

# FOR LEASE

WALNUT GATE SHOPPING CENTRE  
20330 88TH AVENUE, LANGLEY, BC

HIGH-PROFILE RETAIL SPACE  
IN WALNUT GROVE

INCLUDING: FULLY-FIXTURED CAFE OPPORTUNITY



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is now a part of  
**Marcus & Millichap**

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20330 88TH AVENUE, LANGLEY, BC

## OPPORTUNITY

Opportunity to lease retail space at the highly coveted Walnut Gate Shopping Centre. Centrally located in the heart of Walnut Grove, the shopping centre is subject to exceptional co-tenancy and boasts strong exposure to daytime vehicular traffic from 88th Avenue and 202 Street. The site is ideally positioned at one of the entry points to Walnut Grove with immediate access from the 202 Street diversion off Highway 1.

## SALIENT DETAILS

Municipal Address: 20330 88th Avenue, Langley, BC

Availability: 856 SF - 1,859 SF

GLA: 36,864 SF

Traffic Counts: 27,857 VPD along 88th Avenue

Parking: Approx. 150 parking stalls

Access/Egress:

- All directional access/egress from 88th Avenue
- Right in/out from 202 Street

Timing: August 1, 2020

Additional Rent: Contact Listing Agent

Asking Rent: Contact Listing Agent



## HIGHLIGHTS



Immediate access to/from Highway 1 (67,618 VPD)



Ample on-site parking



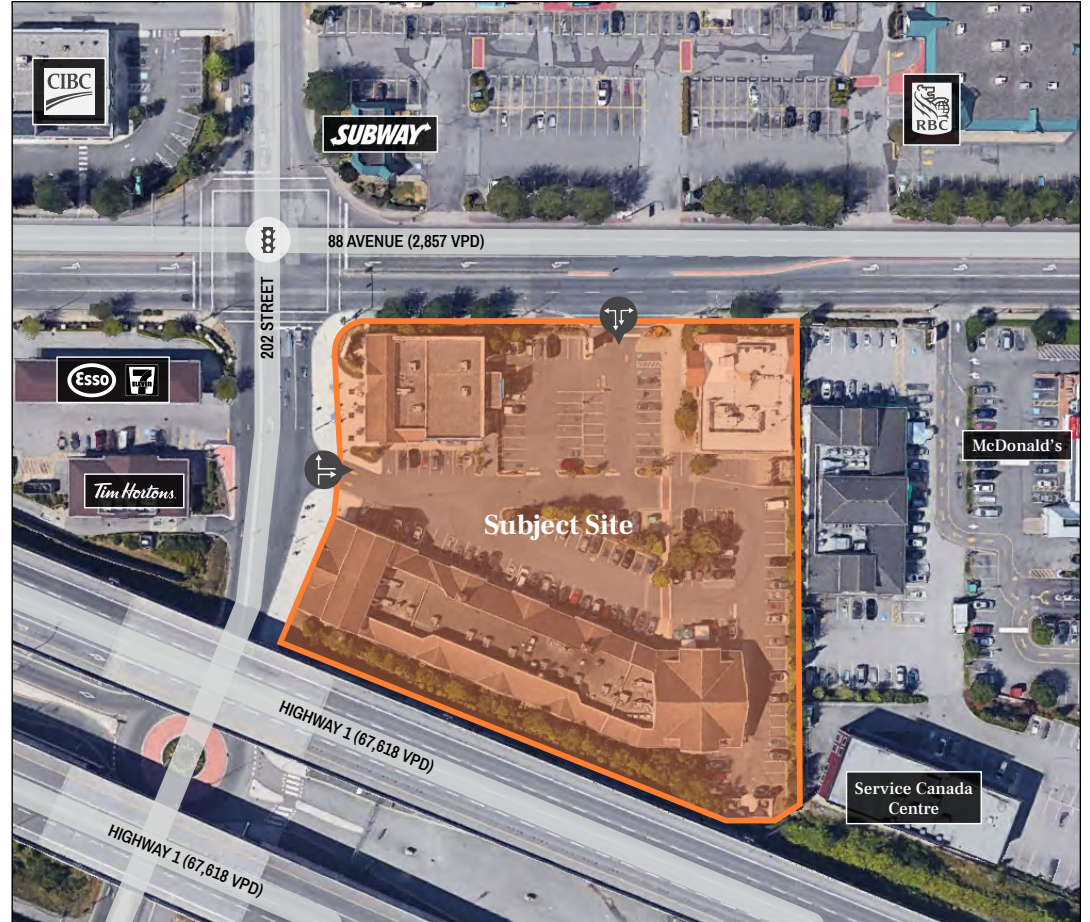
Exceptional on-site co-tenancy



Strong exposure and frontage onto daytime traffic from 88 Avenue and 202 Street

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FULLY-FIXTURED CAFE OPPORTUNITY

IMMEDIATE AREA TRAFFIC COUNTS  
EXCEEDING 27,000 VPD

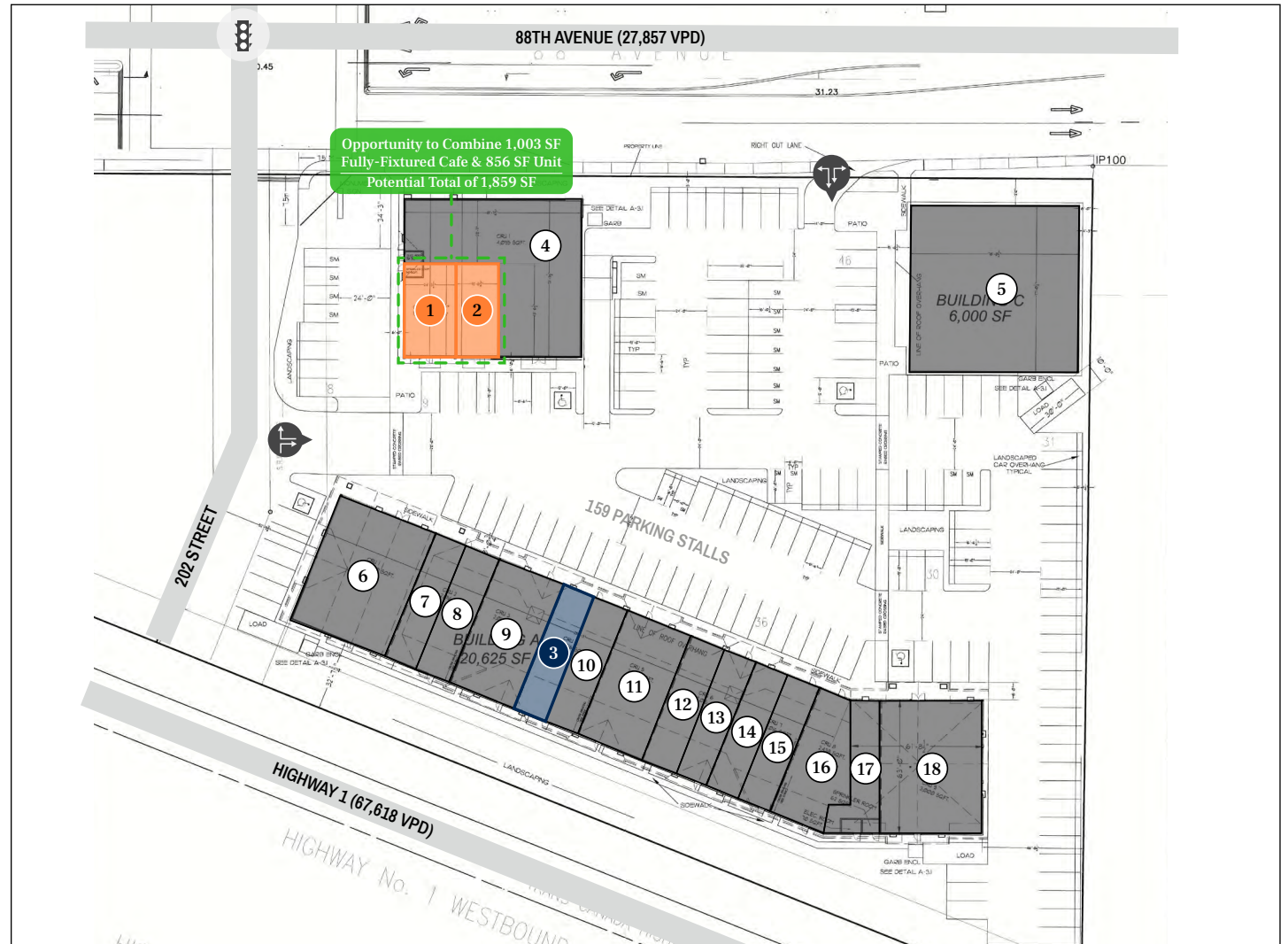
\$125,810 AVG HOUSEHOLD INCOME  
WITHIN 3KM RADIUS

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## SITE PLAN

1	Available - 1,003 SF
2	Available - 856 SF
3	Recently Leased
4	BMO
5	The Italian Oseria & Cheese Bar
6	Milica Salon
7	Bangkok Kitchen
8	Westland Insurance
9	Dollar Plus Express
10	Dressmaker Pro
11	PharmaChoice
12	Chitos
13	Domino's
14	Cob's
15	Sushi I
16	Freshii
17	Meridian Meats
18	Kin's Market



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2019 Demographics	1 KM	3 KM	5 KM	10 Min Drive
Population	6,088	41,931	86,912	125,310
Households	2,241	14,646	29,878	42,418
Average Household Income	\$88,697	\$125,810	\$121,762	\$123,030

1, 3, 5KM Radius Demos

Drive Time Demos

Langley Twp Demos



- |                             |   |   |
|-----------------------------|---|---|
| 1. Subject Site             | 6. Thunderbird Centre:<br>Shoppers Drug Mart, | 8. Sandman, Moxies                            |
| 2. McDonald's               | Brown's, Starbucks, IGA,                      | 9. New First West Credit<br>Union Head Office |
| 3. RBC, Subway              | Anytime Fitness                               | 10. Deloitte, Starbucks, Subway               |
| 4. Tim Horton's, Esso, 7-11 | 7. Cineplex Theatre                           | 11. Carvolth Transit Exchange                 |
| 5. KFC, CIBC, Dairy Queen   |   |   |



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