



**LAST UNIT AVAILABLE**



**208<sup>TH</sup> STREET & 80<sup>TH</sup> AVENUE, LANGLEY, BC**  
**Drug & Grocery Anchored Shopping Centre**



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# Retail Opportunities FOR LEASE

# WILLOUGHBY TOWN CENTRE 208<sup>TH</sup> STREET & 80<sup>TH</sup> AVENUE, LANGLEY, BC

## OPPORTUNITY

Willoughby Town Centre is a phased, mixed-use development. Phase one includes a Loblaws grocery store, Shoppers Drug Mart, private liquor store, RBC as well as various commercial retail units. Phase two was completed in 2017 and includes two levels of retail with various retail and restaurant premises. Phase three and four, both now complete, include two office buildings and two mixed use retail residential buildings as well as a feature restaurant occupied by the Hard Bean Brunch Co. All together the commercial portion of Willoughby Town Centre is approximately 180,000 square feet.

## LOCATION

The development is located near the South West corner of 80th Avenue and 208th Street, Langley, surrounding the Willoughby Elementary School. Willoughby is the fastest growing district in the Township of Langley with an increase in population of over 200% in the last 7 years. The Willoughby Community is receiving approximately 60% of all new single and multi-family housing units built in the Township of Langley, this trend is expected to continue as the Yorkson Neighbourhood surrounding Willoughby Town Centre is projected to reach a population of approximately 41,000 people, ensuring a vibrant, local and captive market for Willoughby Town Centre.

## OCCUPANCY

Immediate

## LEASE RATES

Contact Listing Brokers for details.

## PROPERTY TAX & COMMON AREA MAINTENANCE\*

Parcel 2 \$15.43 per square foot  
Parcel 3 \$20.21 per square foot

\* 2024 projected

## PROMOTION FUND

\$1.00 per square foot.

## PARKING

|                              |                   |
|------------------------------|-------------------|
| Parcel 1 (Surface)           | 217 stalls        |
| Parcel 2 (Surface)           | 83 stalls         |
| (Deck)                       | 57 stalls         |
| Parcel 3 (Surface)           | 100 stalls        |
| Parcel 4 (Surface)           | 70 stalls         |
| Parcel 7 (Surface)           | 62 stalls         |
| (Underground)                | 10 stalls         |
| <b>Total On-Site Parking</b> | <b>599 stalls</b> |

## ADDITIONAL STREET PARKING

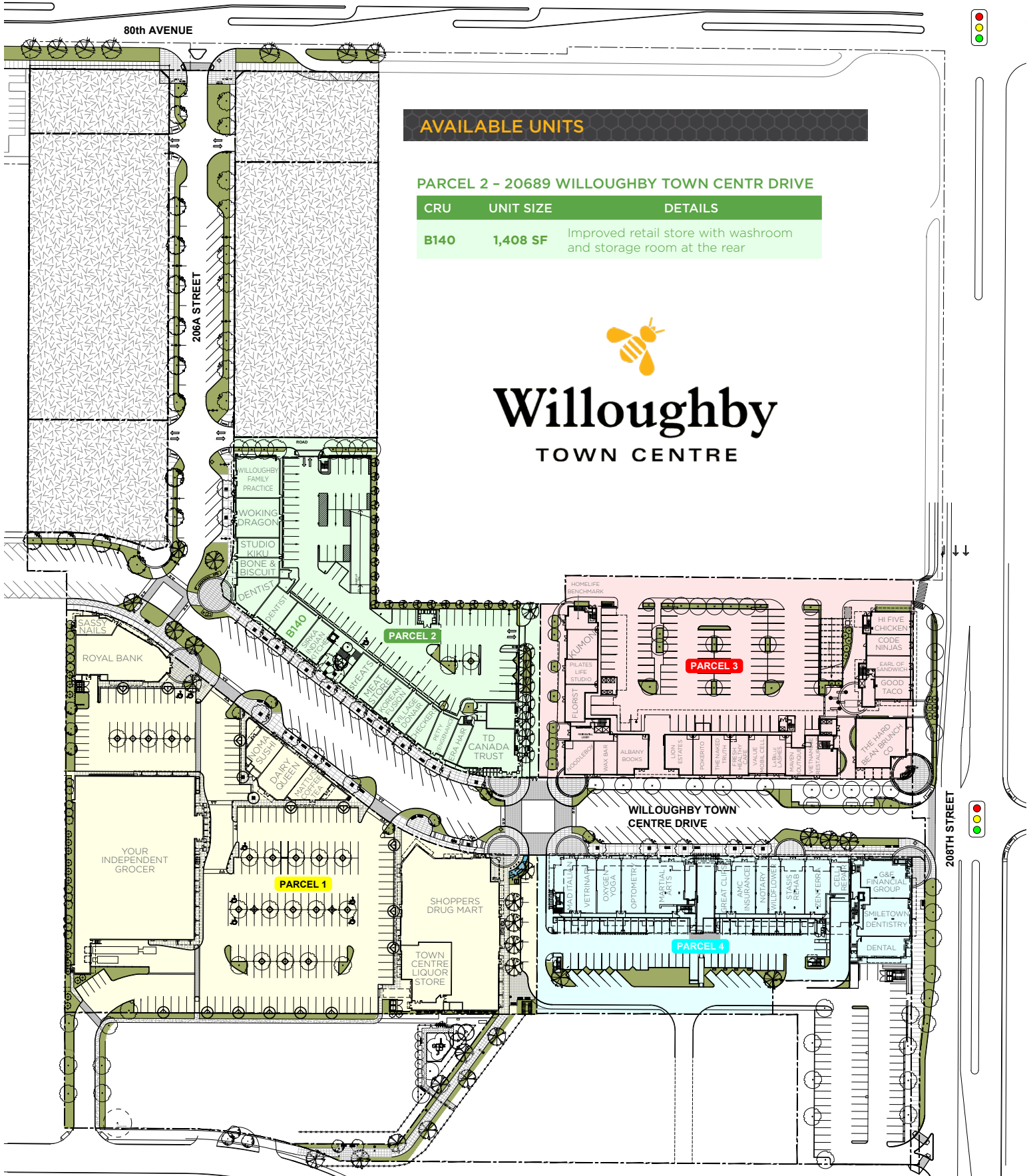
|  |                   |
|--|-------------------|
| Willoughby Town Centre Drive (Surface) | 101 stalls        |
| 207A Street (Surface)                  | 3 stalls          |
| 206A Street (Surface)                  | 60 stalls         |
| <b>Total Street Parking</b>            | <b>164 stalls</b> |

**TOTAL PARKING STALLS 763 STALLS**





# Langley's First Lifestyle Master Planned Community



## AVAILABLE UNITS

### PARCEL 2 - 20689 WILLOUGHBY TOWN CENTR DRIVE

| CRU  | UNIT SIZE | DETAILS  |
|------|-----------|--|
| B140 | 1,408 SF  | Improved retail store with washroom and storage room at the rear |



# Willoughby

## TOWN CENTRE







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