



WILLOWBROOK PARK SHOPPING CENTRE

LANGLEY, BC



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Langley has experienced rapid population growth over the past 10 years and continues to be among the fastest growing communities in the Lower Mainland. Willowbrook Park is located at the junction 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 offers its patrons a unique mix of both large format destination retailers and service/convenience uses.



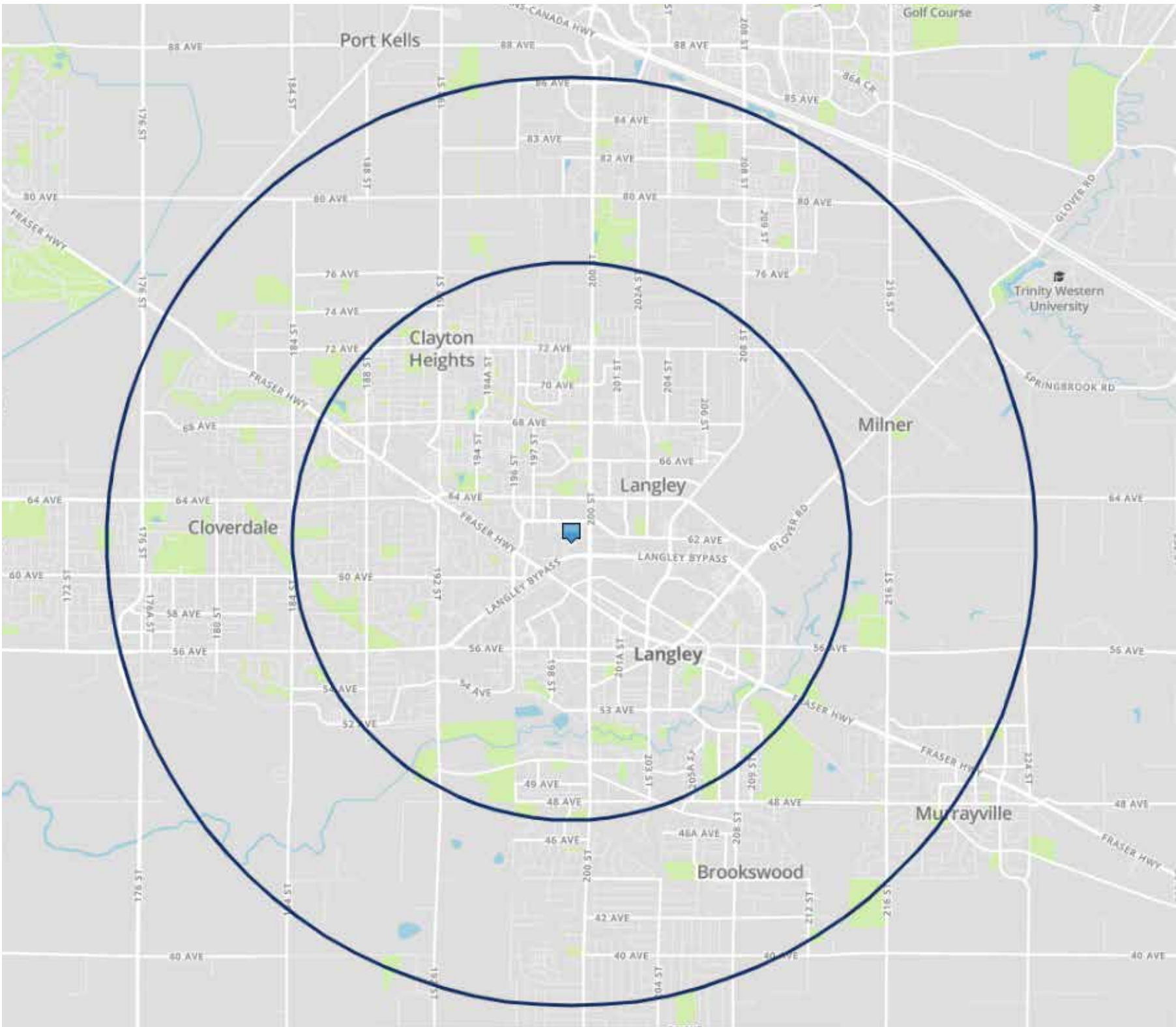


PROPERTY HIGHLIGHTS





ADDRESS	6153 – 200th Street Langley, V2Y 1A2
MAJOR INTERSECTION	Highway 10 (Langley Bypass) & 200th Street
GLA (SQ. FT)	186,335
NUMBER OF STORES AND SERVICES	39



DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	45%	47%
	TRADE AREA POPULATION	96,026	168,689
	AVERAGE HOUSEHOLD INCOME	\$124,083	\$132,480

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
401	Dollar Tree	13,287	F6141	King Taps	7,500
A6153	Safeway	54,340	H501	Royal Bank	20,324
B101	H & R Block	1,633	J1	New Balance	2,400
B103	Edward Jones	874	J3	Kerrisdale Cameras	1,200
B104	Soccerwest	872	J4	Omai Sushi	1,200
B105	CK Nail Salon	850	J5	Kumon Math & Reading Centre	1,200
B106	Sally Beauty	1,549	J6	Chopped Leaf	1,200
B108	Insure BC	1,128	J7	ICBC	8,372
C201	MEC	16,081	K701	Daniadown	2,455
C205	Optiks International	5,392	K702	Maritime Travel	698
C206	Valley Properties	2,305	K703	Elements Massage	2,788
D6175	M & M Food Market	1,663	K705	COBS Bread	1,208
D6179	Club Pilates	2,216	K706	Chutney's Indian Grill	1,221
D6181	Global Pet Foods	2,922	K707	Veterinary Clinic	1,192
D6185	Running Room	1,461	K709	Bank of Montreal	6,376
D6187	Willowbrook Park Dental Centre	1,310	L6241	A & W	2,874
D6189	Scotiabank	4,458	M6225	MYST Asian Fusion	3,860
E301	Dairy Queen	2,621	N6263	Coast Capital Savings	6,280
E302	Wild Birds Unlimited	1,046			
E303	Sonu Haircut	1,044			
E304	Pizza Hut	1,584			
E306	Red Wing Shoes	1,585			
E307	Purolator	1,217			

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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