



THUNDERBIRD CENTRE

LANGLEY, BC



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FRESH ST. MARKET



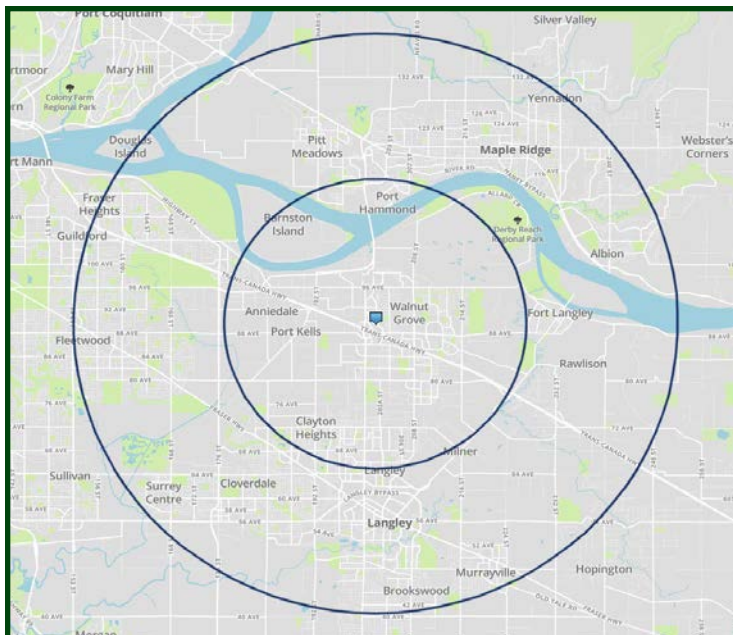


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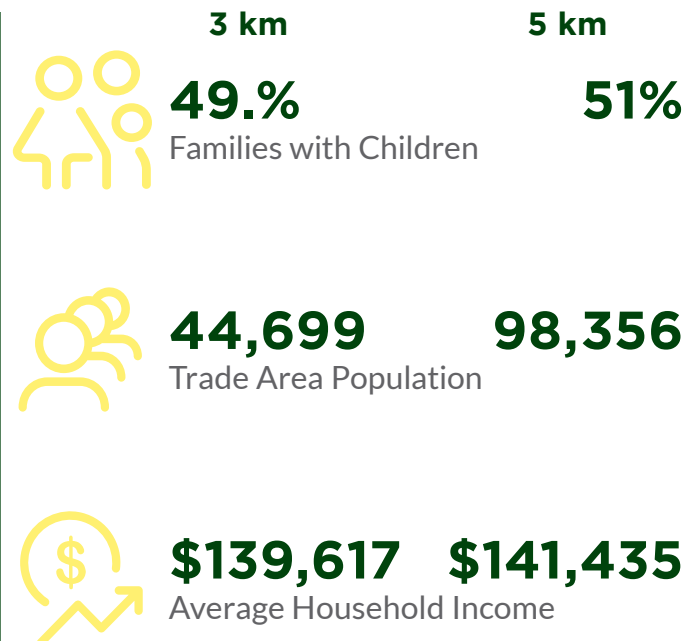
Thunderbird Centre is the market dominant retail complex in the Walnut Grove district of the Township of Langley. Accessed from Langley’s major north south thoroughfare (200th Street), visible and easily reached from the Trans Canada Highway, Thunderbird Centre is front and centre at the beginning and 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.



TRADE AREA MAP



DEMOGRAPHICS



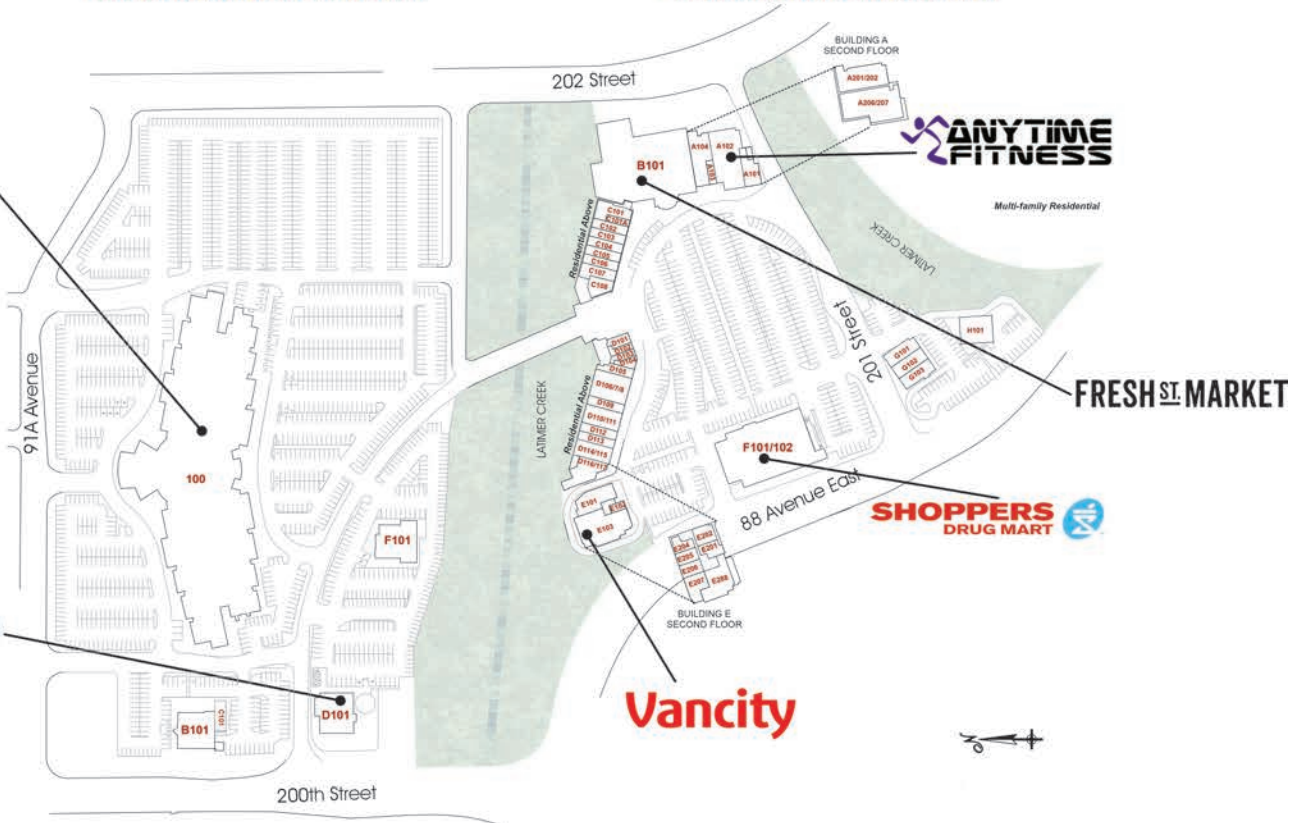
The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

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SITE PLAN

THUNDERBIRD CENTRE NORTH

THUNDERBIRD CENTRE SOUTH



TENANT DIRECTORY

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
THUNDERBIRD CENTRE NORTH											
100	Cineplex Cinemas	102,000	C101A	Liberty Tax	577	D112	Everyday Nails and Esthetics	1,200	E207	Transformation Orthodontics	2,034
B101	The Barley Merchant	5,043	C102	Pizza Hut	1,201	D113	Thunderbird Dental	1,200	E288	TLC Solutions	3,219
C101	Waka Sushi	1,234	C103	Tommy Gun's (Spring 2024)	1,201	D114/115	Thunderbird Animal Hospital	2,175	F101/102	Shoppers Drug Mart	17,762
D101	Boston Pizza	5,740	C104	Telus	1,201	D116/117	Dragon River Chinese Restaurant	2,210	G101	Nandos Chicken	1,992
F101	Happyland Early Learning Centre	5,175	C105	Snore MD	1,201	E101	Work Authority	2,434	G102	Edo Japan (Fall 2023)	1,322
			C106	Pho Triple 3 Restaurant	1,201	E102	Walnut Grove Flower Care	521	G103	Starbucks	1,732
			C107	InsureBC - Langley	1,547	E103	Vancity	5,204	H101	Tim Hortons	3,042
			C108	Chopped Leaf	1,467	E201	Insight Optometry	1,676			
			D101	Booster Juice	809	E202	Thunderbird Wellness Centre	1,340			
			D102	\$1.99 Sushi to Go	615	E204	Administration Office	1,165			
			D103	Fraser Valley Wireless	617	E205	Alikova & Associates CGAs	1,017			
			D104	Travel Best Bets	598	E206	Soccer Shots	1,048			
			D105	Dena's Boutique	1,043						
			D106/7/8	Bosley's Pet Food	3,600						
			D109	Divine Care Physiotherapy	1,200						
			D110/111	Emme Hair	2,400						
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	5,258									
A206/207	BC Government Ministry of Labour	6,888									
B101	Fresh St. Market	25,123									
C101	Great Glasses	1,879									

THUNDERBIRDVILLAGE.CA/LEASING

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KEY FACTS

GLA

242,408 sf

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

NUMBER OF STORES

48 stores and services

For further information please contact:

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