

# FOR SUBLEASE

LANGLEY SMART CENTRE  
20202 66TH AVENUE, LANGLEY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**34,221 SF RETAIL | FORMER HOME OUTFITTERS LOCATION**

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PROUDLY CELEBRATING  
**50**  
YEARS IN BUSINESS

# FOR SUBLEASE | 34,309 SF RETAIL OPPORTUNITY

## LANGLEY SMART CENTRE

### 20202 66TH AVENUE, LANGLEY, BC

### Opportunity

Lee & Associates pleased to present an opportunity to sublease a 34,221 square foot large format retail space in Langley Smart Centre located in Langley's prominent Willowbrook Commercial Core. The property is anchored by Walmart, Best Buy, London Drugs, Urban Barn, and Old Navy.

### Location

The location is high profile with excellent access and egress to over 30,000 vehicles per day along 200th Street. The property is shadow anchored by Home Depot, Save-On Foods, and Costco.

### Zoning

CD-27 – Allows all C-1 and M-1 zoning uses such as commercial, assembly, professional offices, furniture stores, warehouse and wholesale distribution, daycare, and commercial recreation uses.

### Features

- End-cap unit
- Easy access to transportation routes
- Signage
- Owned and managed by SmartCentres REIT

### Traffic Count

33,225 VPD – 200th Street      10,183 VPD – 203rd Street  
21,651 VPD – 64th Avenue      6,918 VPD – 66th Avenue

DEMOGRAPHICS	1 km	3 km	5 km	10 min drive
Population	8,724	69,699	131,912	129,692
Median Age	36.5	36.9	37.6	37.4
Families with Children at Home	51.5%	46.2%	48.9%	49.0%
Total Households	3,214	27,403	48,118	47,375
Persons per Household	2.66	2.52	2.71	2.69
Average Household Income	\$104,822	\$97,504	\$110,178	\$108,642

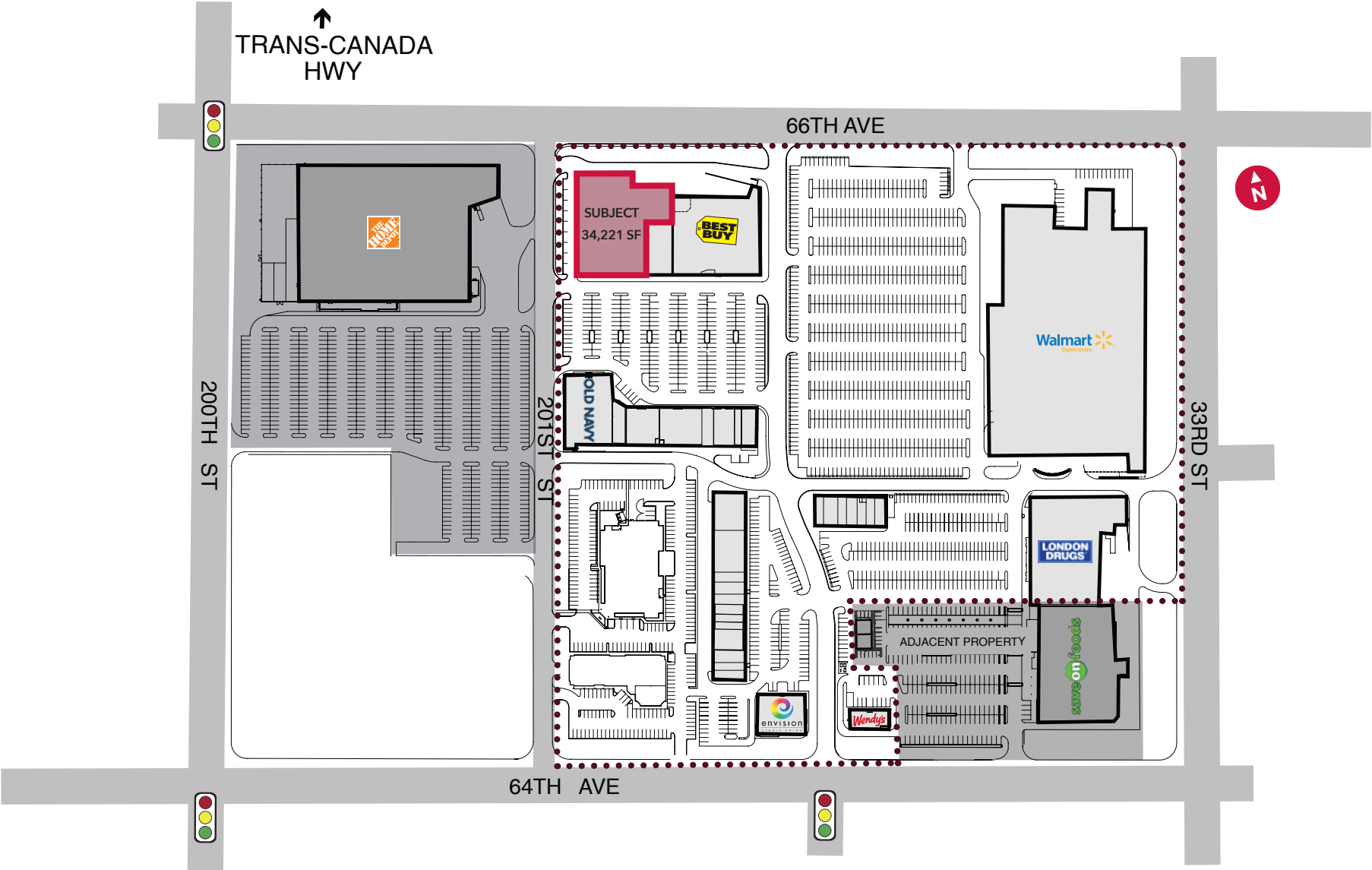
Source: Environics Analytics 2019

### PROPERTY DETAILS

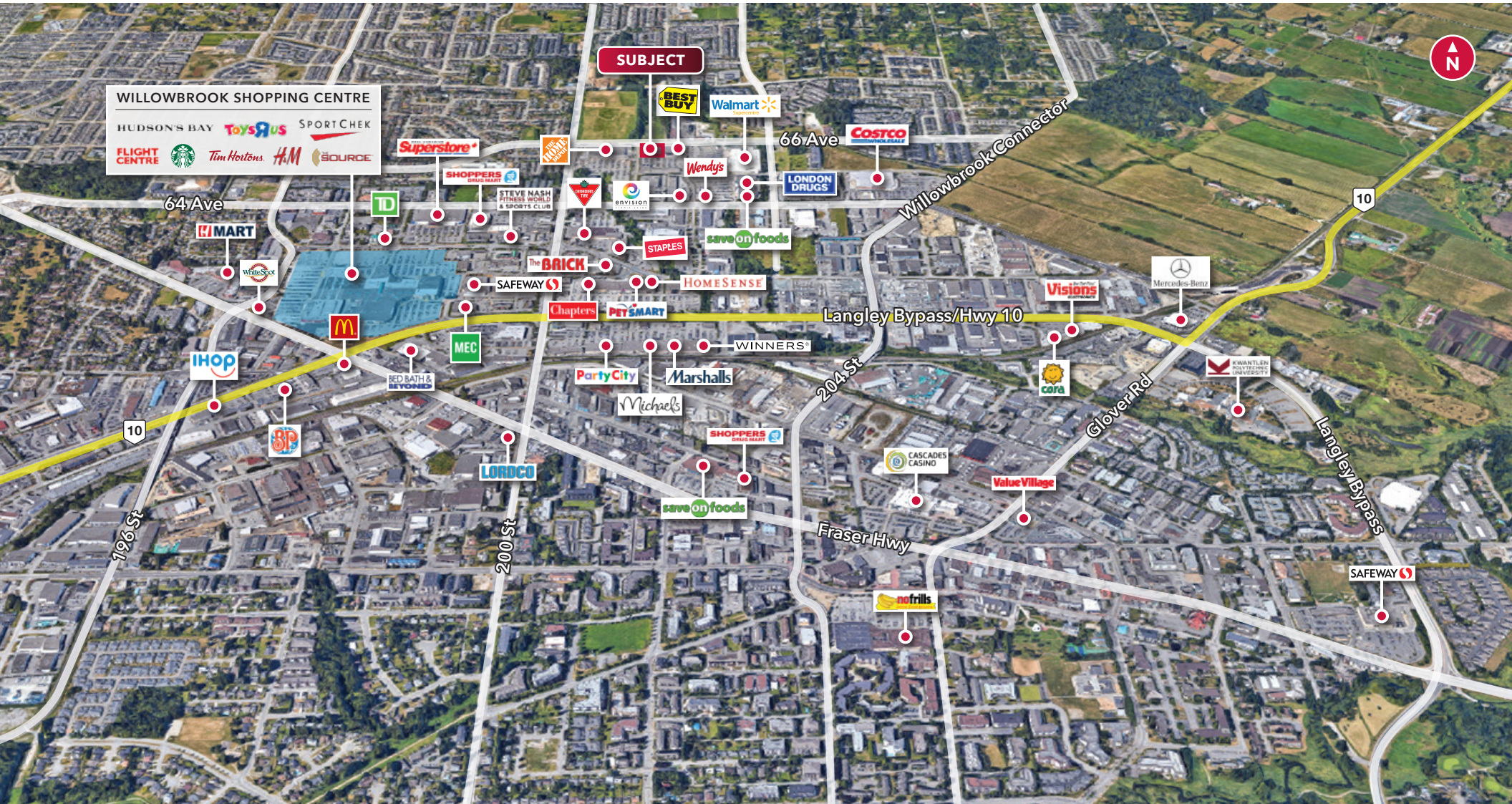
Civic Address	Unit F1 - 20202 66th Avenue, Langley, BC
Building Size	34,221 SF (total shopping centre 1,259,363 SF)
Sublease Term	Expires July 5, 2022 (longer lease term negotiable)
Availability	Immediate
Lease Rate	Contact listing agent
CAM & Taxes	\$5.27 PSF
Parking Stalls	813 surface parking stalls
Loading	1 bay dock level



Site Plan | Langley Smart Centre



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