FOR LEASE

MOUNTAIN VIEW PLAZA, LANGLEY, BC

1,855 SF OF AVAILABLE END CAP SPACE

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Marcus & Millichap

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SALIENT DETAILS

Municipal Address:	8840 210th Street, Langley, BC
Gross Leasable Area:	66,158 SF
Zoning:	C2
Parking:	Approx. 250 stalls
Availability:	Unit 401A - 1,855 SF
Traffic Counts:	23,000 vehicles per day along 88th Avenue
Access/Egress:	All directional access off 210th and 211th Street Right in/out off 8th Avenue
Additional Rent:	Estimated at $11.60 PSF
Asking Rent:	Please Contact Listing Agents

PROPERTY HIGHLIGHTS

- Excellent exposure along 88th Avenue
- Strong tenant mix and grocery anchored by Save-On-Foods
- Golden Ears Bridge allows commuters from surrounding municipalities easy access to Walnut Grove
- Close proximity to the industrial district of Port Kells which has a daytime working population of 33,996 people
- Area tenants include Marketplace IGA, Dollarama, Pharmasave, and Cineplex

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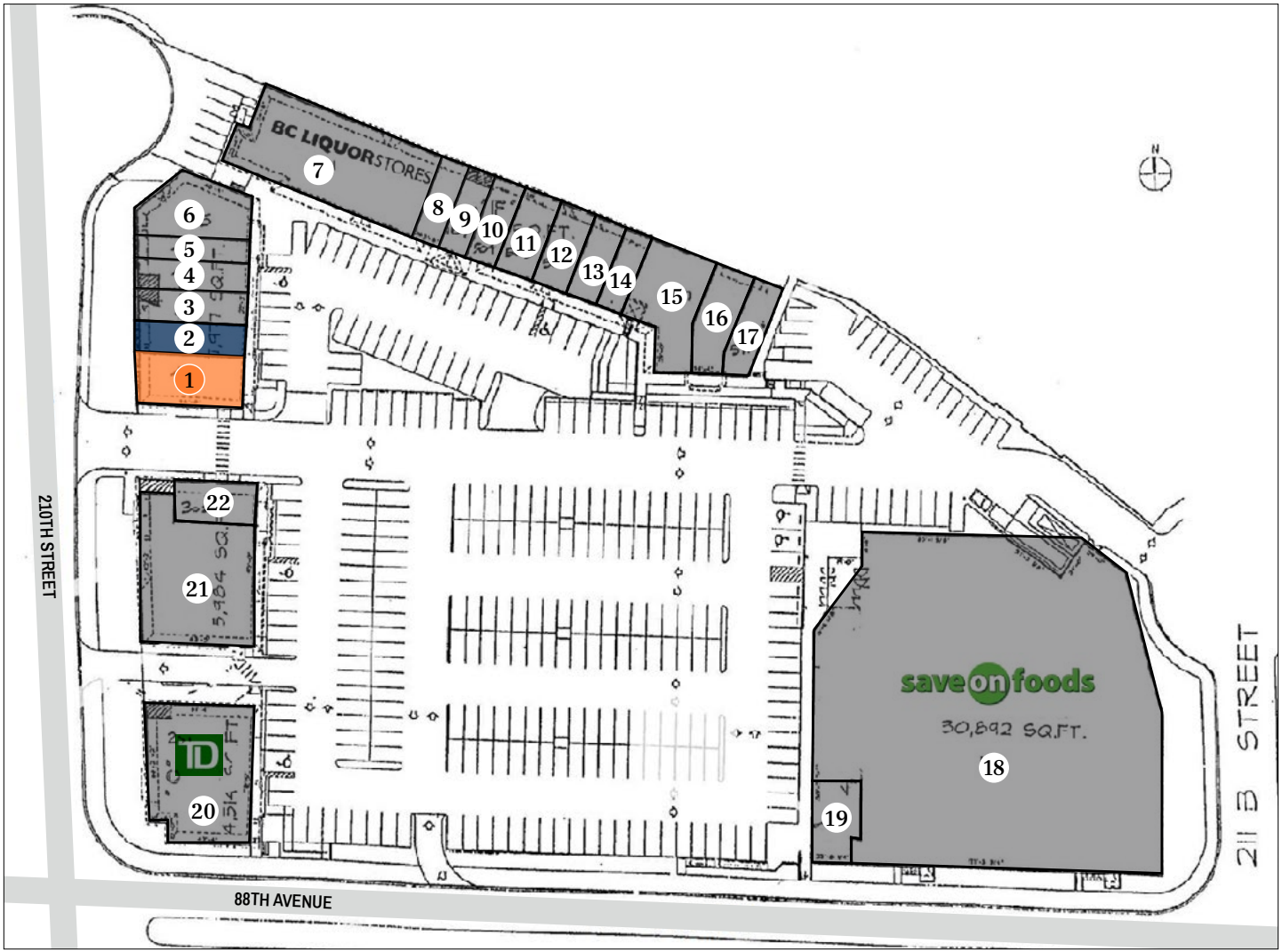
SITE PLAN

#	Tenant
1	Available - 1,855 SF
2	Recently Leased - Chicko Chicken
3	Cellular
4	Sushi
5	Donair
6	Pet Food
7	BC Liquor Stores
8	Insurance
9	
10	Vitamins Health Centre
11	UPS
12	Great Clips
13	Optical
14	Wonderful Nail Spa
15	Menchies
16	Dental
17	Dry Cleaning
18	Save On Foods
19	Starbucks
20	TD
21	Great Canadian Dollar Store
22	Little Caesars



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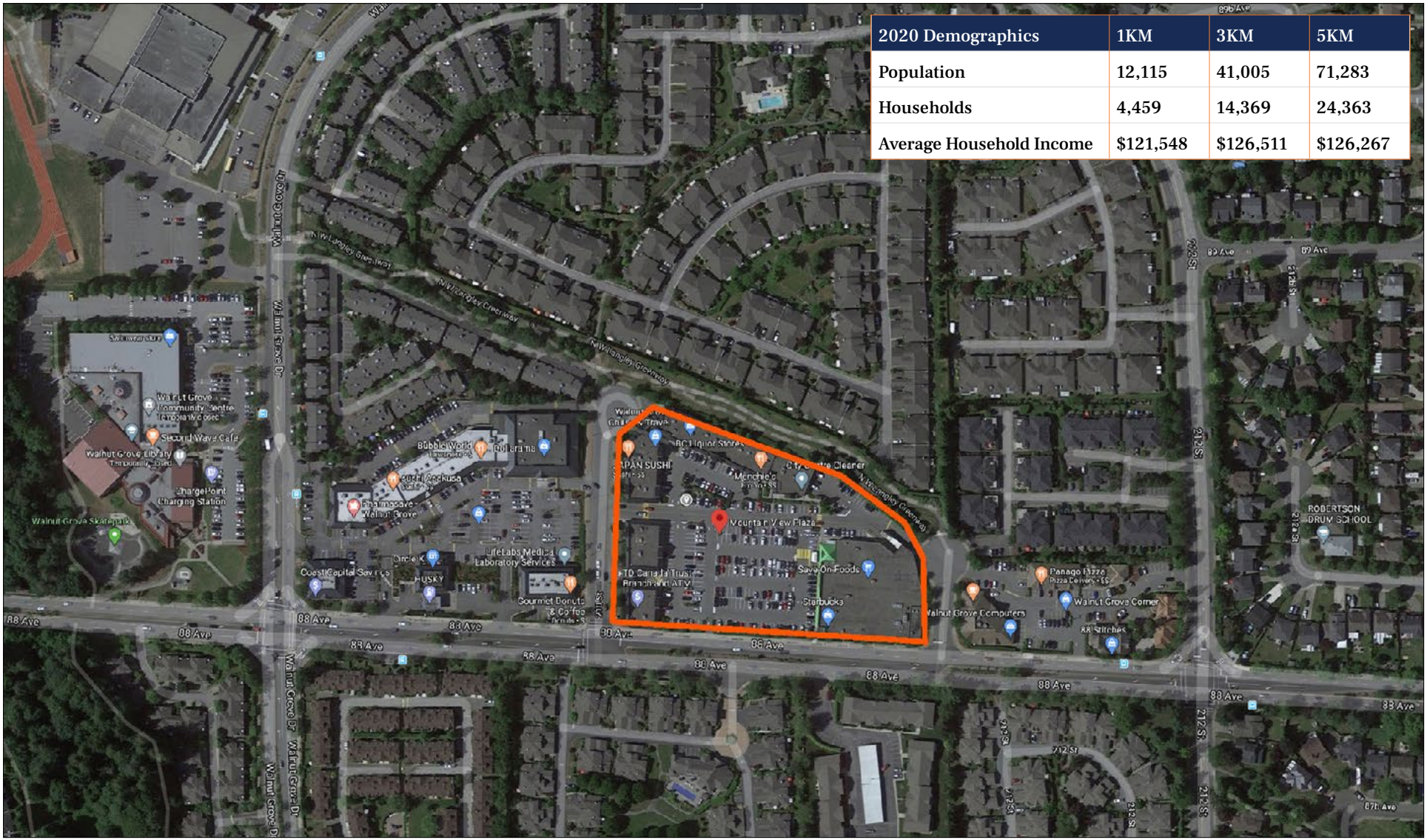

2020 Demographics	1KM	3KM	5KM
Population	12,115	41,005	71,283
Households	4,459	14,369	24,363
Average Household Income	$121,548	$126,511	$126,267

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