



WILLOUGHBY TOWN CENTRE

80 AVENUE & 208 STREET | LANGLEY, BC

+ RETAIL SPACE

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. Population projections in the area are expected to double over the next decade, as 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



+ PROPERTY DETAILS



GROSS SITE AREA
181,029 SF



RENTAL RATE
Negotiable



ADDITIONAL RENT:
\$21.83/SF (est. 2026)



AVAILABILITY
Immediately



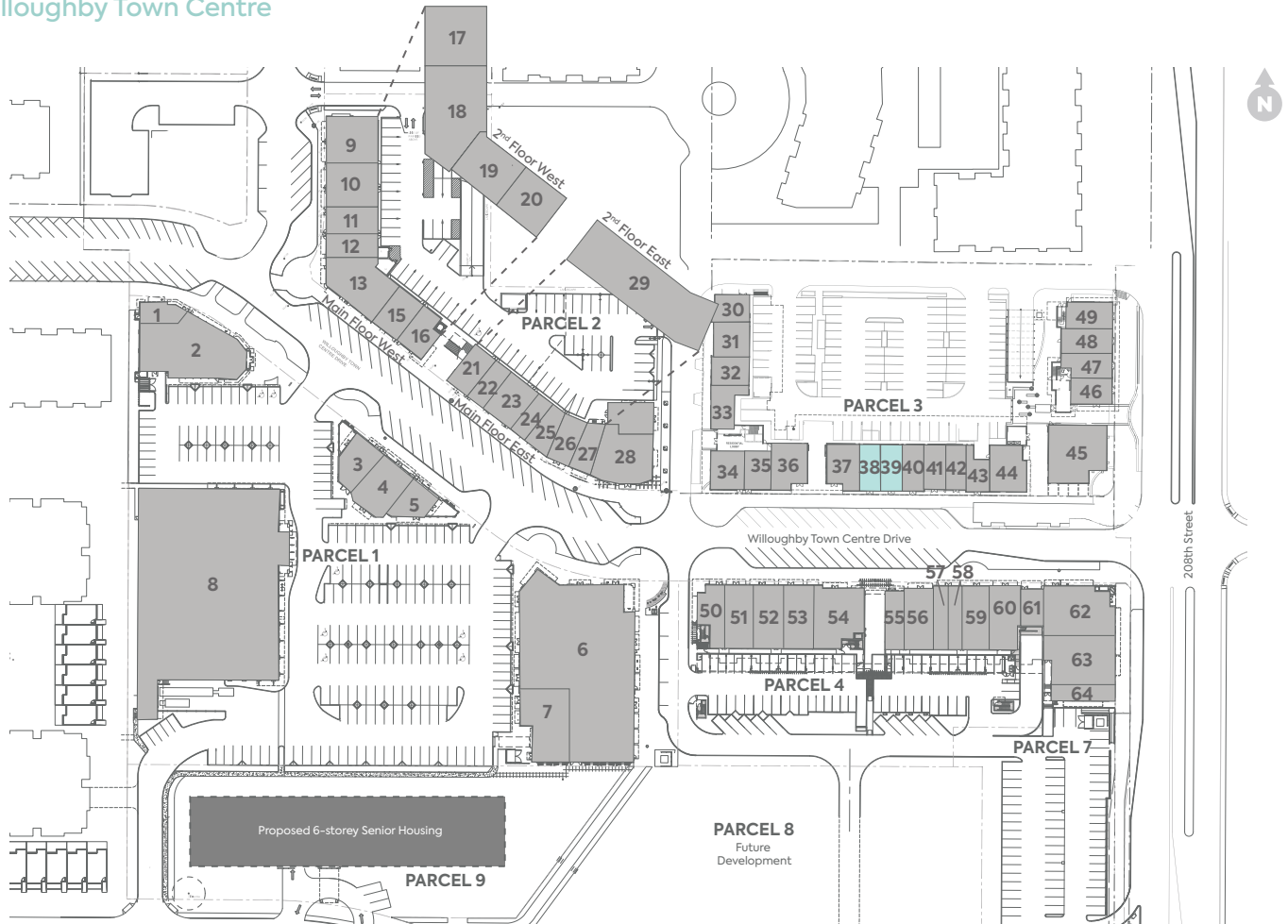
PARKING RATIO
On-site Parking:
599 Stalls

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 | 16 An Indian Affair Bistro |
| 10 Woking Dragon | 17 Seraphim Massage |
| 11 Studio Kiku | 18 MLA Canada |
| 12 Bone & Biscuit | 19 Pollyco |
| 13 Dentist | 20 Music School |
| 15 An Indian Affair | |

PARCEL 2 – EAST

- | | |
|--------------------|-------------------------|
| 21 strEATS | 26 Petty Vengeance |
| 22 Big Meat Market | 27 Era Hair |
| 23 Korean Fusion | 28 TD Canada Trust |
| 24 Village Donair | 29 Tiny Hoppers Daycare |
| 25 Checkers Fudge | |

PARCEL 3

- | | | |
|------------------------------|-----------------------------|---------------------|
| 30 Homelife Benchmark Realty | 38 AVAILABLE | 46 Quesada |
| 31 Kumon | 39 AVAILABLE | 47 Earl of Sandwich |
| 32 Pilates Life | 40 Fresh Healthy Cafe | 48 Code Ninjas |
| 33 Flower Muse | 41 Value Mobile | 49 Hi-Five Chicken |
| 34 Noodlebox | 42 La Belle Lashes | |
| 35 Stripped Wax Bar | 43 Maven | |
| 36 The Naked Truth | 44 Vietnamese Restaurant | |
| 37 Lion Estate Construction | 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 9,214	3 KM 53,023	5 KM 106,991
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HOUSEHOLDS

1 KM 3,507	3 KM 18,102	5 KM 39,112
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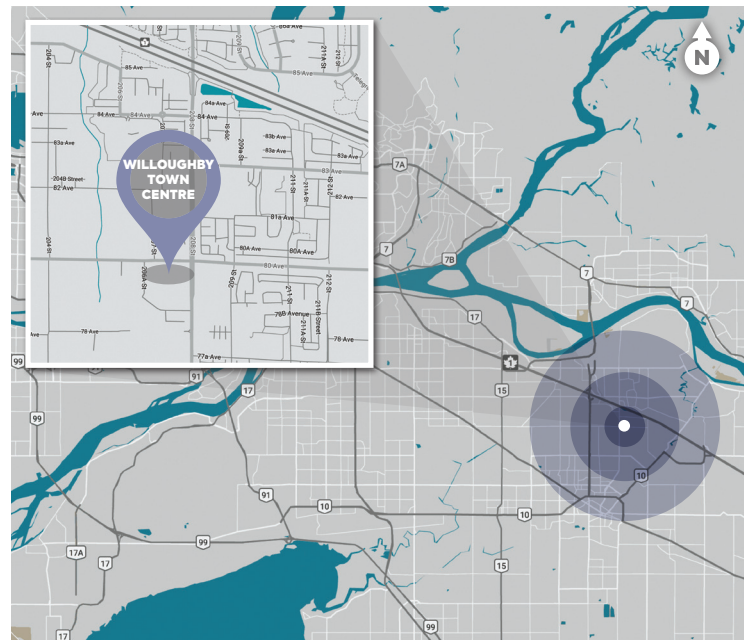
AVERAGE INCOME

1 KM \$121,317	3 KM \$121,727	5 KM \$112,133
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VEHICLES PER DAY

Traffic counts currently unavailable



CONTACT



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QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES