



WILLOUGHBY TOWN CENTRE

80 AVENUE & 208 STREET | LANGLEY, BC

RETAIL SPACE FOR LEASE

Willoughby Town Centre is a mixed-use, walkable town centre development in the expanding municipality of Langley, BC.

With several high-profile tenants and important services already in place, Willoughby Town Centre has become a vital retail space for residents in the area. The Township of Langley saw growth rates of 14.7% between 2013 and 2018, and residents and businesses continue to flock to the area.

- Anchored by Shoppers Drug Mart, Loblaws Independent Grocer, Royal Bank, and TD Trust
- Mixed-use nature of the development ensures the site remains vibrant throughout the day
- Vacancies will not last long in this sought after centre



PARCEL 3 – AVAILABLE NOW

- Now leasing retail and office space in Parcel 3 with immediate occupancy
- 7 CRU spaces left from 906 SF to 1,224 SF
- 10,000 SF of office space

PROPERTY DETAILS +



GROSS SITE AREA
181,029 SF



RENTAL RATE
Negotiable



ADDITIONAL RENT
PARCEL 3:
\$16.23/SF (est. 2023)



AVAILABILITY
Immediately



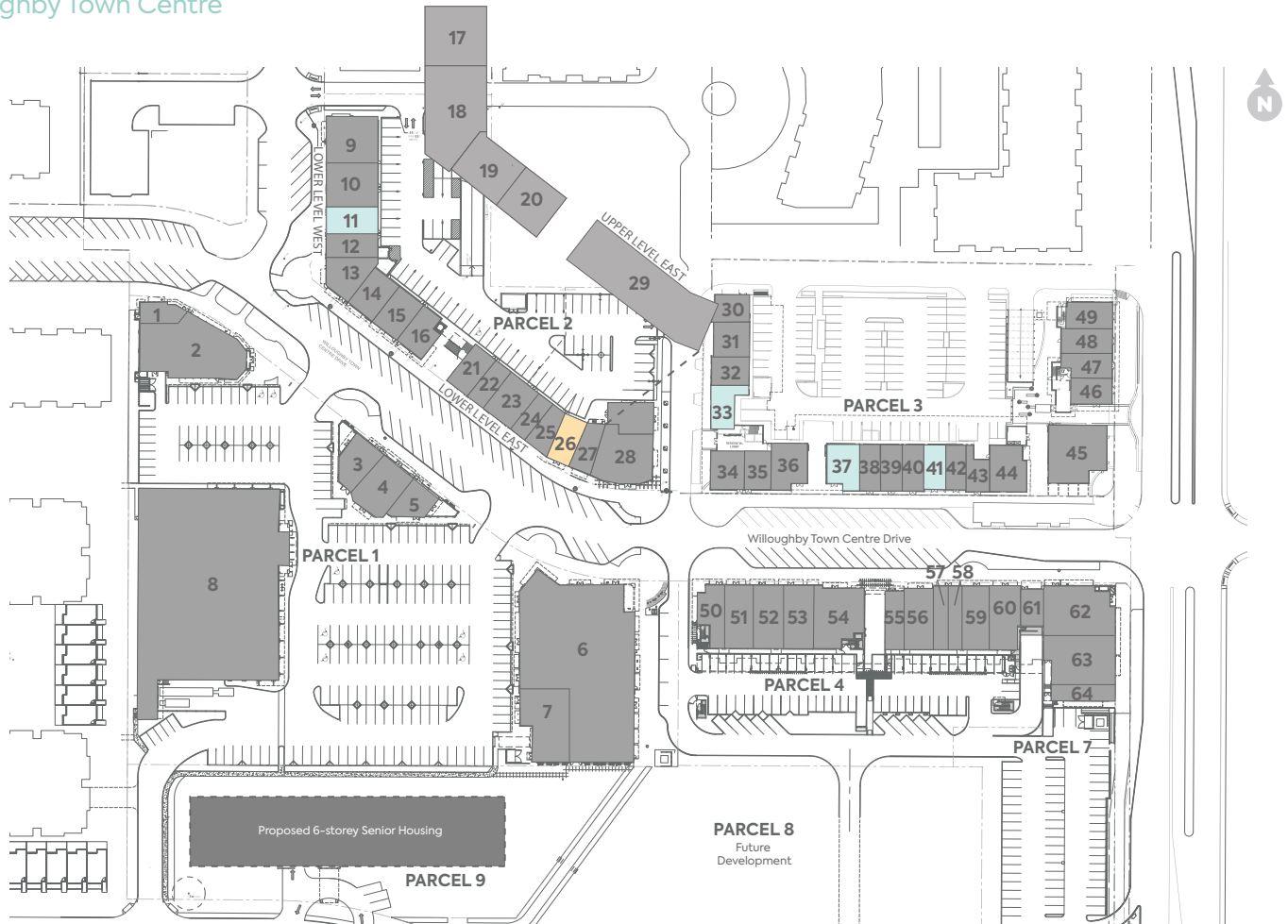
PARKING RATIO
On-site Parking:
599 Stalls

Street Parking:
164 stalls

Total Parking:
763 stalls

SITE PLAN +

Willoughby Town Centre



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.

PARCEL 1

- | | |
|------------------------|------------------------------|
| 1 Sassy Nails | 6 Shoppers Drug Mart |
| 2 Royal Bank | 7 Town Centre Liquor Store |
| 3 Noma Sushi | 8 Loblaws Independant Grocer |
| 4 Dairy Queen | |
| 5 Mattu's Coffee & Tea | |

PARCEL 2 – WEST

- | | |
|----------------------|--------------------------|
| 9 Willoughby Medical | 15 The Source Bulk Foods |
| 10 Woking Dragon | 16 Good Grill |
| 11 1,143 SF | 17 Seraphim Massage |
| 12 Bone & Biscuit | 18 MLA Canada |
| 13 Dentist | 19 Pollyco |
| 14 Prime Farm Market | 20 Music School |

PARCEL 2 – EAST

- | | |
|--------------------|-------------------------|
| 21 strEATS | 26 PENDING (1,184 SF) |
| 22 Big Meat Market | 27 Era Hair |
| 23 Korean Fusion | 28 TD Canada Trust |
| 24 Village Donair | 29 Tiny Hoppers Daycare |
| 25 Youroh! Deli | |

PARCEL 3

- | | | |
|------------------------------|-----------------------------|---------------------|
| 30 Homelife Benchmark Realty | 38 Pokerito | 46 Good Taco |
| 31 Kumon | 39 The Naked Truth | 47 Earl of Sandwich |
| 32 Pilates Life | 40 Leased | 48 Code Ninjas |
| 33 1,038 SF | 41 906 SF | 49 Hi-Five Chicken |
| 34 Noodlebox | 42 Leased | |
| 35 Stripped Wax Bar | 43 Maven | |
| 36 Albany Books & Games | 44 Vietnamese Restaurant | |
| 37 1,550 SF | 45 The Hard Bean Brunch Co. | |

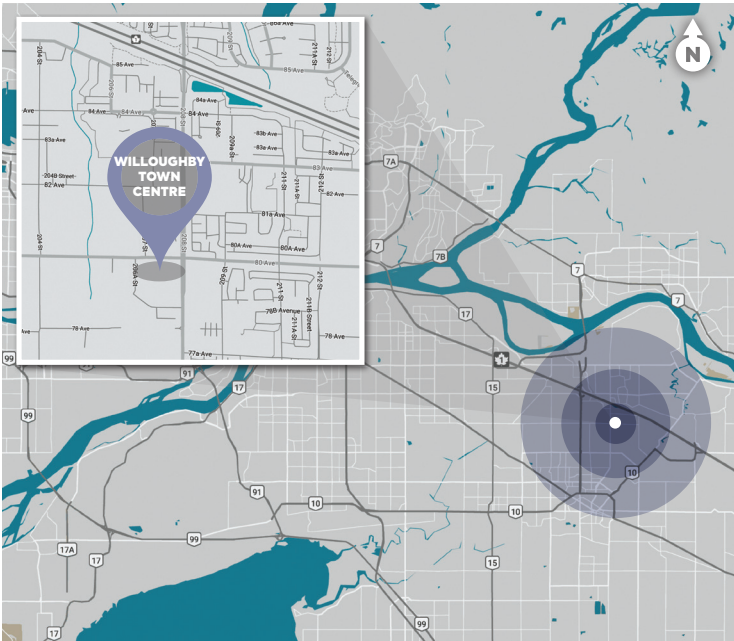
PARCEL 4

- | | | |
|-------------------------|---------------------------|--------------------------|
| 50 Mad Italian Pizza | 55 Great Clips | 60 Zenterra Developments |
| 51 Veterinary Hospital | 56 AMC Insurance | 61 Cell Repair |
| 52 Oxygen Yoga | 57 Notary | 62 G&E Financial Group |
| 53 Doctors of Optometry | 58 Wildflowers Style & Co | 63 Dentist |
| 54 Martial Arts | 59 Stasis Rehab | 64 Dentist |



AREA DEMOGRAPHICS

	POPULATION		
	1 KM	3 KM	5 KM
	9,214	53,023	106,991
	HOUSEHOLDS		
	1 KM	3 KM	5 KM
	3,507	18,102	39,112
	AVERAGE INCOME		
	1 KM	3 KM	5 KM
	\$121,317	\$121,727	\$112,133
	VEHICLES PER DAY		
	Traffic counts currently unavailable		



CONTACT



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