

now leasing

COMMERCIAL SPACE AT
20670 Langley ByPass, Langley, BC

L A  B O Y & **Visions**



For Further Information, Please Contact

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LOCATION

The subject property is located in the City of Langley on the south side of the Langley Bypass, on the eastern edge of the popular Willowbrook Commercial Core.

WILLOWBROOK COMMERCIAL CORE

The Willowbrook commercial corridor, Langley's commercial core, is one of the busiest shopping destinations in Greater Vancouver and home to several of the Canada's most prominent power retailers.

THE "LANGLEYS", TOWNSHIP OF LANGLEY AND THE CITY OF LANGLEY

The Langleys are currently home to 117,332 residents (2006 Census) and are conveniently located at the epicentre of the Central Fraser Valley, an area that boasts a population in excess of 750,000 persons (2006 census). The Langleys' central location to this extensive trade area makes the area an ideal location for retailers expanding in Greater Vancouver.

PROJECT DESCRIPTION

The project has been created to appeal to businesses seeking a key location within Langley's rapidly expanding trade area. La-z-Boy Furniture Galleries and Visions Electronics currently anchor the project. The project is oriented towards the Langley Bypass to provide exposure to the tremendous volumes of vehicular traffic that utilize the corridor on a daily basis. Project design is higher-end in appearance to draw the attention of the buying public yet cost effective so that the space remains affordable to prospective tenants.

TRAFFIC VOLUME (2001)

2,162 vehicles per hour along the Langley Bypass (hourly average between 12:00 noon and 7:00pm)

GOLDEN EARS BRIDGE

The Golden Ears Bridge, a new six-lane bridge crossing Fraser River, opened in 2009 and is providing a connection between the Langleys, Maple Ridge and Pitt Meadows.

ZONING

C-2 Service Commercial Zone permits a wide range of uses including retail, warehouse, garden centre, indoor recreation facility and more.

OCCUPANCY DATE

Approximately Six (6) months.

ACCESS/EGRESS

Right-in; right-out - Langley Bypass

Left-in - Langley Bypass (currently by way of a centre lane)

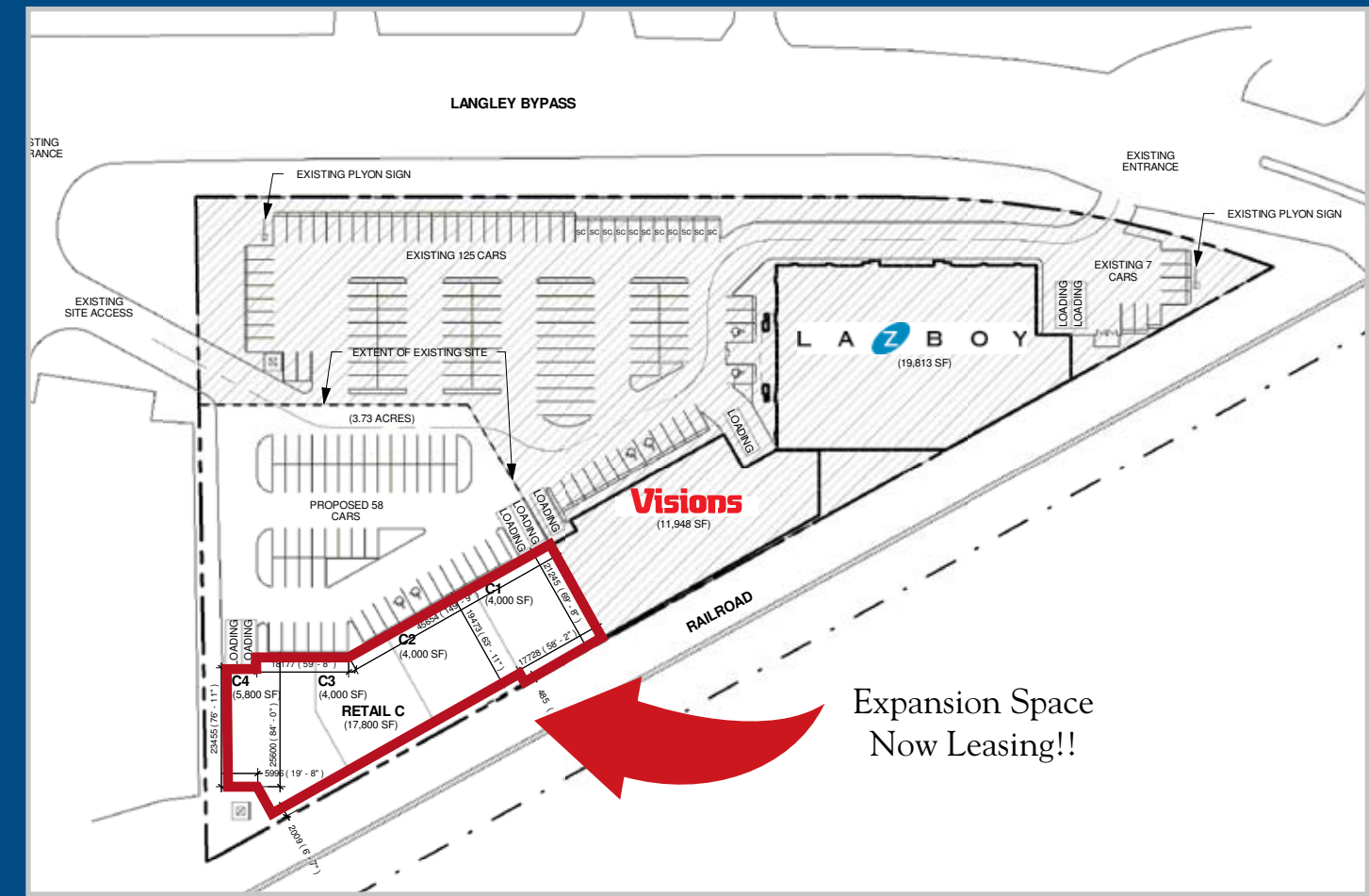
Left-out - Langley Bypass (currently by way of a centre lane)

PREMISES FOR LEASE

Unit	Area (SF)	Asking Basic Rate (psf/annum)
C1	4,000	\$16.00
C2	4,000	\$16.00
C3	4,000	\$16.00
C4	5,800	\$16.00
TOTAL	17,800	

OPERATING COST AND PROPERTY TAXES

\$6.00 per square foot (2010 Estimate)

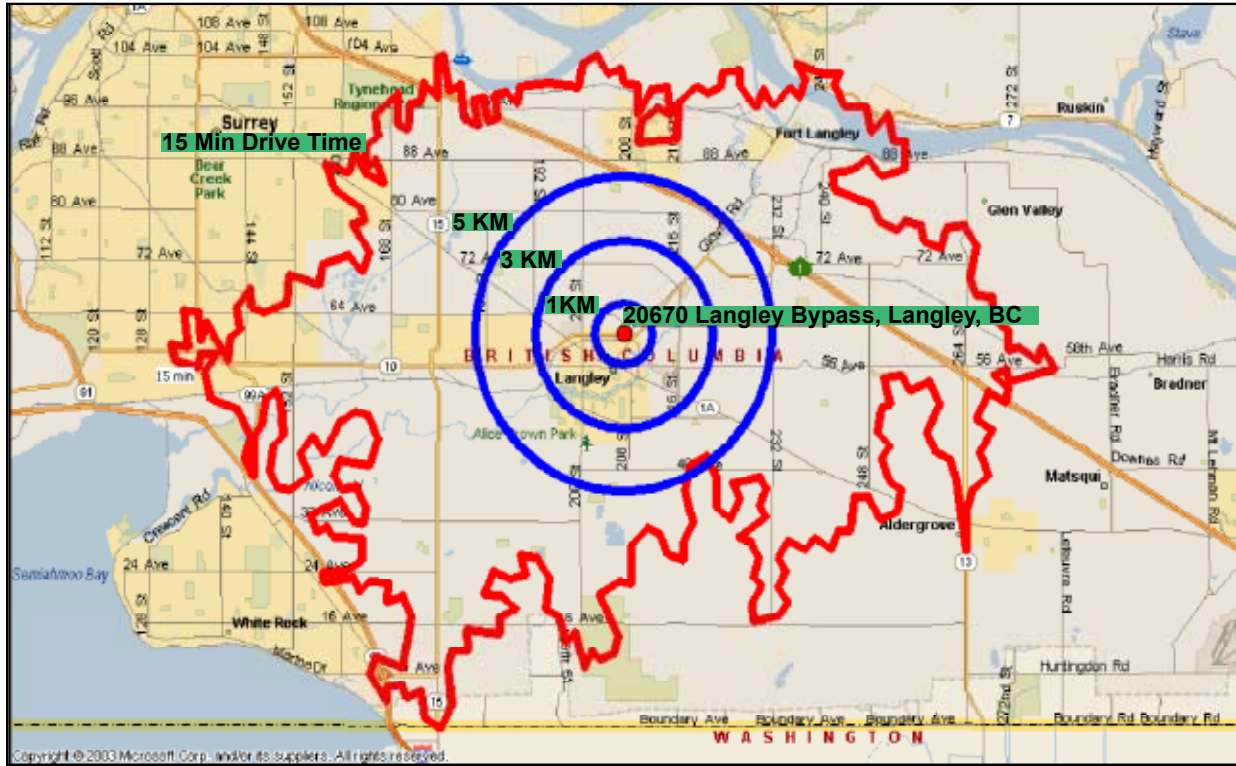


Expansion Space
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The subject property is easily accessible to all residents in the Central Fraser Valley

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Trade Area Demographics	1 KM	3 KM	5 KM	15 Mins Drive Time
Population (2001 PCensus)	1,547	29,796	66,152	135,460
Average Income (2001 PCensus)	\$47,647	\$51,209	\$63,241	\$68,394
Estimate 2006 Population	1,855	34,635	76,019	161,652

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