



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



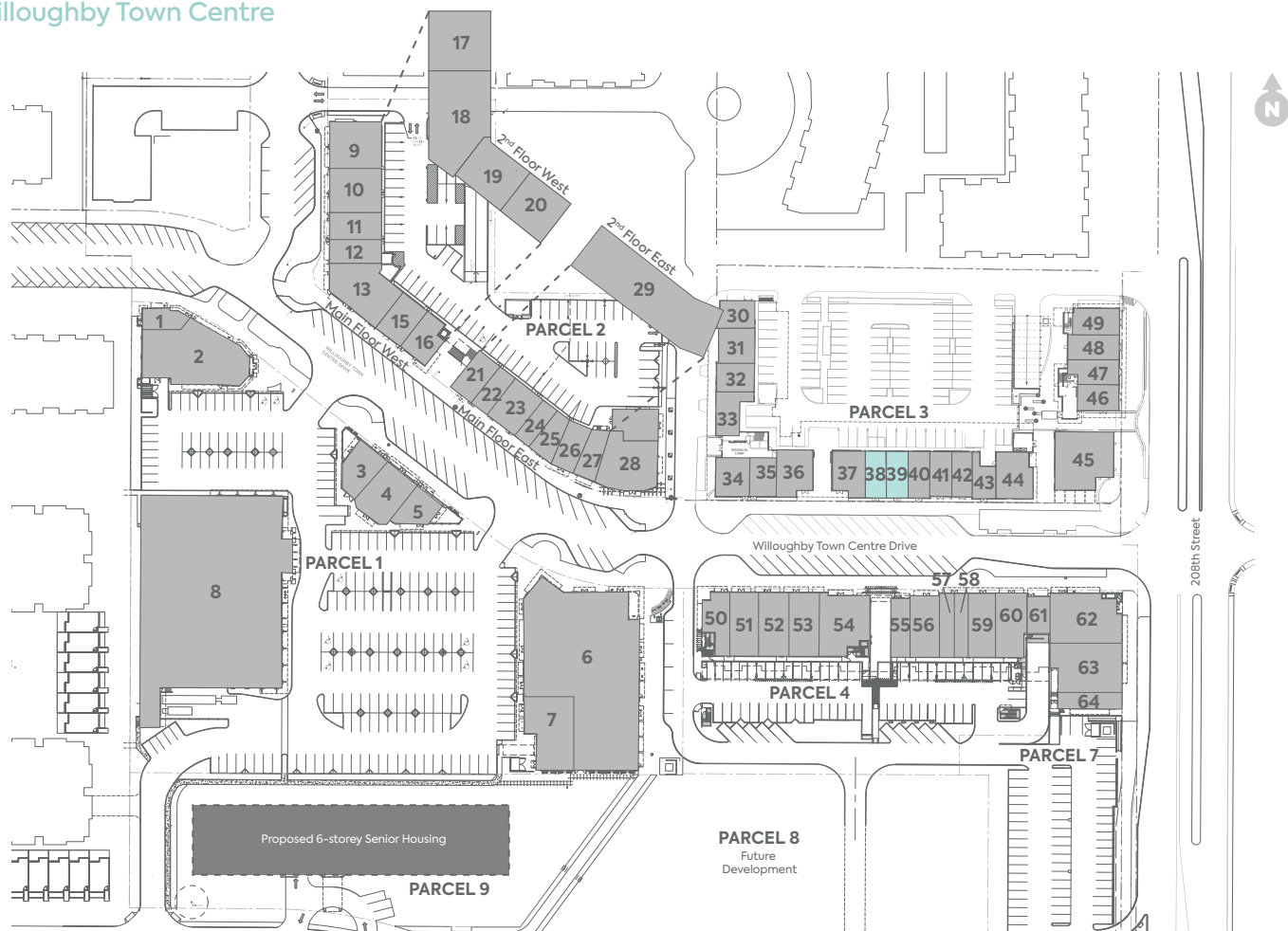
PARKING RATIO
On-site Parking:
599 Stalls

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 Banchan Korean Bistro | 28 TD Canada Trust |
| 24 Village Donair | 29 Tiny Hoppers Daycare |
| 25 Checkers Fudge | |

PARCEL 3

- | | | |
|------------------------------|----------------------------|-----------------------------|
| 30 Homelife Benchmark Realty | 38 AVAILABLE (May 1, 2026) | 45 The Hard Bean Brunch Co. |
| 31 Kumon | 39 AVAILABLE | 46 Quesada |
| 32 Pilates Life | 40 Fresh Healthy Cafe | 47 Earl of Sandwich |
| 33 Flower Muse | 41 Value Mobile | 48 Code Ninjas |
| 34 Noodlebox | 42 La Belle Lashes | 49 Hi-Five Chicken |
| 35 Stripped Wax Bar | 43 Maven | |
| 36 The Naked Truth | 44 Vietnamese Restaurant | |
| 37 Lion Estate Construction | | |

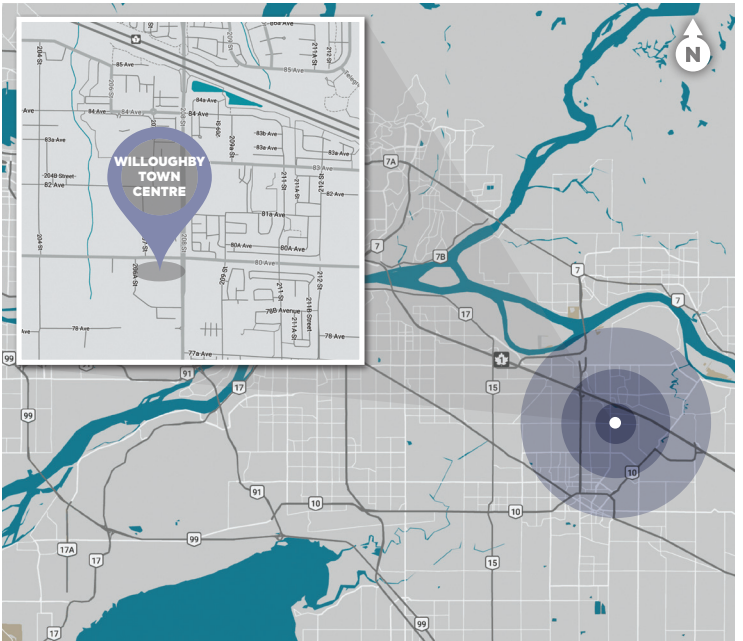
PARCEL 4

- | | | |
|-------------------------|---------------------------|--------------------------|
| 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
	HOUSEHOLDS		
	1 KM 3,507	3 KM 18,102	5 KM 39,112
	AVERAGE INCOME		
	1 KM \$121,317	3 KM \$121,727	5 KM \$112,133
	VEHICLES PER DAY Traffic counts currently unavailable		



CONTACT



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