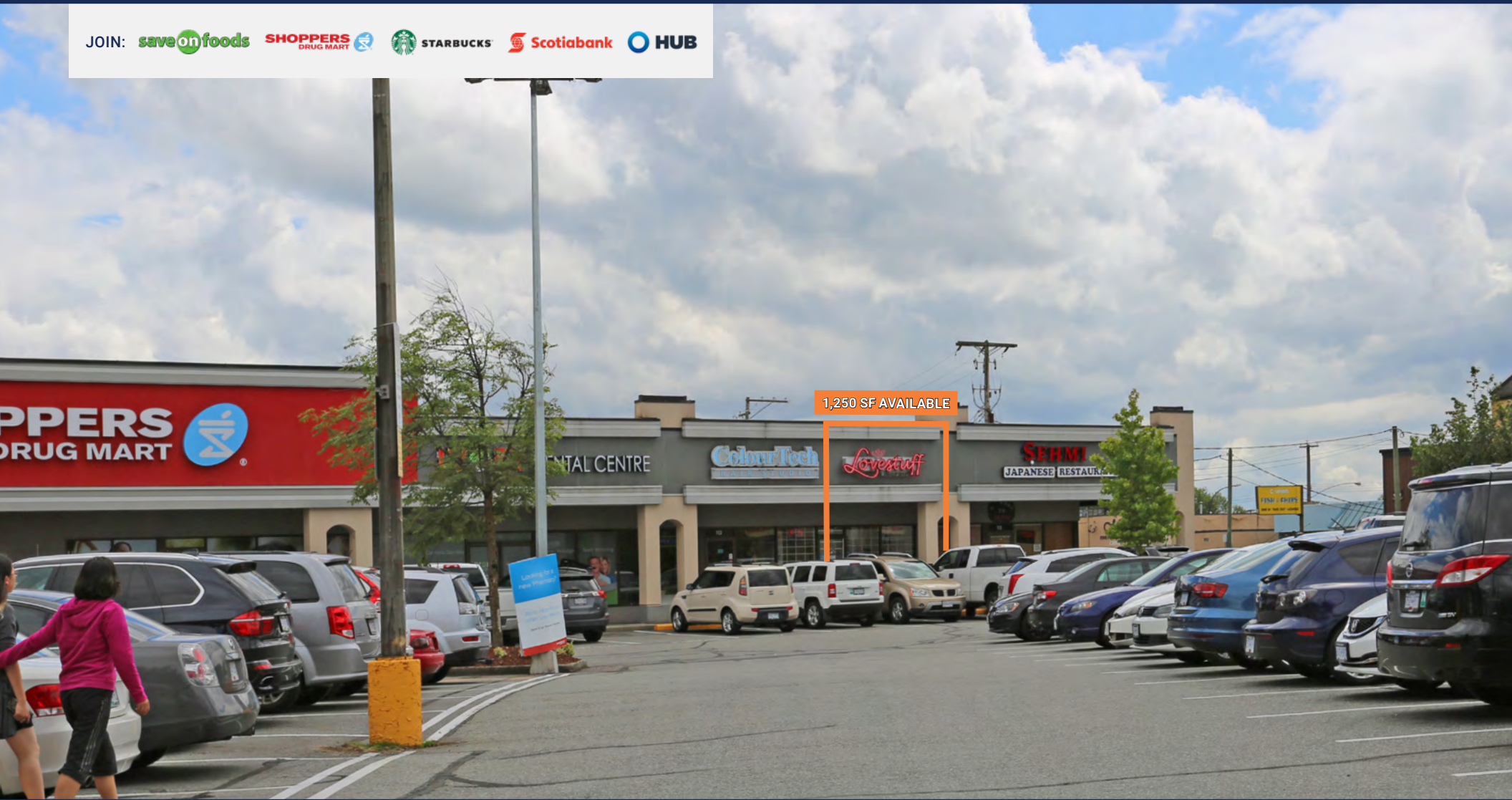


FOR LEASE

VALLEY CENTRE | 20151 FRASER HIGHWAY, LANGLEY, B.C.

1,250 SF RETAIL OPPORTUNITY IN GROCERY & DRUG ANCHORED SHOPPING CENTRE

JOIN:     



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FOR LEASE

VALLEY CENTRE 1,250 SF RETAIL OPPORTUNITY

Opportunity

Valley Centre is a well-established, grocery-anchored neighbourhood shopping centre located on the western edge of Downtown Langley, at the signalized corner of Fraser Highway and 201A Street. The centre spans roughly 84,265 SF across three buildings and is anchored by a 48,000 SF Save-On Foods, a 10,000 SF Shoppers Drug Mart, and a freestanding Scotiabank, supported by a strong mix of daily-needs and service tenants including Starbucks, Great Clips, HUB Insurance, and Connect Hearing. The Subject Premises offers 1,250 SF of retail space with excellent visibility along Fraser Highway and immediate access to a well-used, high-traffic parking field.

Salient Details

Municipal Address [20151 Fraser Highway, Langley, B.C.](#)

Size ±1,250 SF

Unit # 114

Availability December 1, 2026

Zoning [C1 - Downtown Commercial Zone](#)

Parking 371 surface level parking stalls (site-wide); ratio ±4.5/1,000 SF

Asking Rent Contact Listing Agent

Operating Costs & Taxes Contact Listing Agent



FOR LEASE VALLEY CENTRE 1,250 SF RETAIL OPPORTUNITY

Highlights



1,250 SF retail opportunity in an established, grocery-anchored centre



Anchored by Save-On Foods, Shoppers Drug Mart, Starbucks, and Scotiabank



Signalized corner location — excellent access/egress at Fraser Highway & 201A Street



Over 21,700 vehicles per day along Fraser Highway



Ample on-site parking (371 stalls)



Strong, established daily-needs and service tenant mix



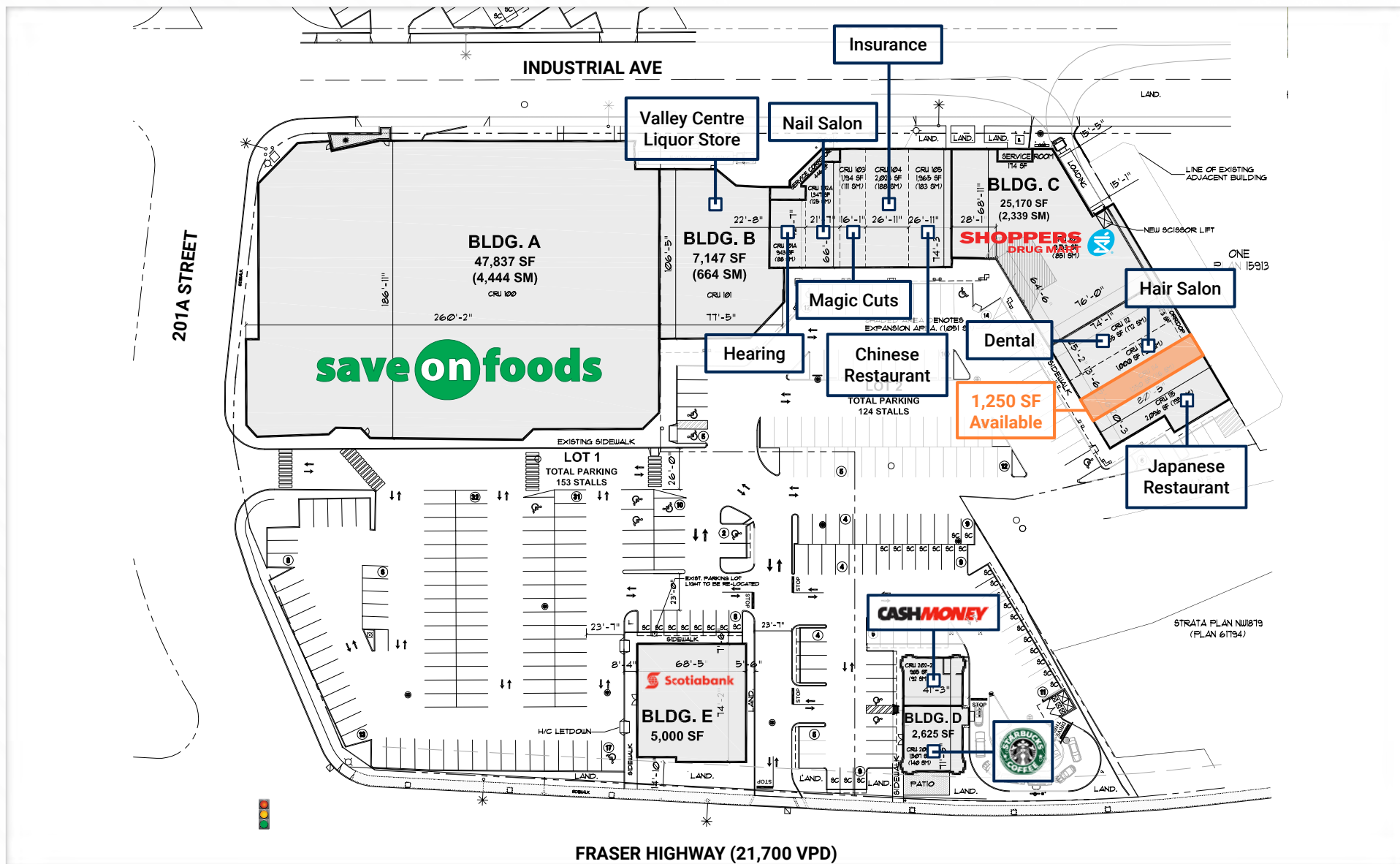
High-density residential node in close proximity, supporting steady foot traffic



FOR LEASE

VALLEY CENTRE 1,250 SF RETAIL OPPORTUNITY

Site Plan



FOR LEASE

VALLEY CENTRE 1,250 SF RETAIL OPPORTUNITY

Location Overview



DEMOGRAPHICS	3-MIN DRIVE	5-MIN DRIVE	10-MIN DRIVE
2025 Avg. Household Income	\$105,729	\$138,668	\$150,222
2025 Total Population	41,859	175,262	313,317
2025 Households	17,177	60,162	103,560
% Pop. Change (2026-2031)	2.6%	2.8%	2.6%

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