



**CUSHMAN &
WAKEFIELD**

Retail Opportunities
FOR LEASE



Willoughby
TOWN CENTRE



208TH STREET & 80TH AVENUE, LANGLEY, BC

Drug & Grocery Anchored Shopping Centre



Craig Haziza*
CAH Realty Inc.
Vice President, Retail Services
604 640 5891
craig.haziza@cushwake.com

Alastair Fergusson
Associate Vice President
Retail Services
604 640 5825
alastair.fergusson@cushwake.com

QUALICO®
CHOW & LI

Retail Opportunities FOR LEASE

WILLOUGHBY TOWN CENTRE 208TH STREET & 80TH AVENUE, LANGLEY, BC

OPPORTUNITY

Willoughby Town Centre is a phased, mixed-use development, with Phase 1 consisting of 145,000 square feet of commercial retail space and approximately 65 residential units in a neighbourhood drug / grocery anchored setting with a High Street presence. The newest addition to our Village Commercial Core is Parcel 2 with remaining CRU sizes available ranging from 951 sf up to 1,386 sf. A 3,358 square foot free-standing restaurant building will be available in the future Parcel 3 development, in addition to a full size range of retail premises.

LOCATION

The development is located near the South West corner of 80th Avenue and 208th Street, Langley, surrounding the Willoughby Elementary School. Willoughby is the fastest growing district in the Township of Langley with an increase in population of over 200% in the last 7 years. The Willoughby Community is receiving approximately 60% of all new single and multi-family housing units built in the Township of Langley, this trend is expected to continue as the Yorkson Neighbourhood surrounding Willoughby Town Centre is projected to reach a population of approximately 41,000 people by 2019 ensuring a vibrant, local and captive market for Willoughby Town Centre.

OCCUPANCY

Now leasing Parcel 2

Pre-leasing Parcel 3 with a scheduled completion date of Q1 2022.

LEASE RATES

Contact Listing Brokers for details.

PROPERTY TAX & COMMON AREA MAINTENANCE*

Parcel 2	\$13.56 per square foot
Parcel 3	\$13.63 per square foot
Parcel 3 B100	\$12.97 per square foot
Parcel 4	\$13.75 per square foot

* 2020 projected

PROMOTION FUND

\$1.00 per square foot.

PARKING

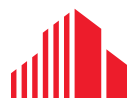
Parcel 1 (Surface)	217 stalls
Parcel 2 (Surface)	83 stalls
(Deck)	57 stalls
Parcel 3 (Surface)	100 stalls
Parcel 4 (Surface)	70 stalls
Parcel 7 (Surface)	62 stalls
(Underground)	10 stalls
Total On-Site Parking	599 stalls

ADDITIONAL STREET PARKING

Willoughby Town Centre Drive (Surface)	101 stalls
207A Street (Surface)	3 stalls
206A Street (Surface)	60 stalls
Total Street Parking	164 stalls

TOTAL PARKING STALLS 763 STALLS





**CUSHMAN &
WAKEFIELD**





**CUSHMAN &
WAKEFIELD**

Retail Opportunities
FOR LEASE



Willoughby
TOWN CENTRE



Craig Haziza*
CAH Realty Inc.
Vice President, Retail Services
604 640 5891
craig.haziza@cushwake.com

Alastair Fergusson
Associate Vice President
Retail Services
604 640 5825
alastair.fergusson@cushwake.com



*Craig Haziza is licensed with CAH Realty Inc. and has a contractual relationship with Cushman & Wakefield ULC
E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 01/20 by