



# WILLOWBROOK HOME CENTRE

LANGLEY, BC

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# WILLOWBROOK HOME CENTRE

LANGLEY, BC

Willowbrook Home Centre is located on Fraser Highway directly across from Willowbrook Shopping Centre, Langley's regional enclosed mall and dominant fashion centre. Langley has experienced rapid population growth over the past ten years and continues to be among the fastest growing communities in the Lower Mainland.

The property is zoned C2 – Service Commercial which allows for a variety of uses including automotive and equipment sale/rental/service, retail warehouse, veterinary clinic and pet grooming, etc.








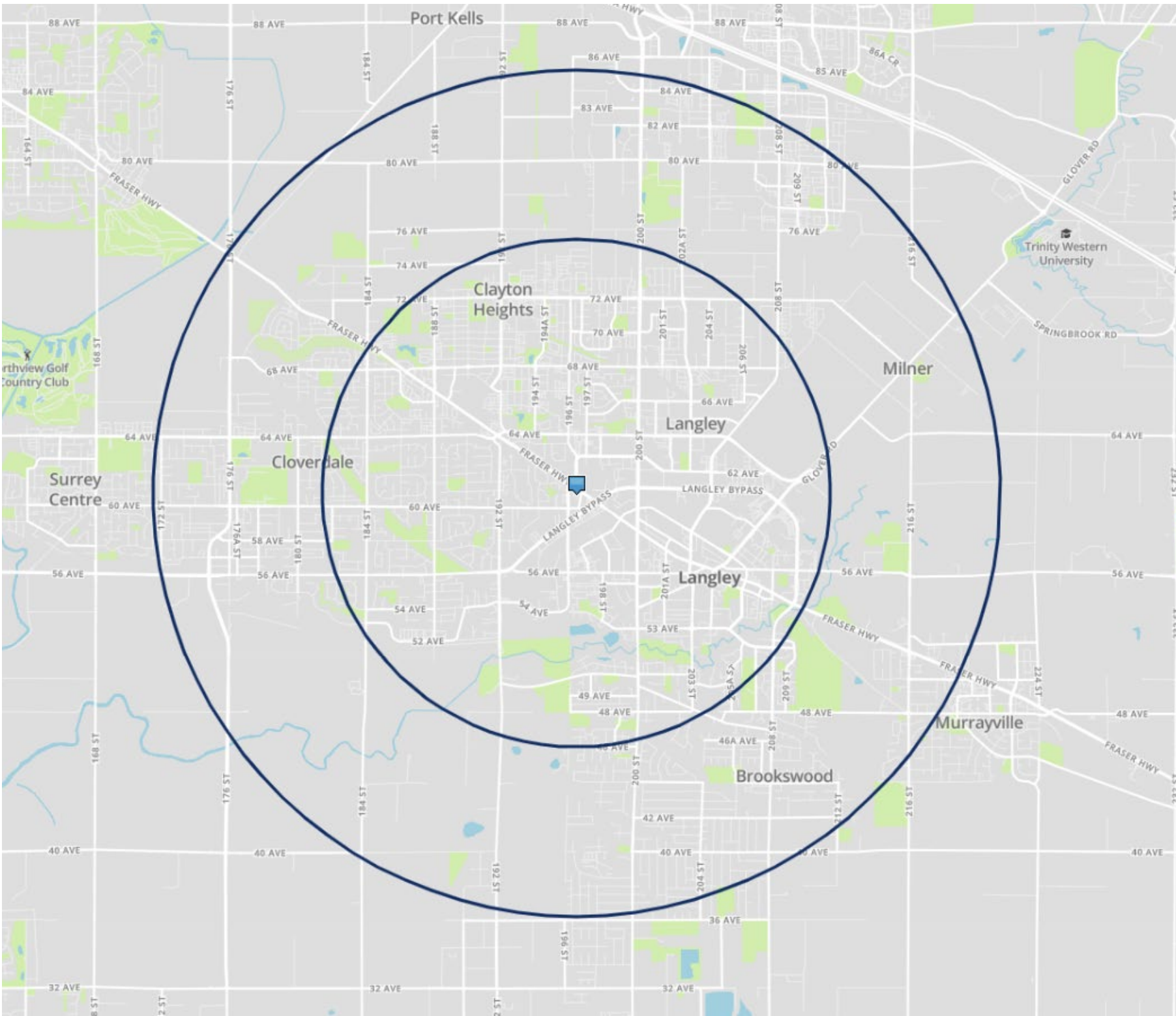
# PROPERTY HIGHLIGHTS

ADDRESS	19638 Fraser Highway Langley, BC V3A 4C5
MAJOR INTERSECTION	Fraser Highway at Langley Bypass
GLA (SQ. FT)	30,268
NUMBER OF STORES AND SERVICES	8









# DEMOGRAPHICS



## TRADE AREA (2024 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	48%	49%
	TRADE AREA POPULATION	101,944	162,886
	AVERAGE HOUSEHOLD INCOME	\$125,582	\$132,206

# SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
1	Big Gary's Vacuums	2,592
3	Available	1,344
5	Available	2,688
9	Ultra Glo Pet Spa <i>(Coming Soon)</i>	1,244
10	Modern Beauty Supplies	5,748
15	Tom Lee Music	6,422
21	Arctic Spas	5,519
31	Cloverdale Paint	4,711





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