



208TH STREET & 80TH AVENUE, LANGLEY, BC
Drug & Grocery Anchored Shopping Centre



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Retail Opportunities FOR LEASE

WILLOUGHBY TOWN CENTRE 208TH STREET & 80TH AVENUE, LANGLEY, BC

OPPORTUNITY

Willoughby Town Centre is a phased, mixed-use development. Phase one includes a Loblaws grocery store, Shoppers Drug Mart, private liquor store, RBC as well as various commercial retail units. Phase two was completed in 2017 and includes two levels of retail with various retail and restaurant premises. Phase three and four, both now complete, include two office buildings and two mixed use retail residential buildings as well as a feature restaurant occupied by the Hard Bean Brunch Co. All together the commercial portion of Willoughby Town Centre is approximately 180,000 square feet.

LOCATION

The development is located near the South West corner of 80th Avenue and 208th Street, Langley, surrounding the Willoughby Elementary School. Willoughby is the fastest growing district in the Township of Langley with an increase in population of over 200% in the last 7 years. The Willoughby Community is receiving approximately 60% of all new single and multi-family housing units built in the Township of Langley, this trend is expected to continue as the Yorkson Neighbourhood surrounding Willoughby Town Centre is projected to reach a population of approximately 41,000 people, ensuring a vibrant, local and captive market for Willoughby Town Centre.

OCCUPANCY

Immediate

LEASE RATES

Contact Listing Brokers for details.

PROPERTY TAX & COMMON AREA MAINTENANCE*

Parcel 3 \$20.21 per square foot

*2025 projected

PROMOTION FUND

\$1.00 per square foot

PARKING

Parcel 1 (Surface)	217 stalls
Parcel 2 (Surface)	83 stalls
(Deck)	57 stalls
Parcel 3 (Surface)	100 stalls
Parcel 4 (Surface)	70 stalls
Parcel 7 (Surface)	62 stalls
(Underground)	10 stalls
Total On-Site Parking	599 stalls

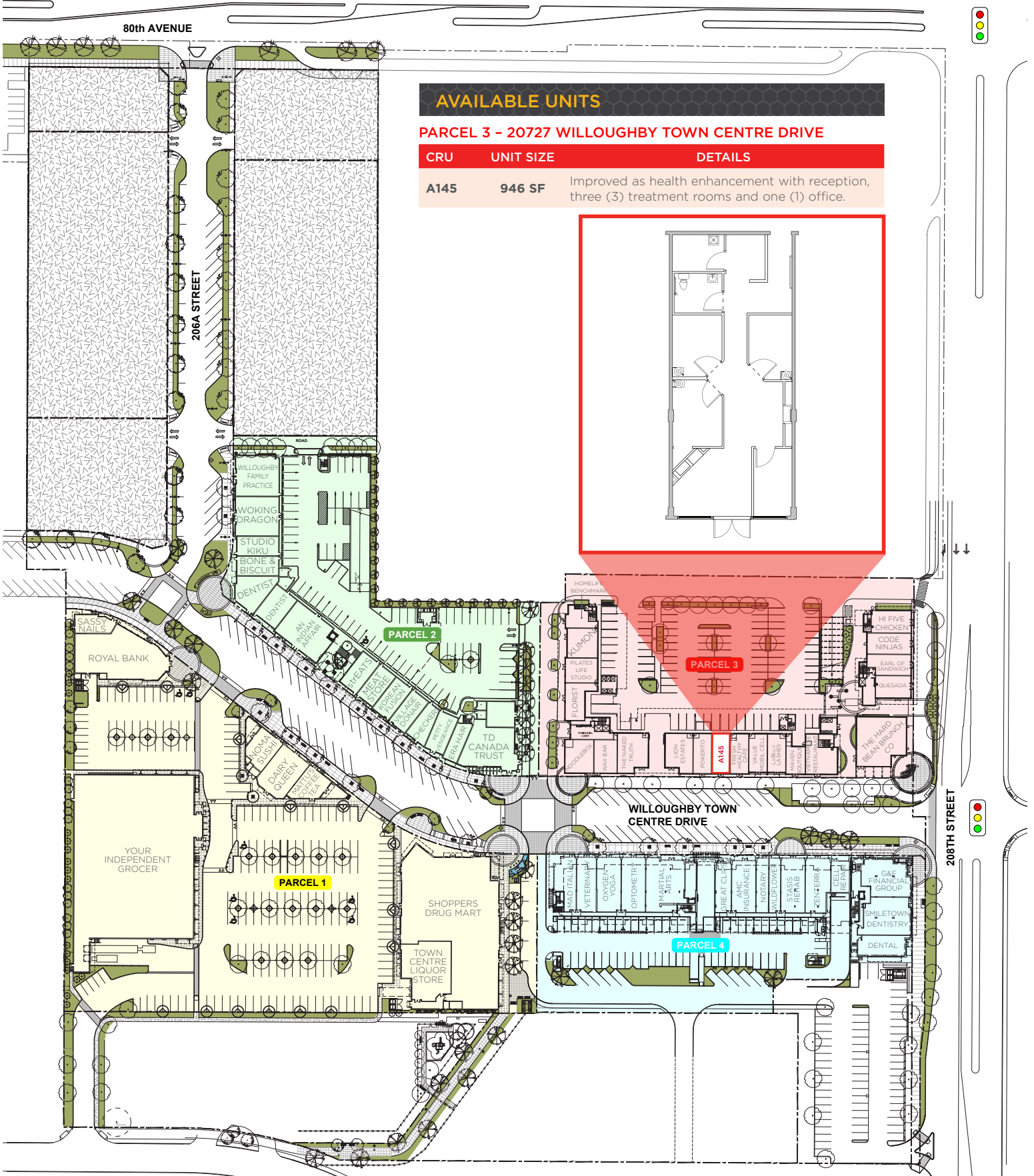
ADDITIONAL STREET PARKING

Willoughby Town Centre Drive (Surface)	101 stalls
207A Street (Surface)	3 stalls
206A Street (Surface)	60 stalls
Total Street Parking	164 stalls

TOTAL PARKING STALLS 763 STALLS



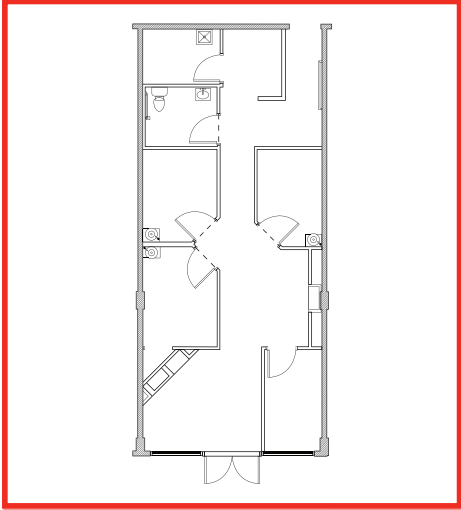
Langley's First Lifestyle Master Planned Community



AVAILABLE UNITS

PARCEL 3 - 20727 WILLOUGHBY TOWN CENTRE DRIVE

CRU	UNIT SIZE	DETAILS
A145	946 SF	Improved as health enhancement with reception, three (3) treatment rooms and one (1) office.





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