



LOGAN CREEK

LANGLEY, BC

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LOGAN CREEK

LANGLEY, BC

The subject property is located within the largest commercial node in the Fraser Valley on the Langley Bypass (Highway 10) - Langley's major thoroughfare, and next to the region's most dominant power centre. The site offers excellent exposure and visibility along the Langley Bypass with easy access off main arterial routes and proximity to a vast mix of national tenants.


SleepCountry



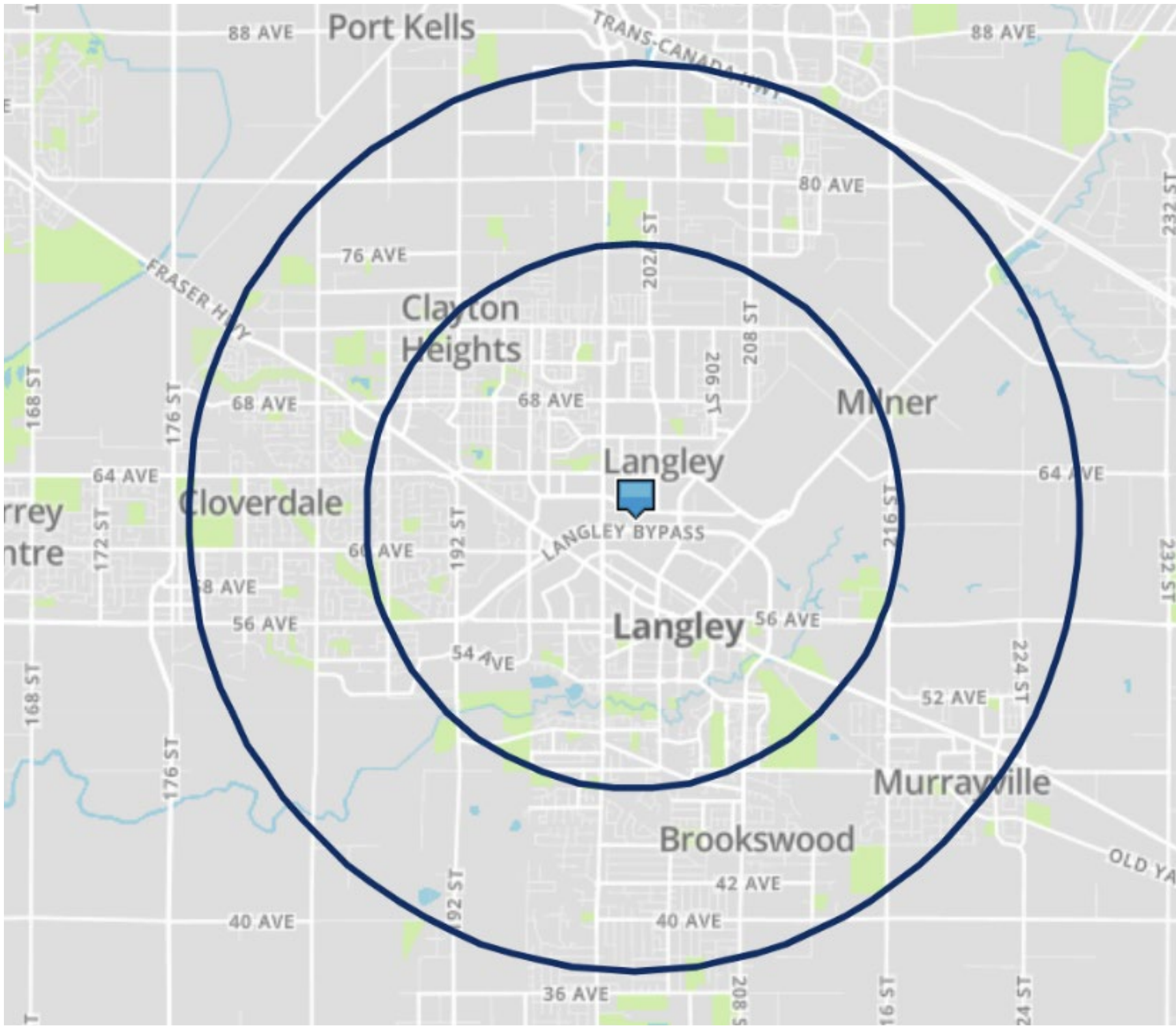


PROPERTY HIGHLIGHTS





ADDRESS	20175 Langley Bypass, Langley BC V3A 6K9
MAJOR INTERSECTION	Highway 10 and 200th Street
GLA (SQ. FT)	47,507
NUMBER OF STORES AND SERVICES	3



DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	47%	49%
	TRADE AREA POPULATION	87,736	169,555
	AVERAGE HOUSEHOLD INCOME	\$121,975	\$133,634

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
A1	Club 16 Trevor Linden Fitness/She's Fit	32,981
B1	Sleep Country	5,026
C1	Available	9,500



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Properties

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BentallGreenOak (Canada)
Limited Partnership, Brokerage



HIGHWAY 1

SleepCountry

Club 16
Trevor Linden Fitness
She's FIT!

WAL-MART
LONDON DRUGS

COSTCO
WHOLESALE

save on foods

OLD NAVY

THE HOME DEPOT

CANADIAN TIRE

Indigo

Leon's

PET SMART

LA BOY
FURNITURE GALLERIES

BMO

Scotiabank

SAFeway

MEC

KING TAPS
(Crafting Space)

HUDSON'S BAY

WINNERS

WILLOWBROOK DRIVE

LANGLEY BY-PASS

FRASER HIGHWAY

200TH STREET

DOLLARAMA

Party City

ATMOSPHERE

Marks

Michaels
MAKE CREATIVITY HAPPEN

Marshalls

HOMESENSE

GOLF TOWN