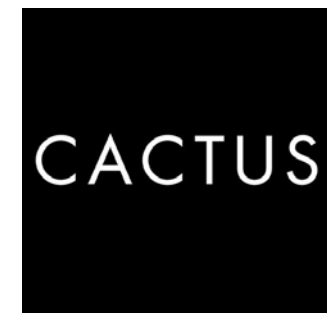




THE CORNER

LANGLEY, BC

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



THE CORNER

LANGLEY, BC

Langley has experienced rapid population growth over the last 10 years and continues to be one of the fastest growing communities in the Lower Mainland.

This centre is located at the corner of the two major cross-town thoroughfares in Langley, namely 200th Street and the Langley By-Pass (Highway 10). The centre is ideally placed within the heart of Langley's regional retail core and shares access and egress with the region's most dominant power centre.





PROPERTY HIGHLIGHTS

ADDRESS	6070-200th Street, Langley BC V3A 6K8
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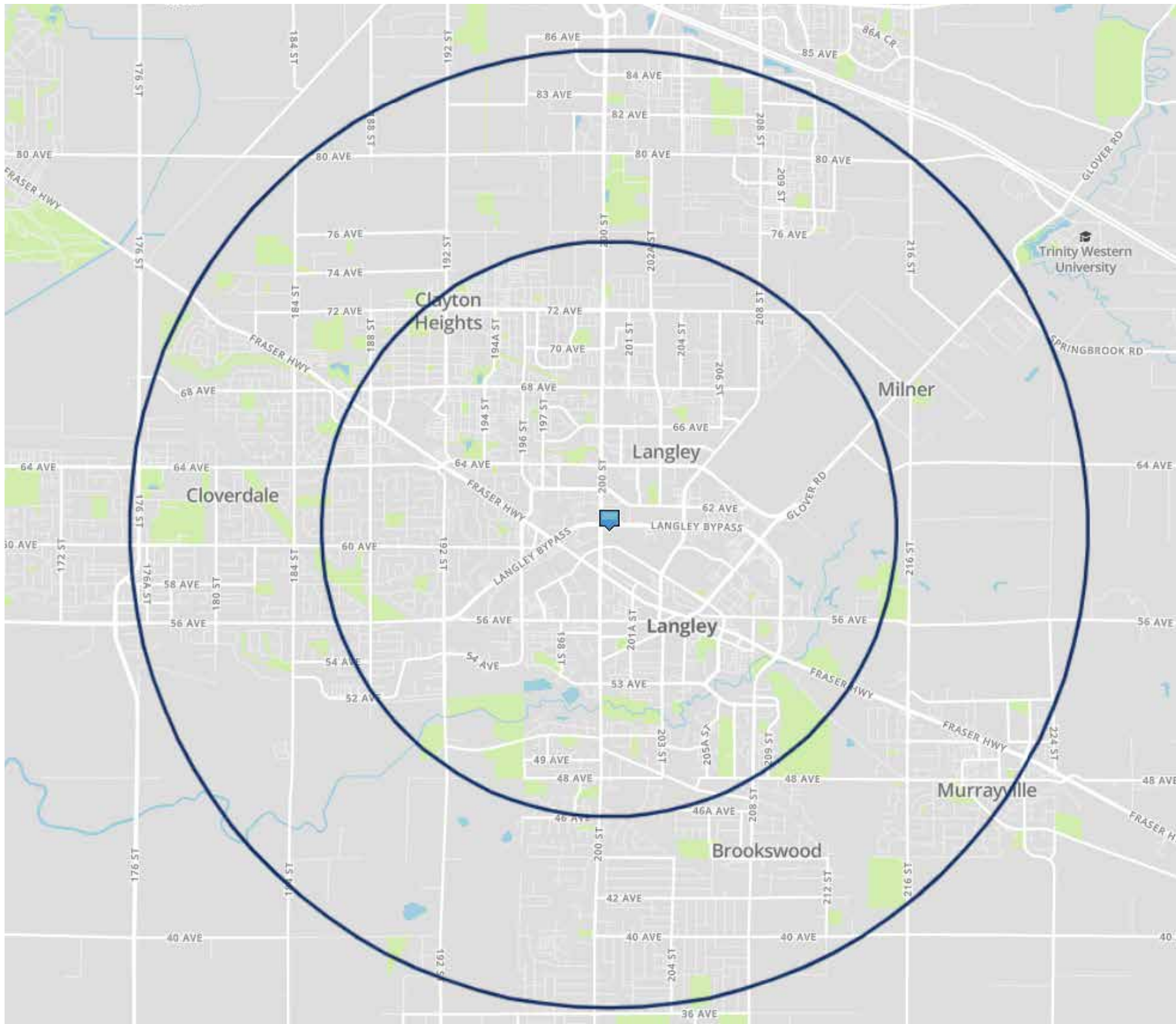
MAJOR INTERSECTION	Southeast corner of the Langley Bypass (Highway 10)and 200th Street
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GLA (SQ. FT)	20,929
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NUMBER OF STORES AND SERVICES	2
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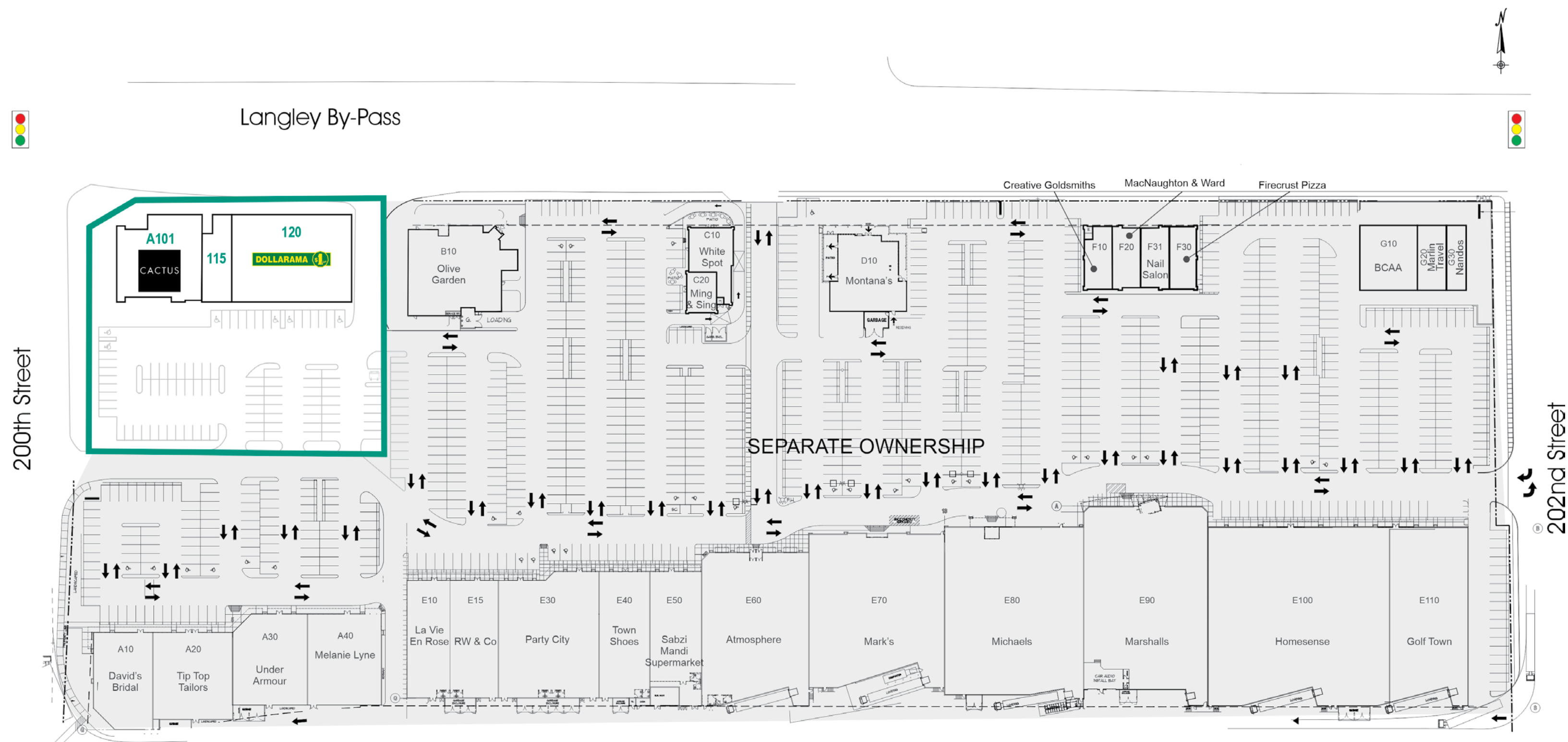
DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	47%	48%
	TRADE AREA POPULATION	94,418	168,037
	AVERAGE HOUSEHOLD INCOME	\$123,514	\$132,805

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
A101	Cactus Club	6,905
115	Cactus Club	
	Pick Up and Delivery	2,630
120	Dollarama	11,395



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Properties

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Vancouver, BC

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Limited Partnership, Brokerage



CACTUS

DOLLARAMA

HIGHWAY 1

WILLOWBROOK DRIVE

TOYS R US

HUDSON'S BAY

SAFeway

Scotiabank

MEC

KING TAPS

Indigo

Legns

PET SMART

L.A. BOY

OLD NAVY

WAL-MART

LONDON DRUGS

save on foods

COSTCO WHOLESALE

SPORTCHEK

WINNERS

LANGLEY BY-PASS

FRASER HIGHWAY

200TH STREET

Party City

ATMOSPHERE

Marks

Michaels

Marshalls

HOMESENSE

JORDANS FLOORING

GOLF TOWN

SleepCountry

Club IS

She's FIT!