



**THUNDERBIRD
CENTRE**
LANGLEY, BC

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.



FRESH ^{ST.} MARKET

Tim Hortons



THUNDERBIRD CENTRE

LANGLEY, BC

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.



PROPERTY HIGHLIGHTS

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

GLA
(SQ. FT)

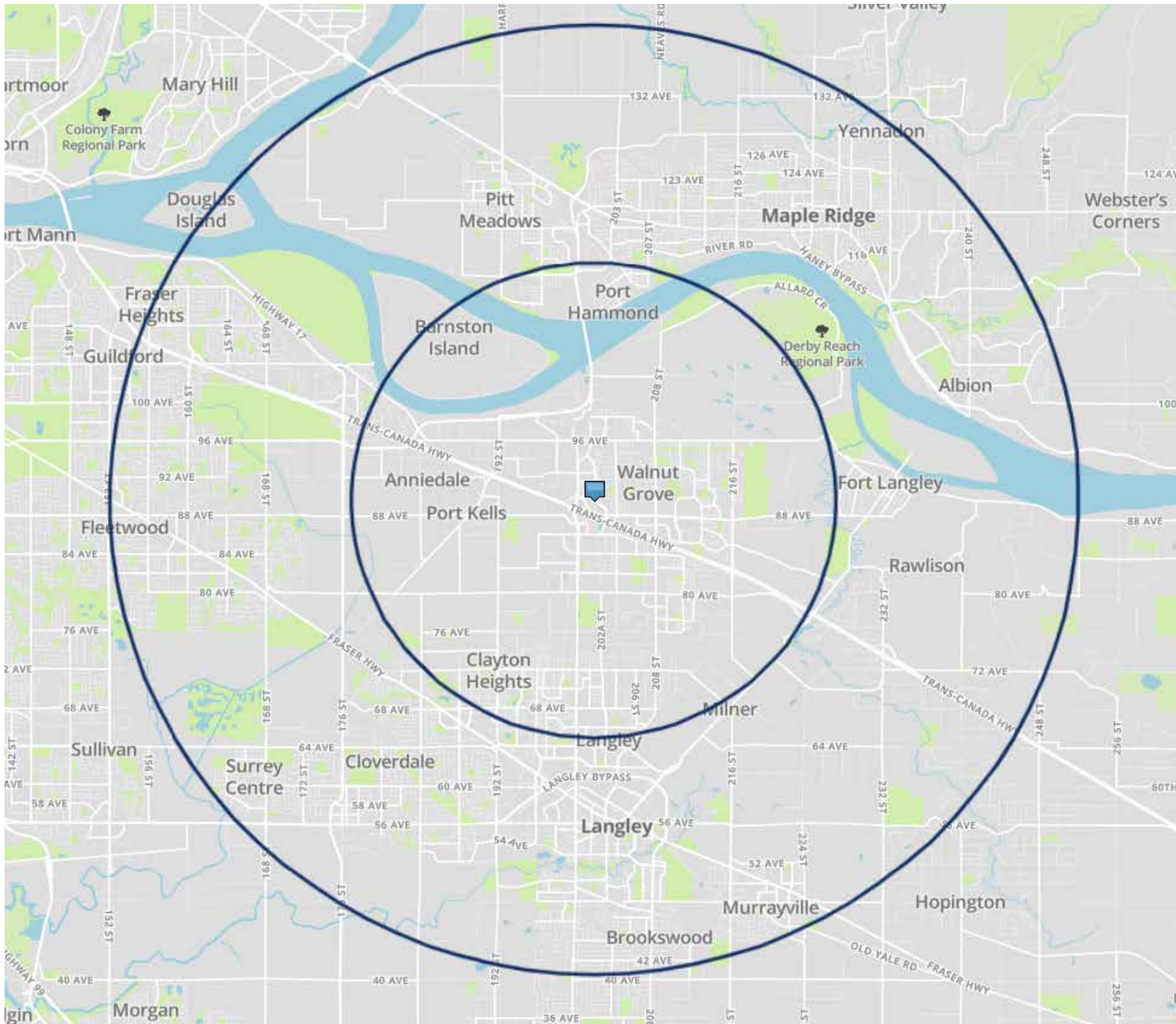
242,408

NUMBER OF STORES
AND SERVICES





48



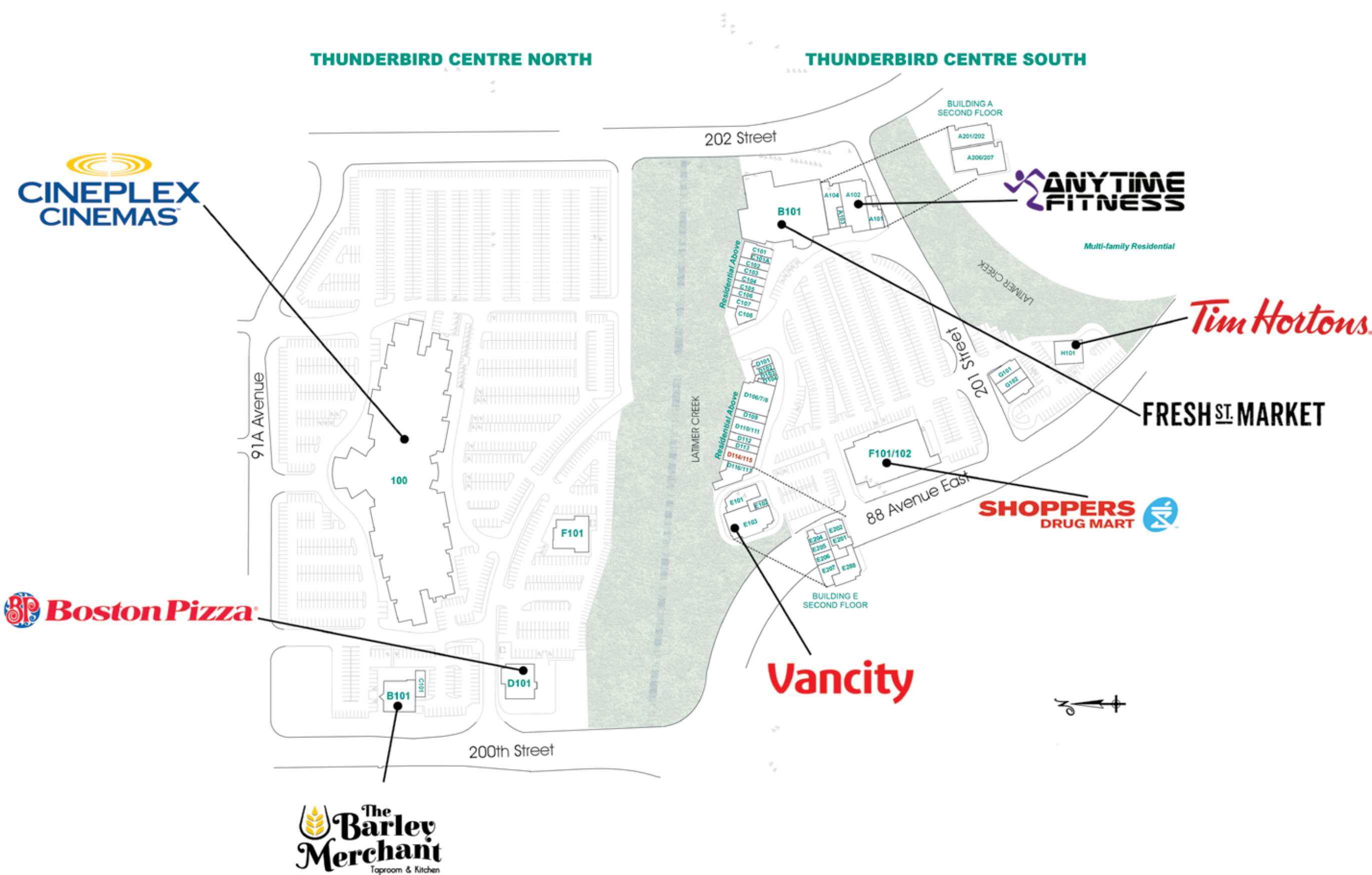
DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	50%	52%
	TRADE AREA POPULATION	51,400	111,497
	AVERAGE HOUSEHOLD INCOME	\$143,236	\$145,504

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
THUNDERBIRD CENTRE NORTH			D103	Fraser Valley Wireless	617
100	Cineplex Cinemas	102,000	D104	Travel Best Bets	598
B101	The Barley Merchant	5,043	D106/7/8	Bosley's Pet Food	4,643
C101	Waka Sushi	1,234	D109	Divine Care Physiotherapy	1,200
D101	Boston Pizza	5,740	D110/111	Emme Hair	2,400
F101	Happyland Early Learning Centre	5,175	D112	Everyday Nails and Esthetics	1,200
THUNDERBIRD CENTRE SOUTH			D113	Thunderbird Dental	1,200
A101	Brown's Social House	2,973	D114/115	Thunderbird Animal Hospital	2,175
A102	Anytime Fitness	5,000	D116/117	Dragon River Chinese Restaurant	2,210
A103	Royal Cuts	510	E101	Work Authority	2,434
A104	Club Pilates	2,814	E102	Walnut Grove Flower Care	521
A201/202	Buy Low Foods Administration Office	5,258	E103	Vancity	5,204
A206/207	BC Government Ministry of Labour	6,888	E201	Insight Optometry	1,676
B101	Fresh St. Market	25,123	E202	Thunderbird Wellness Centre	1,340
C101	Specsavers	1,879	E204	Administration Office	1,165
C101A	Liberty Tax	577	E205	Alikova & Associates CGAs	1,017
C102	Pizza Hut	1,201	E206	Soccer Shots	1,048
C103	Tommy Gun's	1,201	E207	Walnut Grove Orthodontics	2,034
C104	Telus - Pacific Coastcom Communications	1,201	E288	TLC Solutions	3,219
C105	Snore MD	1,201	F101/102	Shoppers Drug Mart	17,762
C106	Pho Triple 3 Restaurant	1,201	G101	Nandos Chicken	1,992
C107	InsureBC - Langley	1,547	G102	Edo Japan	1,322
C108	Chopped Leaf	1,467	G103	Starbucks	1,732
D101	Booster Juice	809	H101	Tim Hortons	3,042
D102	Sushi Monster	615			

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.



BGO
Properties

JACKIE COOPER
Director, Leasing
M 604-661-5066
jackie.cooper@bgo.com

**BENTALLGREENOAK (CANADA)
LIMITED PARTNERSHIP**
550 Burrard Street, Suite 1008
Vancouver, BC
V6C 2B5

BGOProperties.com

BentallGreenOak (Canada)
Limited Partnership, Brokerage



91A Avenue

200th Street

The Barlee Merchant

CINEPLEX
CINEMAS

Boston Pizza

RAINBOW CENTRE

Latimer Creek

202 Street

Latimer Creek

88 Avenue East

SHOPPERS
DRUG MART

FRESH ST. MARKET

ANYTIME
FITNESS

201 Street

Latimer Creek

Tim Hortons