



**THUNDERBIRD
CENTRE**
LANGLEY, BC

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THUNDERBIRD CENTRE LANGLEY, BC

Thunderbird Centre is the market dominant retail complex in the Walnut Grove district of the Township of Langley. Accessed from Langley's major north south thoroughfare (200th Street), visible and easily reached from the Trans Canada Highway, Thunderbird Centre is front and centre at the beginning and end of most Langley commuters' days and is as central as can be in terms of meeting the Fraser Valley's entertainment needs. The adjacent 200th Street/TransCanada Highway interchange is the most significant traffic hub in the Fraser Valley providing additional funneling of traffic from the nearby communities of Maple Ridge and Pitt Meadows which lie north of the nearby Fraser River via the Golden Ears Bridge. With the added cross Fraser Valley regional draw created by Cineplex Cinemas (102,000 s.f.) and appurtenant casual dining options, the grocery/drug store anchored Village at Thunderbird Centre is THE foremost destination for convenience based retail in North Langley. Comprehensive product mix, abundant parking and both on site and immediately adjacent multi-family residential stock are keys to Thunderbird Centre's ability to provide the venue for retail success.



THUNDERBIRD CENTRE | Langley, BC



PROPERTY HIGHLIGHTS

ADDRESS

THUNDERBIRD CENTRE NORTH
20090 - 91A Avenue
Langley, BC, V1M 3Y9

MAJOR INTERSECTION

200th Street and 88th Avenue

GLA (SQ. FT)

242,408

NUMBER OF STORES AND SERVICES

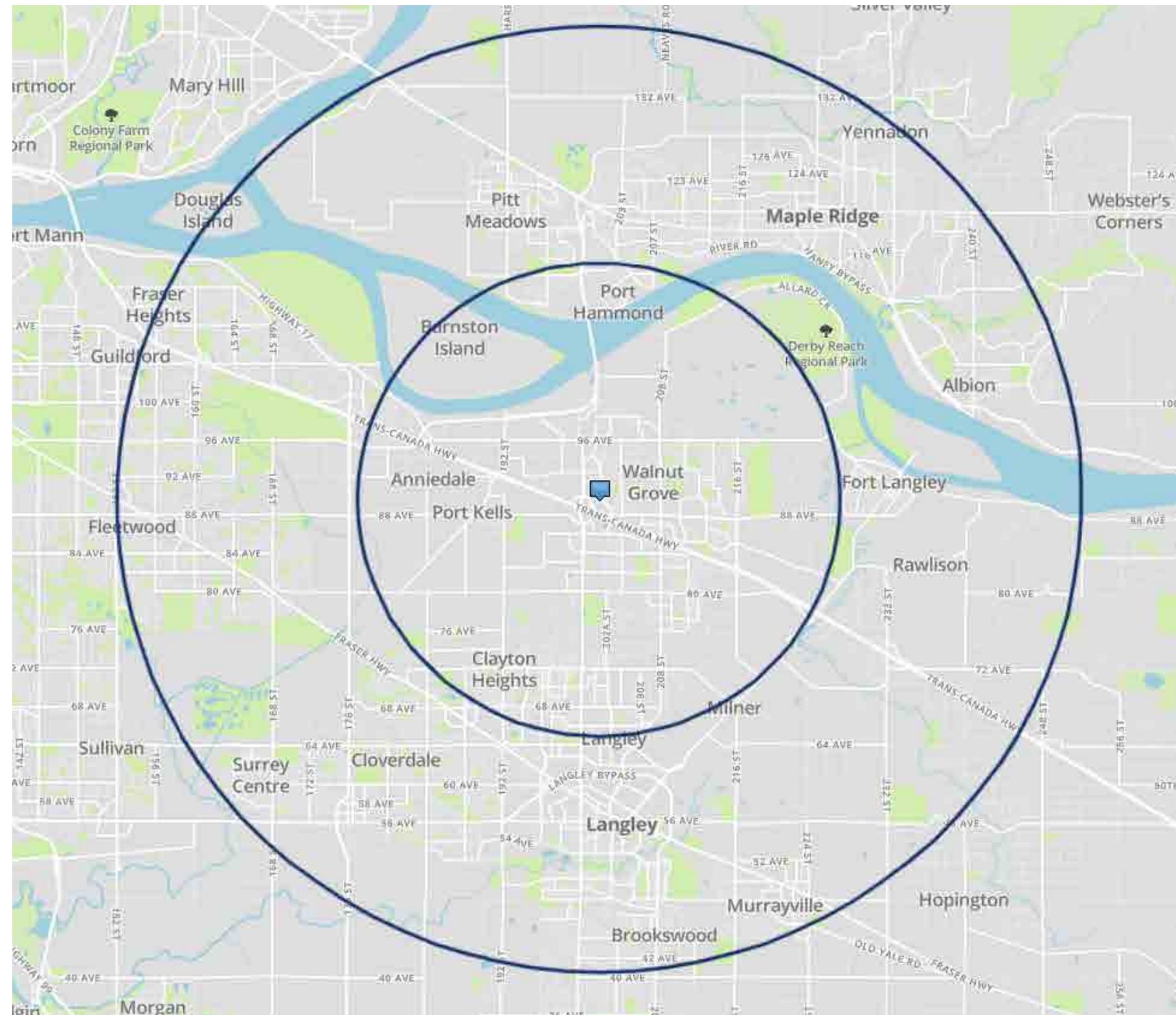
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THUNDERBIRD CENTRE | LANGLEY, BC



DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)



DISTANCE

3 KM

5 KM



FAMILIES
WITH
CHILDREN

50%

52%



TRADE
AREA
POPULATION

51,400

111,497

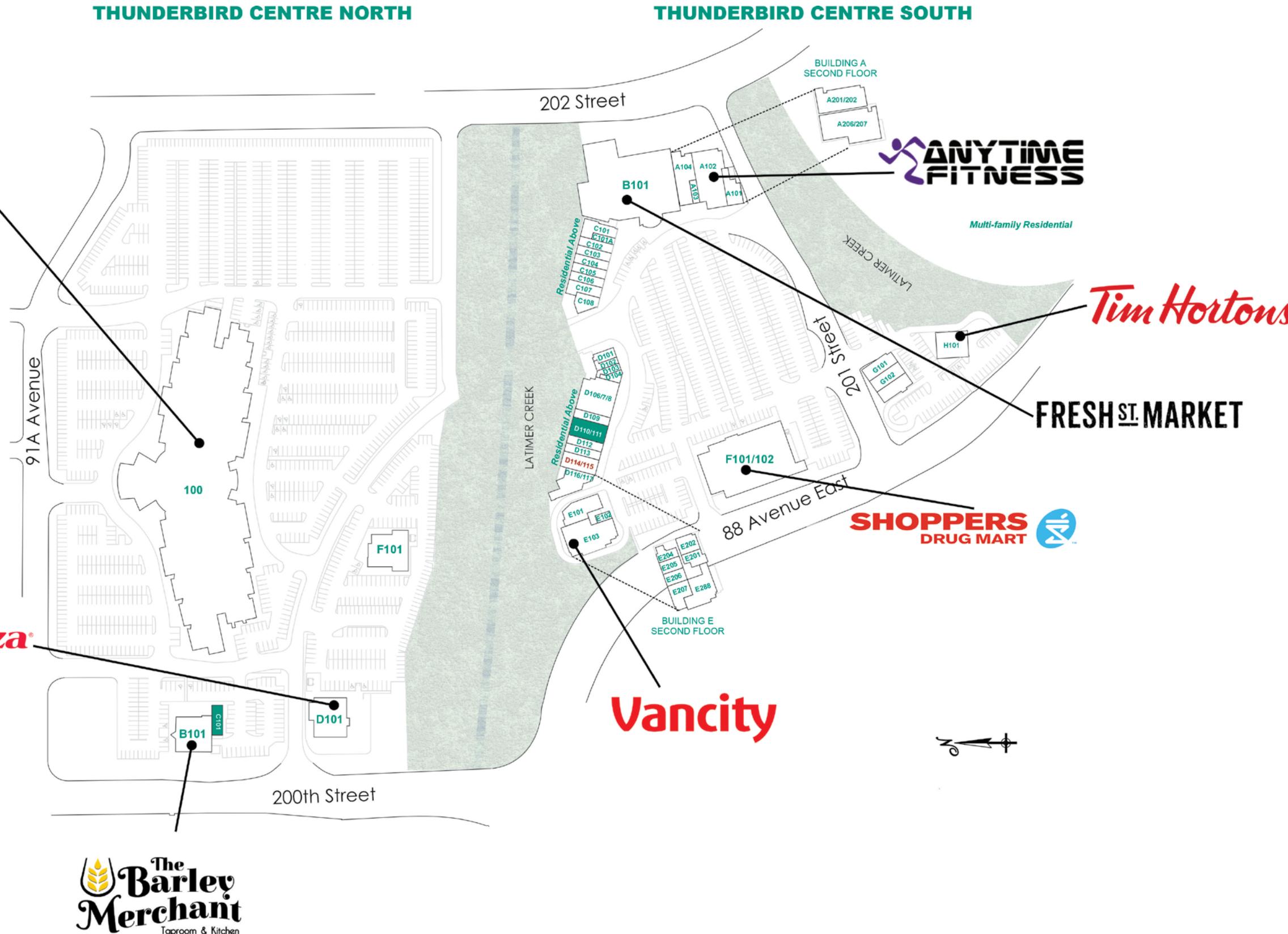


AVERAGE
HOUSEHOLD
INCOME

\$143,236

\$145,504

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
THUNDERBIRD CENTRE NORTH		
100	Cineplex Cinemas	102,000
B101	The Barley Merchant	5,043
C101	Available	1,234
D101	Boston Pizza	5,740
F101	Happyland Early Learning Centre	5,175
THUNDERBIRD CENTRE SOUTH		
A101	Brown's Social House	2,973
A102	Anytime Fitness	5,000
A103	Royal Cuts	510
A104	Club Pilates	2,814
A201/202	Buy Low Foods Administration Office	5,258
A206/207	BC Government Ministry of Labour	6,888
B101	Fresh St. Market	25,123
C101	Specsavers	1,879
C101A	Liberty Tax	577
C102	Pizza Hut	1,201
C103	Tommy Gun's	1,201
C104	Telus - Pacific Coastcom Communications	1,201
C105	Snore MD	1,201
C106	Pho Triple 3 Restaurant	1,201
C107	InsureBC - Langley	1,547
C108	Chopped Leaf	1,467
D101	Booster Juice	809
D102	Sushi Monster	615
D103	Fraser Valley Wireless	617
H101	Tim Hortons	3,042

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