

FORM

NOW LEASING

BUILD TO SUIT PAD OPPORTUNITY

VALLEY CENTRE | 20151 FRASER HIGHWAY, LANGLEY BC

JOIN :



save on foods



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HIGHLIGHTS

- Anchored by Save On Foods, Shoppers Drugmart and Valley Centre Liquor Store
- Well located along one of Langley's main arterial roads with over 14,500 vehicles passing per day
- Property is located on the north east corner of a signalized intersection providing excellent access and egress with a parking ratio of 4.5 stalls

THE OPPORTUNITY

Valley Centre is a recently renovated neighborhood shopping centre located on the Western edge of Downtown Langley. This grocery anchored centre is situated to provide excellent visibility to Fraser Highway with close proximity to an expanding high density residential node.

LOCATION

The subject property is located on the north east corner of Fraser Highway and 201A Street in Downtown Langley.

TRAFFIC COUNTS

201A Street - Fraser Highway - 14,730 vehicles per day

AVAILABILITY

Build to suit pad opportunity from 3,000 - 7,655 SF

PARKING

371 stalls

OPERATING COSTS

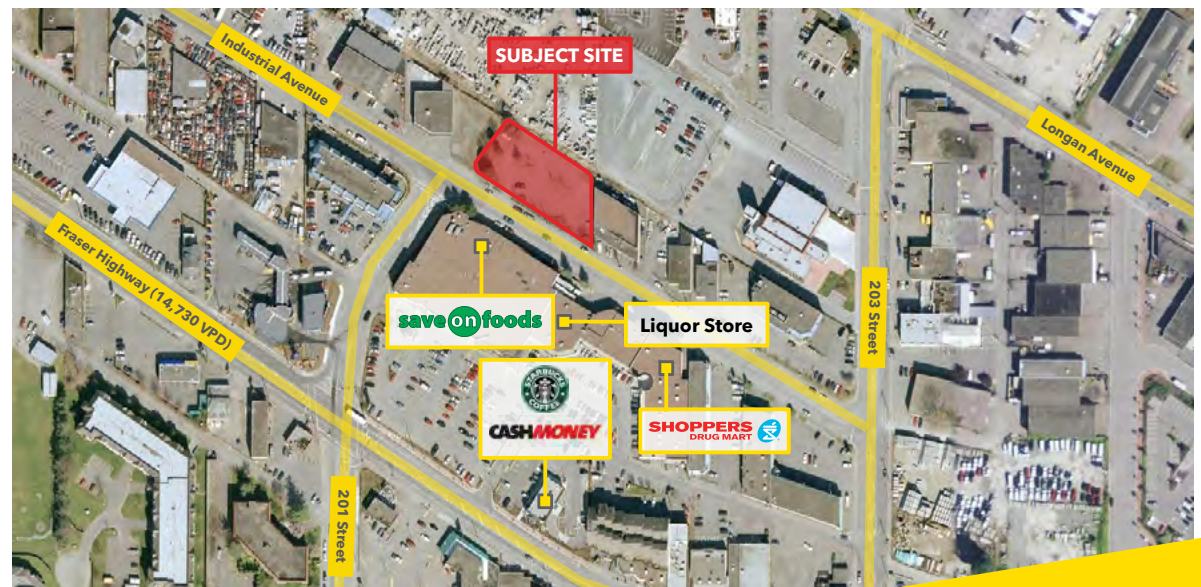
TBD

TIMING

12 - 18 months from a binding lease being signed

ASKING RENTS

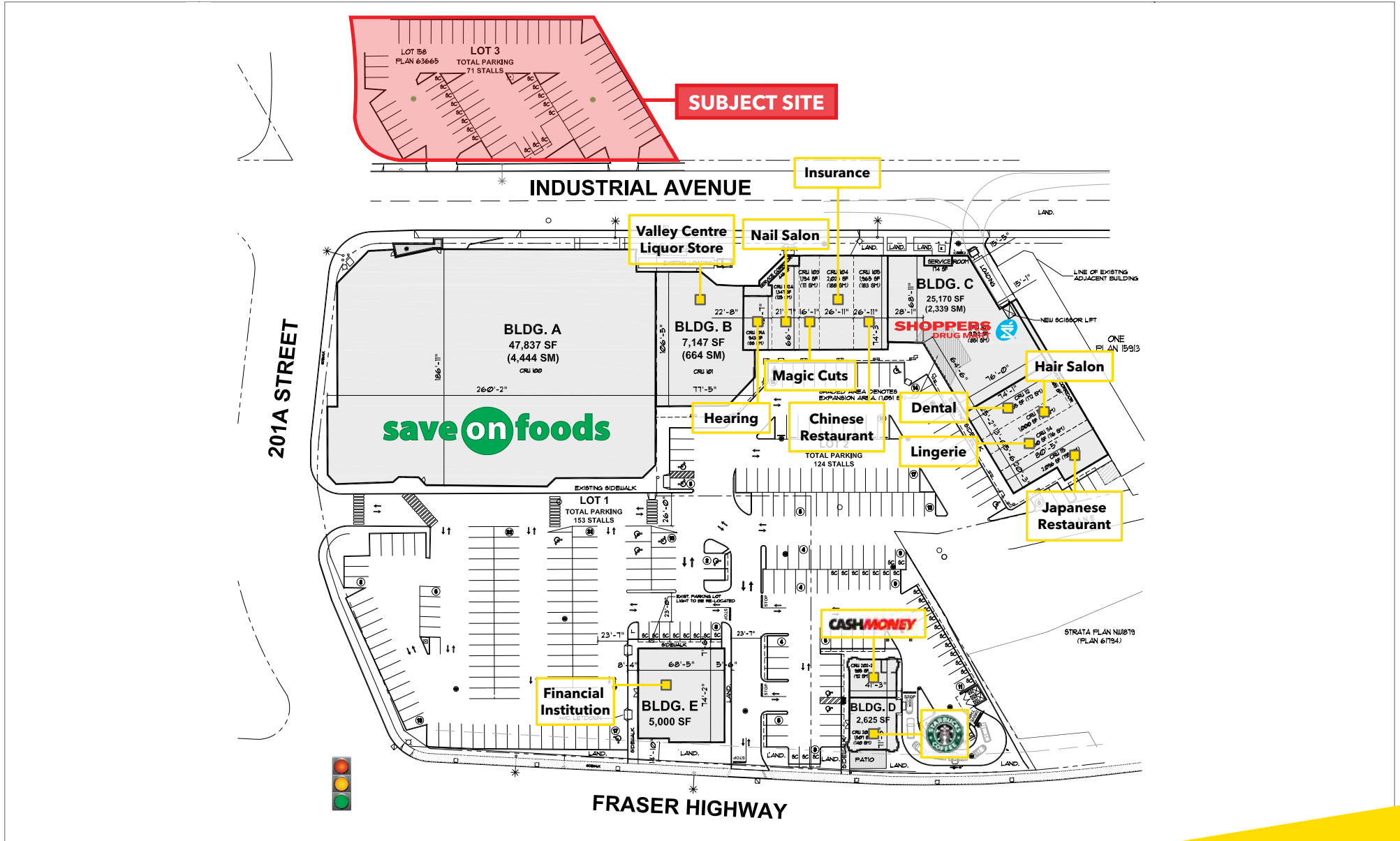
Please contact listing agent.



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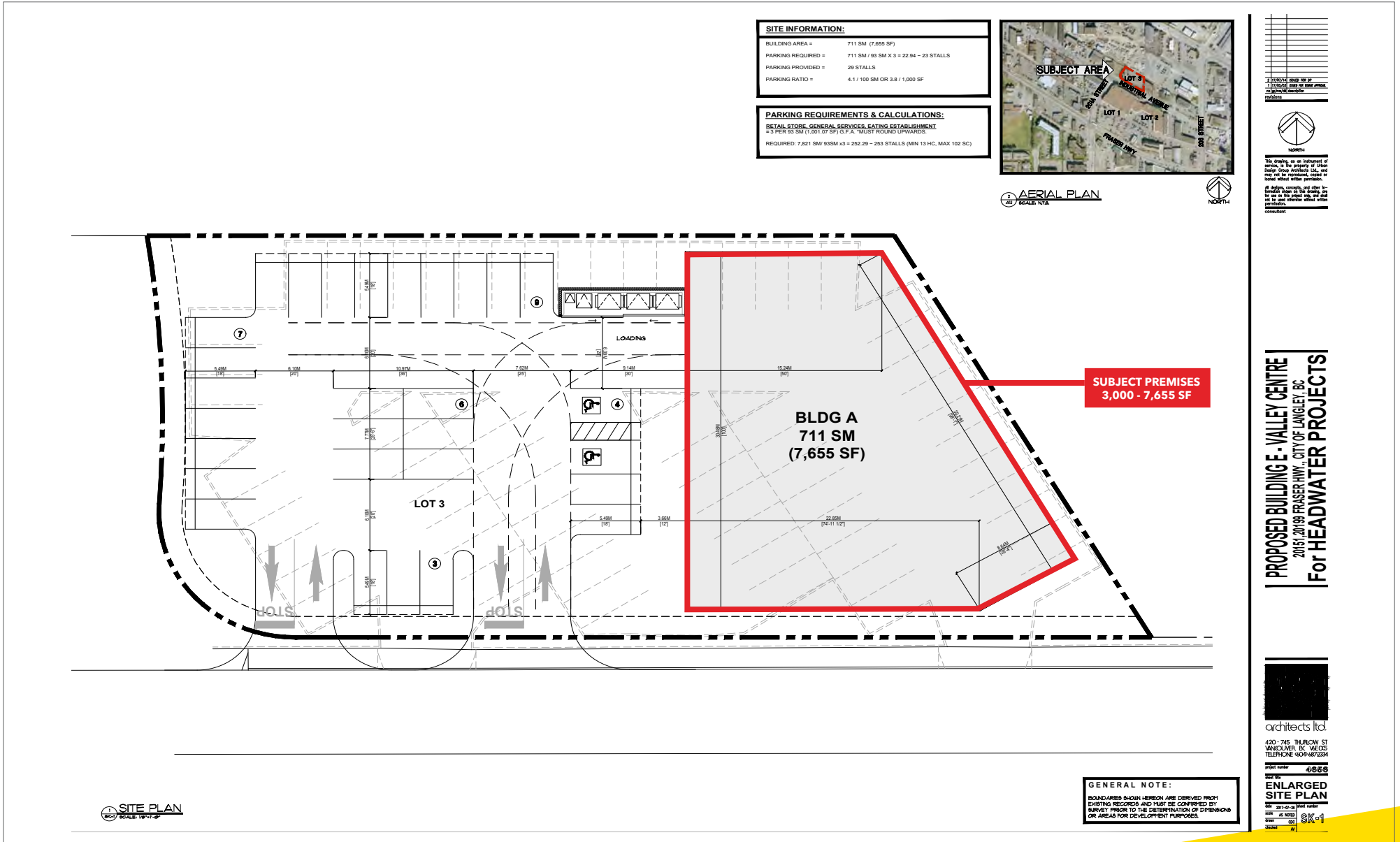
SITE PLAN



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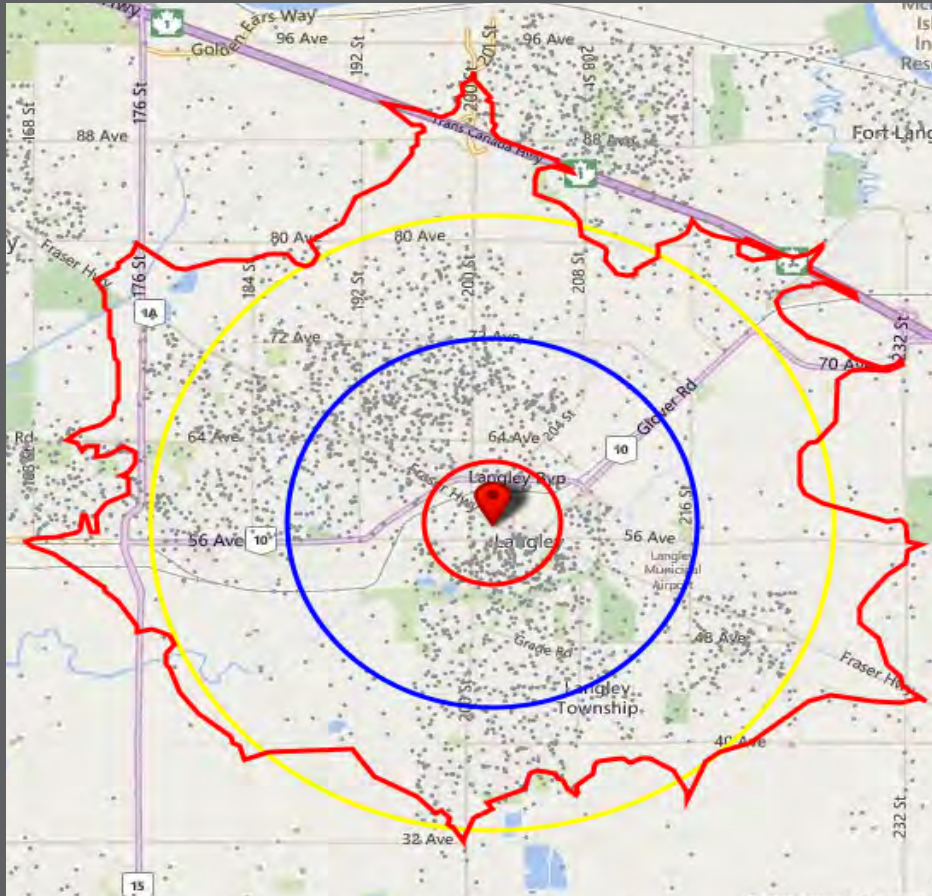
SITE PLAN (BUILDING A - REAR)



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2017 ESTIMATES & PROJECTION	1 KM	3 KM	5 KM	10 MIN. DRIVE
Population	10,316	59,694	111,860	118,482
Households	5,463	23,735	41,339	43,917
Average Household Income	\$63,156	\$92,380	\$105,206	\$103,741

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