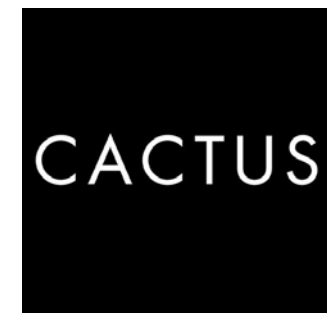




THE CORNER
LANGLEY, BC



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 |
|---------|---------------------------------------|

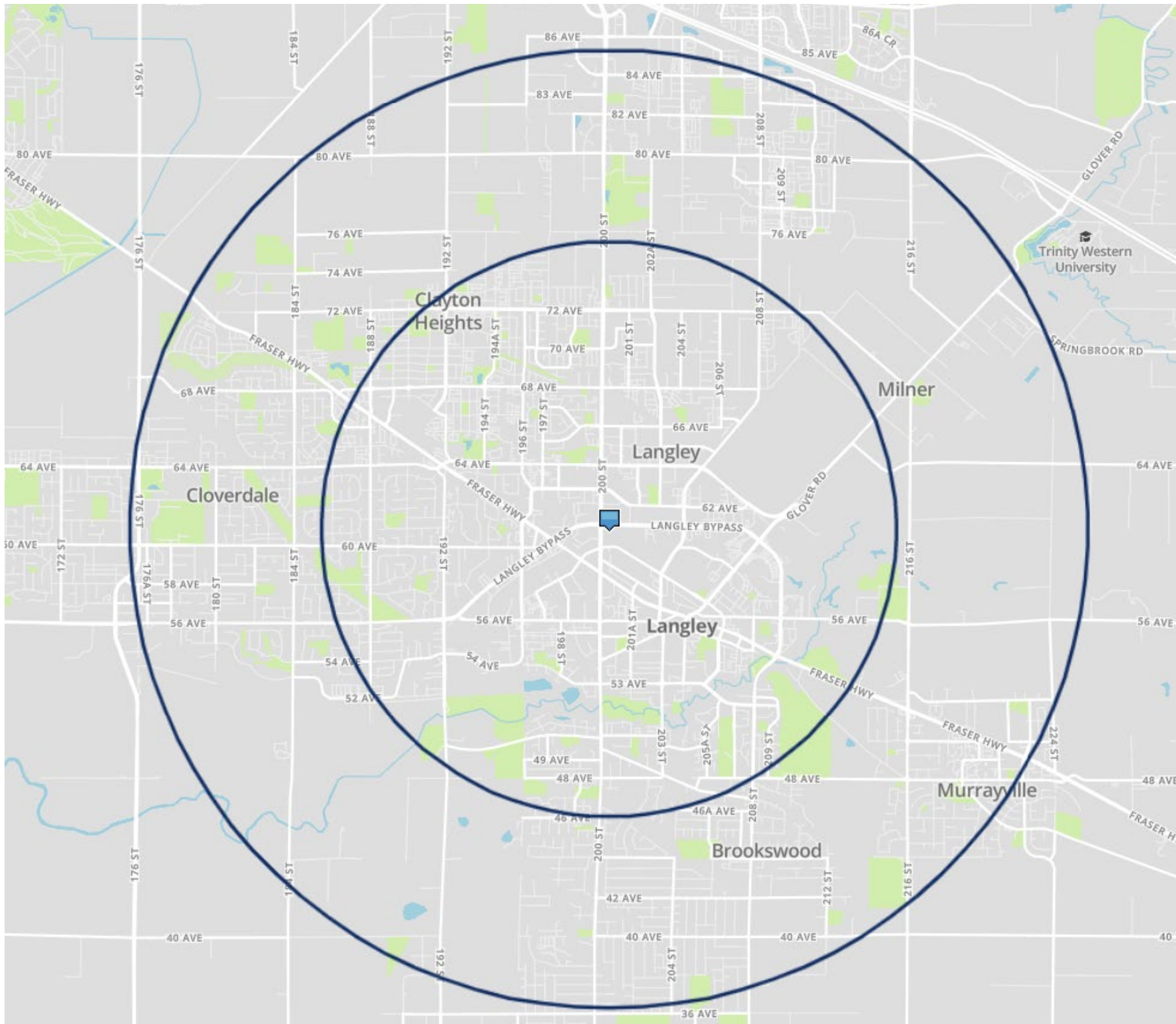
| | |
|--------------------|---|
| MAJOR INTERSECTION | Southeast corner of the Langley Bypass (Highway 10)and 200th Street |
|--------------------|---|

| | |
|--------------|--------|
| GLA (SQ. FT) | 20,929 |
|--------------|--------|





| | |
|-------------------------------|---|
| NUMBER OF STORES AND SERVICES | 2 |
|-------------------------------|---|



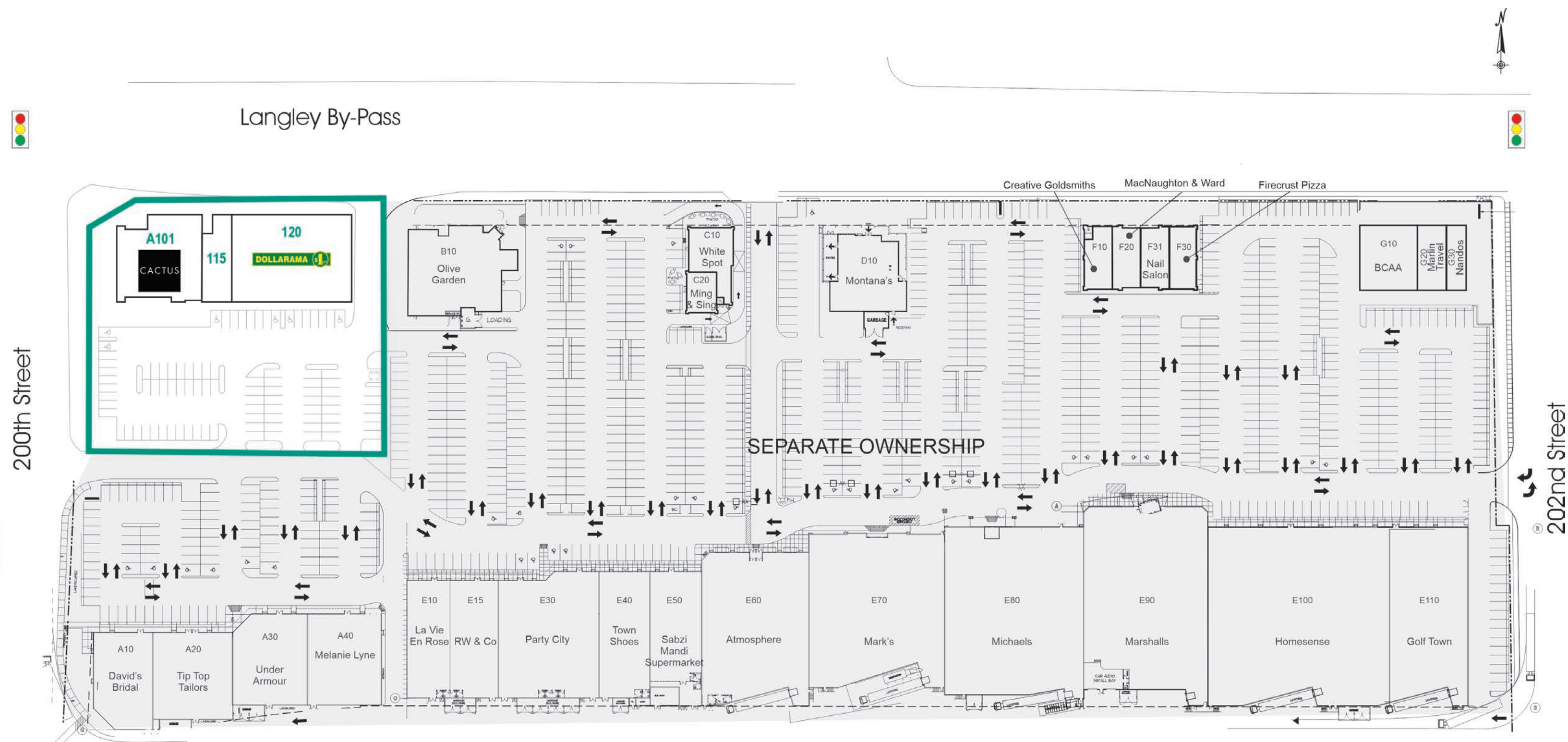
DEMOGRAPHICS



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 |



BGO
Properties

MONA KHANDAN

Director, Leasing

T: 604.891.8556

M: 604.258.8517

mona.khandan@bgo.com

**BENTALLGREENOAK (CANADA)
LIMITED PARTNERSHIP**

550 Burrard Street, Suite 1008

Vancouver, BC

V6C 2B5

BGOProperties.com

BentallGreenOak (Canada)
Limited Partnership, Brokerage

