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DEVELOPED BY:
PACIFIC NAZARENE HOUSING SOCIETY

Marcus & Millichap

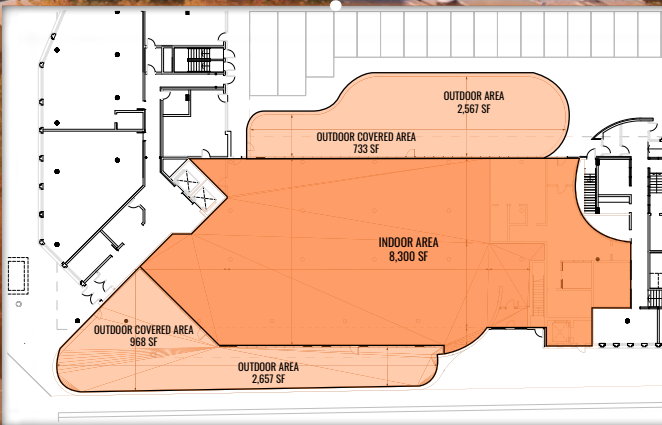
Jack Allpress

Personal Real Estate Corporation
Senior Managing Director Investments
(604) 638-1975
JAllpress@MarcusMillichap.com

Chantel de Waal

Associate
(604) 675-5263
Chantel.deWaal@MarcusMillichap.com

Up to 8,300 SF Daycare Opportunity in a New 302 Unit Mixed-Use Development on 200 Street in Simonds Neighbourhood of Langley



OPPORTUNITY

The Pacific Nazarene Housing Society, a non-profit housing society affiliated with the Church of the Nazarene, presents this mixed-use development featuring 302 apartments that will include a new church/community hub, a licensed childcare facility and 5 commercial retail space.

SALIENT DETAILS

Address: [19991 49 Avenue, Langley, B.C.](#)

Size: Interior Area: Approximately 8,300 SF
Outdoor Area: 5,314 SF

Timing: 2028

Additional Rent: Est. \$18.00 PSF

Basic Rent: Contact Listing Agent

Zoning: [P2](#)

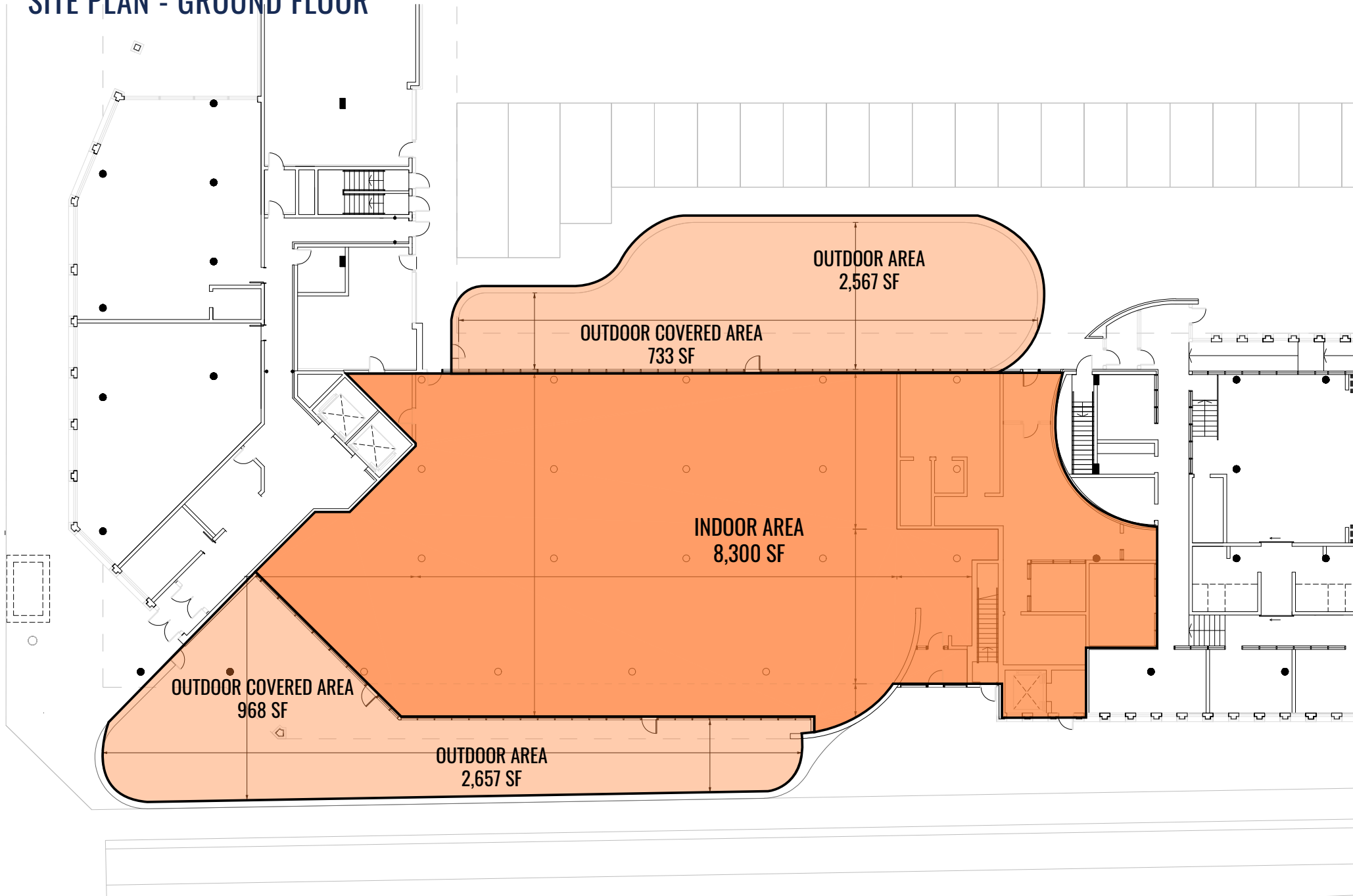
Traffic Counts: +51,259 VPD in the immediate area

DEMOGRAPHICS

	5-Min Drive Time	10-Min Drive Time	15-Min Drive Time
2023 Total Population	34,150	96,545	194,814
Avg. Household Income (2023)	\$100,260	\$109,960	\$118,729
2023 Households	8,177	23,047	46,532
Population Growth (2023-2027)	9.3%	11.5%	15.0%



SITE PLAN - GROUND FLOOR



LOCATION OVERVIEW





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