



**THUNDERBIRD  
CENTRE**  
LANGLEY, BC

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FRESH <sup>ST.</sup> MARKET

*Tim Hortons*



## 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.





# PROPERTY HIGHLIGHTS

ADDRESS

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

THUNDERBIRD CENTRE SOUTH  
20159 - 88 Avenue  
Langley, BC, V1M 0A4

MAJOR INTERSECTION

200th Street and 88th Avenue

GLA  
(SQ. FT)

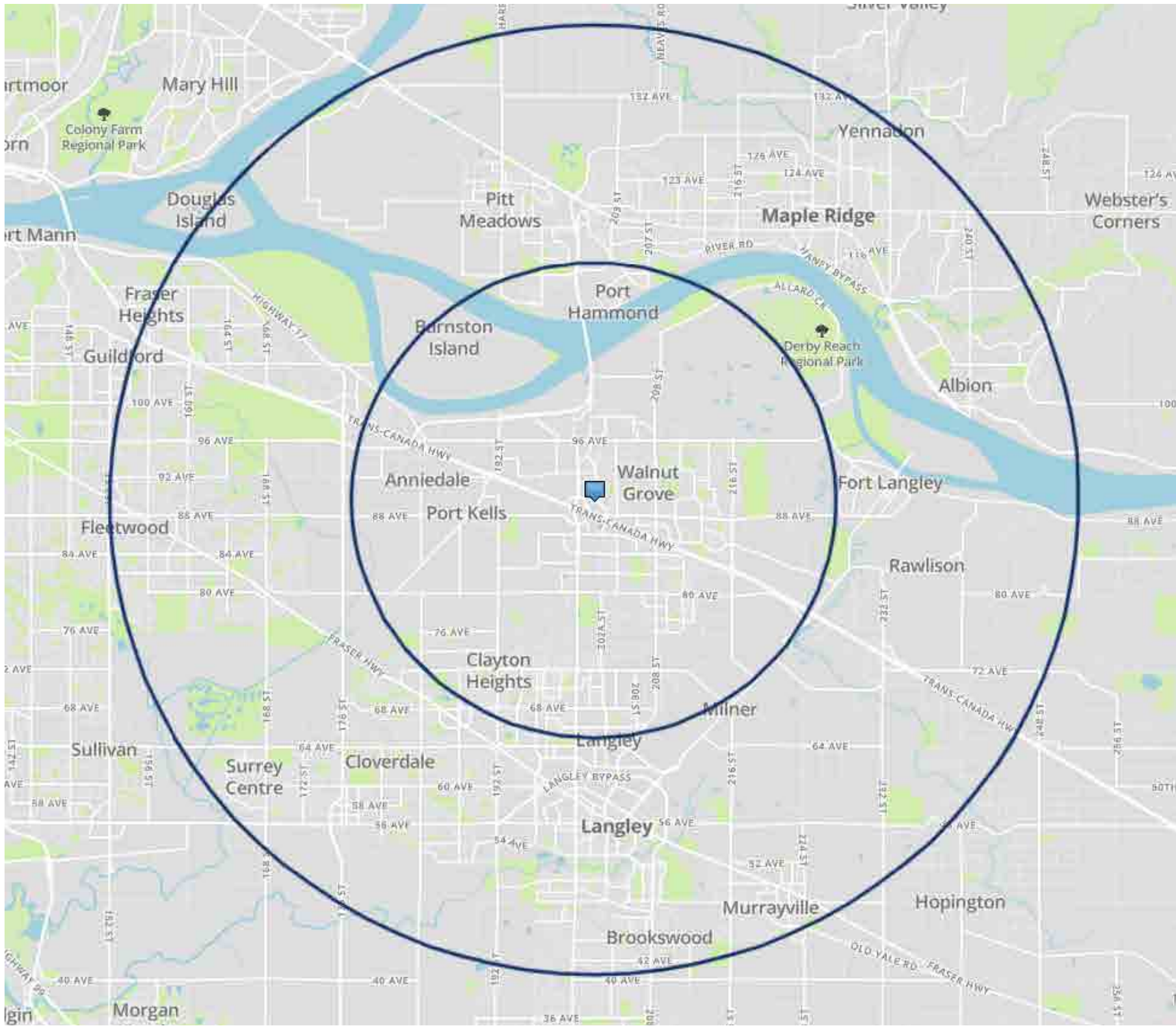
242,408

NUMBER OF STORES  
AND SERVICES





48

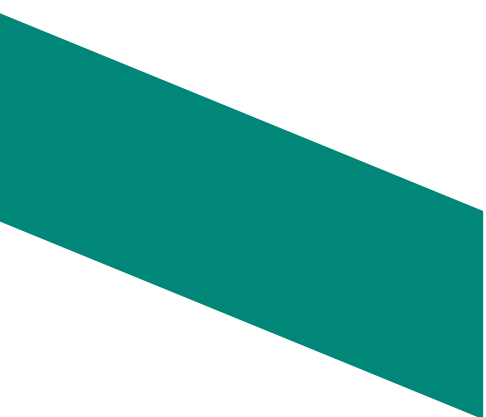


# DEMOGRAPHICS



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



THUNDERBIRD CENTRE | LANGLEY, BC



**BGO**  
Properties

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91A Avenue

200th Street



Latimer Creek

202 Street

88 Avenue East

FRESH ST. MARKET



201 Street

Latimer Creek

