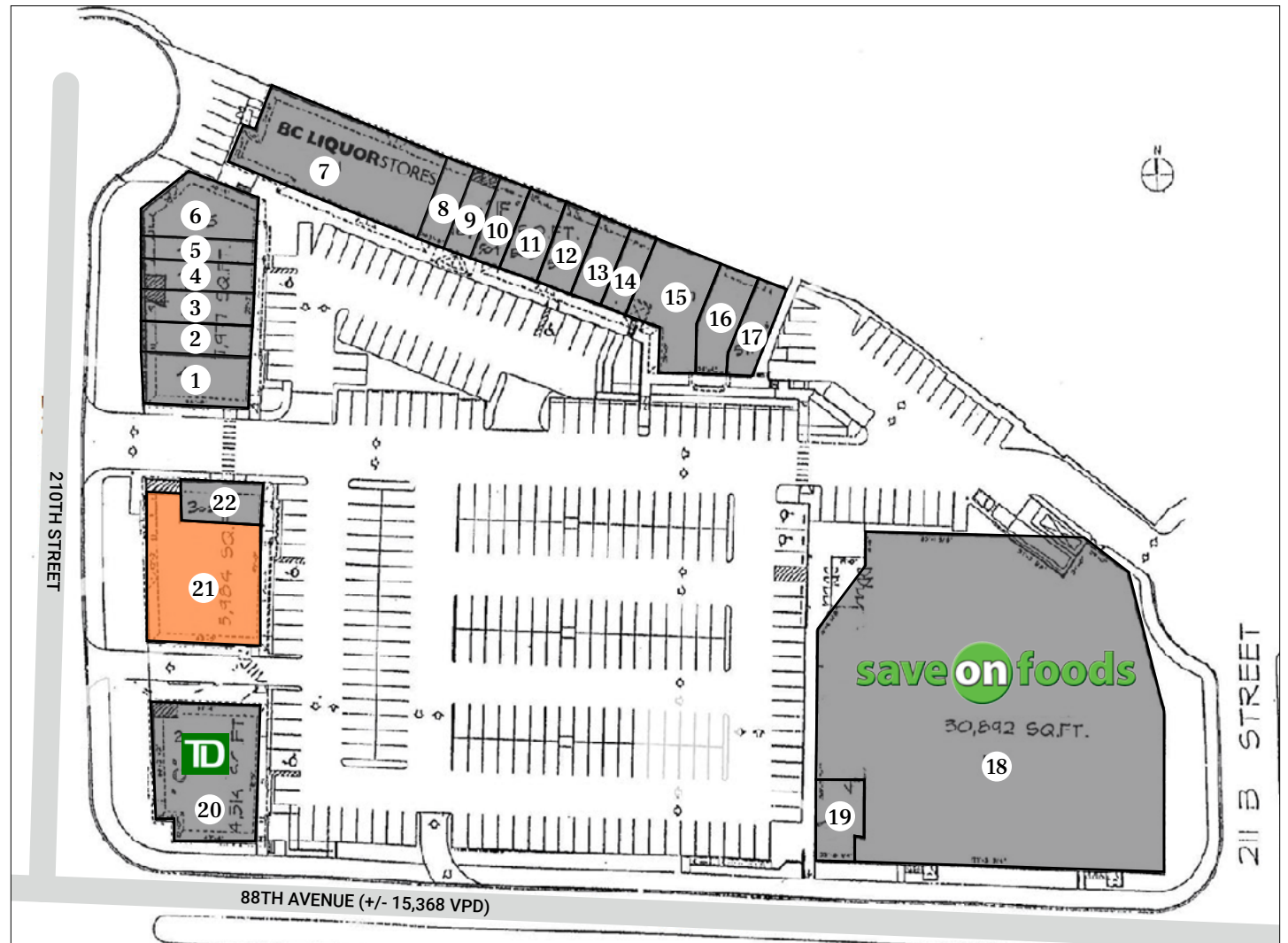
Area tenants include Fresh St. Market, Pharmasave, Cineplex, Otreat Brunch + Bistro

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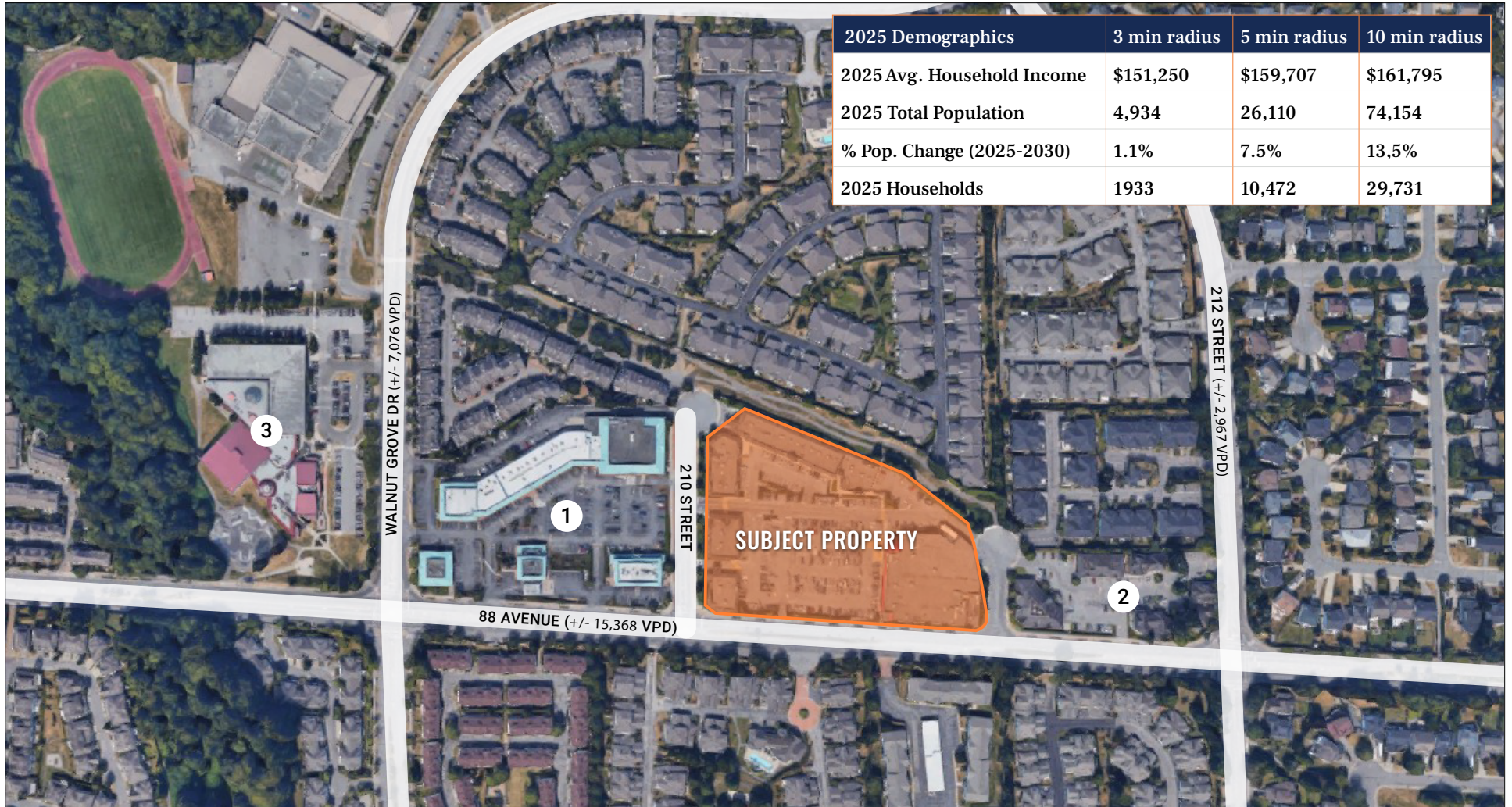
SITE PLAN

#	Tenant
1	Motivated Health & Performance
2	Chicko Chicken
3	Cellular
4	Sushi
5	Donair
6	Pet Food
7	BC Liquor Stores
8	Insurance
9	
10	Vitamins Health Centre
11	UPS
12	Great Clips
13	Optical
14	Wonderful Nail Spa
15	Otreat Brunch + Bistro
16	Dental
17	Dry Cleaner Drop Off Depot
18	Save On Foods
19	Starbucks
20	TD
21	4,997 SF Available
22	Red Swan Pizza



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1. Walnut Grove Town Centre: Coast Capital Savings, Dollarama, Life Labs, Husky
2. Walnut Grove Corner: Panago Pizza, Grove Pharmacy
3. Walnut Grove Community Centre

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