



**CUSHMAN &
WAKEFIELD**

**FOR LEASE
WALNUT GROVE TOWN CENTRE
8850 WALNUT GROVE DRIVE
LANGLEY, BC**



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FOR LEASE WALNUT GROVE TOWN CENTRE 8850 WALNUT GROVE DRIVE LANGLEY, BC

LOCATION

Walnut Grove Town Centre is located on 88th Avenue, North of Highway 1 in Langley, BC. The centre fronts directly onto 88th Avenue, which provides direct access to the highway and a traffic count of 18,540 vehicles per day.

The centre benefits from being directly beside a Save On Foods, BC Liquor Store and TD Bank.

BUILDING

The available premise is Unit 108 C which is centrally located in the main retail building. The unit is currently occupied by the Community Police and is an "L" shaped premise as it wraps behind the adjacent travel agent. The unit is improved as office space with two washrooms and a kitchenette at the back of the unit.

HIGHLIGHTS

- Great location
- Good frontage
- Fascia signage available
- Ample parking
- Two back doors for loading

UNIT SIZE

2,049 sf

ZONING

C2B - supports a wide range of retail, restaurant, office and institutional uses.

PARKING

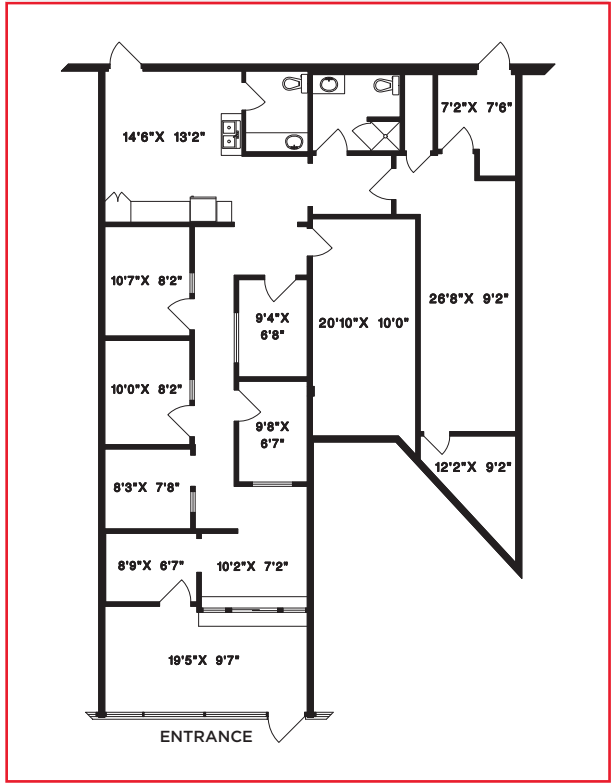
4.7 stalls per 1,000 sq. ft. of rentable area

ASKING RATE

\$32.00 psf

ADDITIONAL RENT

\$14.03 psf (2022 estimate)



DEMOGRAPHICS	1 KM	3 KM	12 MIN
POPULATION (2019 EST.)	11,316	40,716	72,663
CHANGE IN POPULATION (%) 2019-2024	1.4%	1.8%	2.1%
MEDIAN AGE	44.0	39.2	37.7
AVERAGE HOUSEHOLD INCOME (2019 EST.)	\$116,907	\$126,944	\$126,278
AVERAGE HOUSEHOLD SIZE	2.7	2.8	2.9
NUMBER OF BUSINESSES	131	832	1,652

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