

20108 FRASER HIGHWAY

LANGLEY, BC



EXCELLENT EXPOSURE - OVER 15,150 VEHICLES PER DAY

PROPERTY HIGHLIGHTS

OPPORTUNITY

Freestanding retail building with direct frontage and exposure to Fraser Highway directly east of the 200th Street corridor. This building is split into 2 units with the available unit having significant exposure onto Fraser Highway. The surrounding area has seen a massive amount of commercial and residential growth recently making this a perfect retail space for all types of users.

LOCATION

20108 Fraser Highway is located 1 block east of the 200th Street corridor making this a very centrally located and easily accessed location. Several major traffic arteries are in the immediate vicinity including 200th Street, Highway #10, Fraser Highway and the Langley By-Pass. The surrounding area offers a good mix of commercial and residential use and the surrounding population and household income demographics have increased considerably in recent years.

UNIT SIZE

1,433 SF

LEASE RATE

\$35.00 PSF, NET

ADDITIONAL RENT

\$15.50 PSF (2026)

ZONING

C-2 Langley City

AVAILABILITY

August 1, 2026



DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	11,439	69,668	135,677
Total Households	5616	27,306	50,055
Average Age	43.4	39.5	39.2
Average Household Income	\$75,235	\$103,649	\$113,795
Vehicles Per Day			

Source: 2021 Census data from Statistics Canada

PROPERTY HIGHLIGHTS



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