

FOR LEASE

FINAL UNIT REMAINING

Langley Mall - 5501 204 Street, Langley, B.C.

1,461 SF IN THE HEART OF DOWNTOWN LANGLEY



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OPPORTUNITY

Opportunity to lease 1,461 SF in the heart of Langley. Boasting a remarkable 94 walk score and ample parking, Langley Mall is strategically located in downtown Langley, providing excellent visibility and foot traffic.

SALIENT DETAILS

Address: [5501 204 Street, Langley, B.C.](#)

Leasable Size : 1,461 SF

Timing: Immediately

Parking: Ample

Zoning: C1

OCP: [Transit Orientated Core](#)

Traffic Counts:
25,930 VPD (Douglas Crescent)
9,800 VPD (203 Street)
12,000 VPD (204 Street)

Basic Rent: Contact Listing Agent

Additional Rent: \$8.45

HIGHLIGHTS

 Directly Adjacent to Langley City Hall

 Anchored by No Frills, McFrugals, and Planet Fitness

 Retail Opportunity in the Heart of Langley City

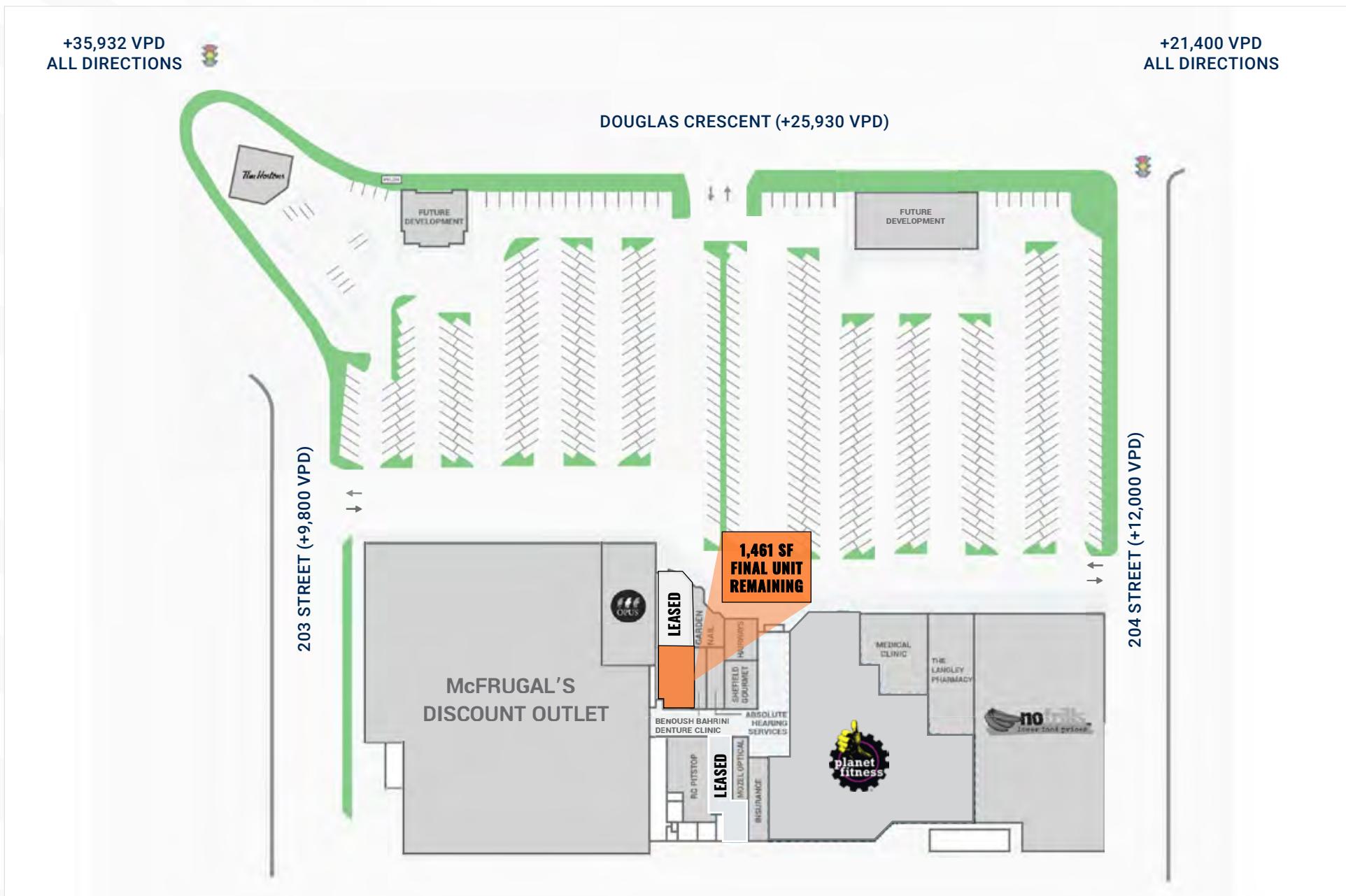
 Population of 57,467 and an Average Household Income of \$100,367.75 in a 3km Radius



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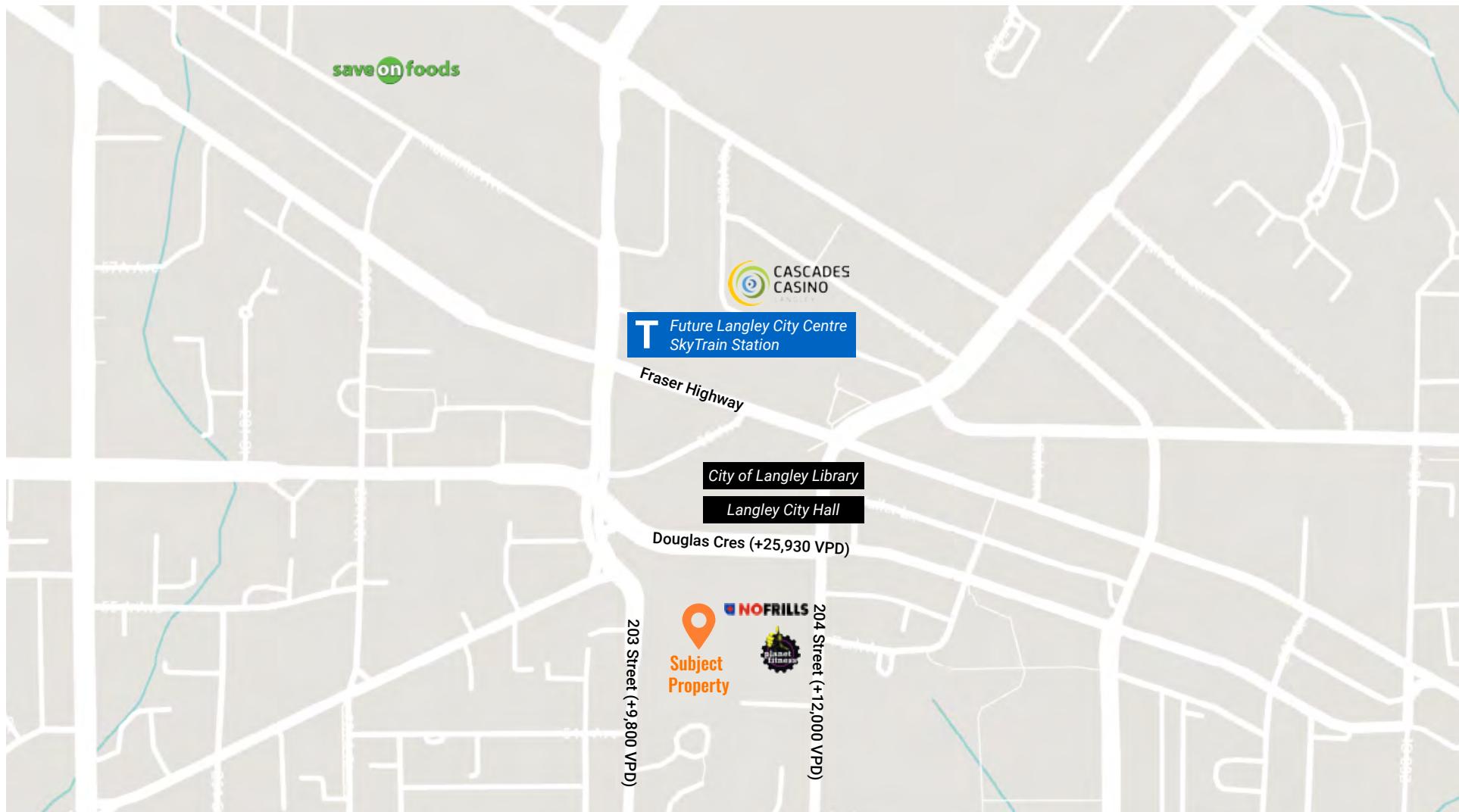
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SITE PLAN



LOCATION OVERVIEW

| 2022 Demographics | 1 KM | 3 KM | 5 KM |
|-------------------------------|-------------|--------------|--------------|
| Population | 17,075 | 57,467 | 131,068 |
| Average Household Income | \$73,156.36 | \$100,367.75 | \$115,598.63 |
| Proj. Pop. Growth (2022-2027) | 6.6% | 6.4% | 7.0% |



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