

FOR LEASE

FINAL UNIT REMAINING

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

1,461 SF IN THE HEART OF DOWNTOWN LANGLEY



Chantel de Waal
Associate
(604) 675-5263
chantel.dewaal@marcusmillichap.com

Jack Allpress*
Senior Managing Director Investments
(604) 638-1975
JAllpress@MarcusMillichap.com

Marcus & Millichap

*Personal Real Estate Corporation

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

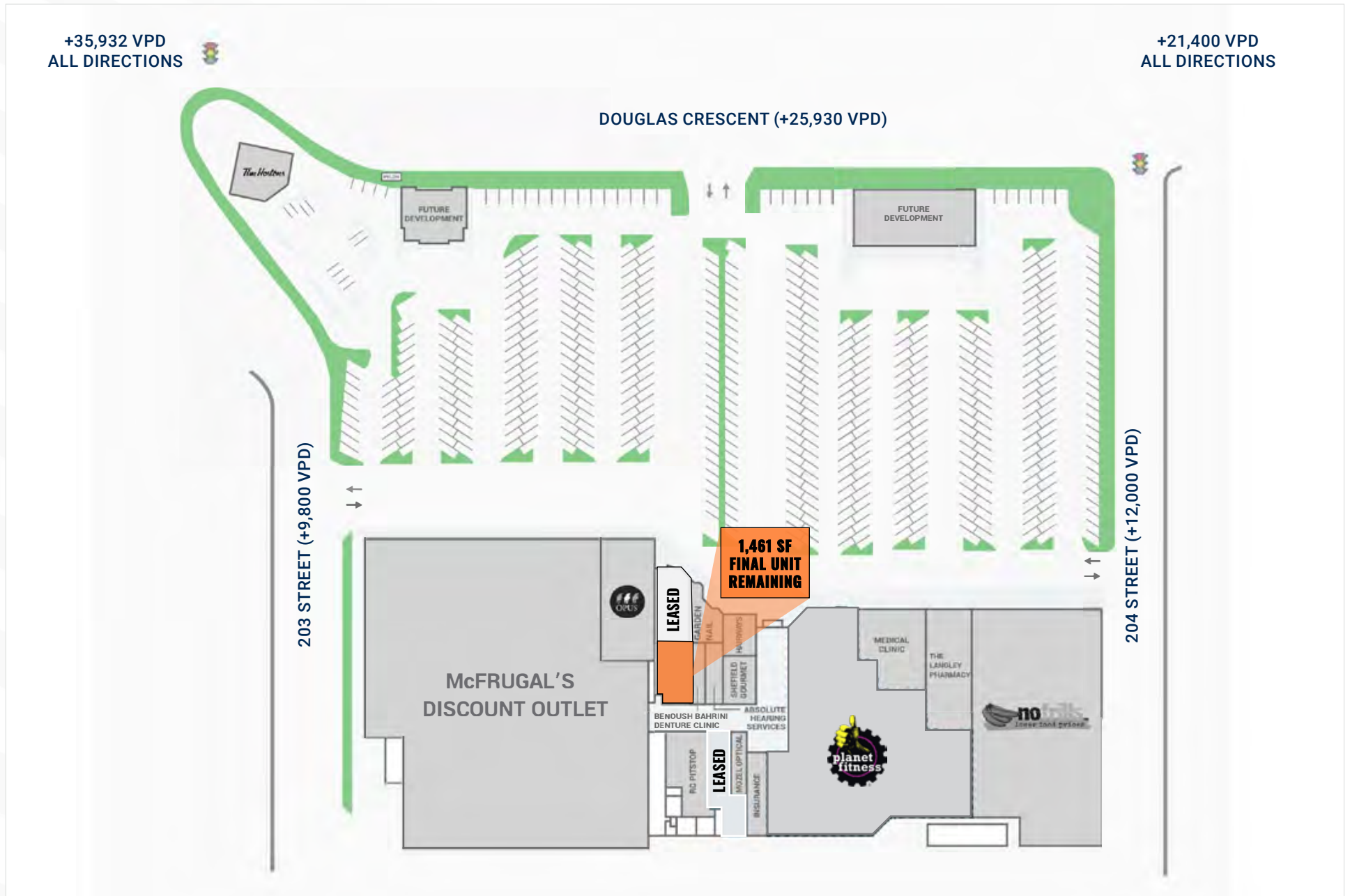
 Population of 57,467 and an Average Household Income of \$100,367.75 in a 3km Radius



5501 204 Street, Langley, B.C.


Marcus & Millichap

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%



WALK SCORE

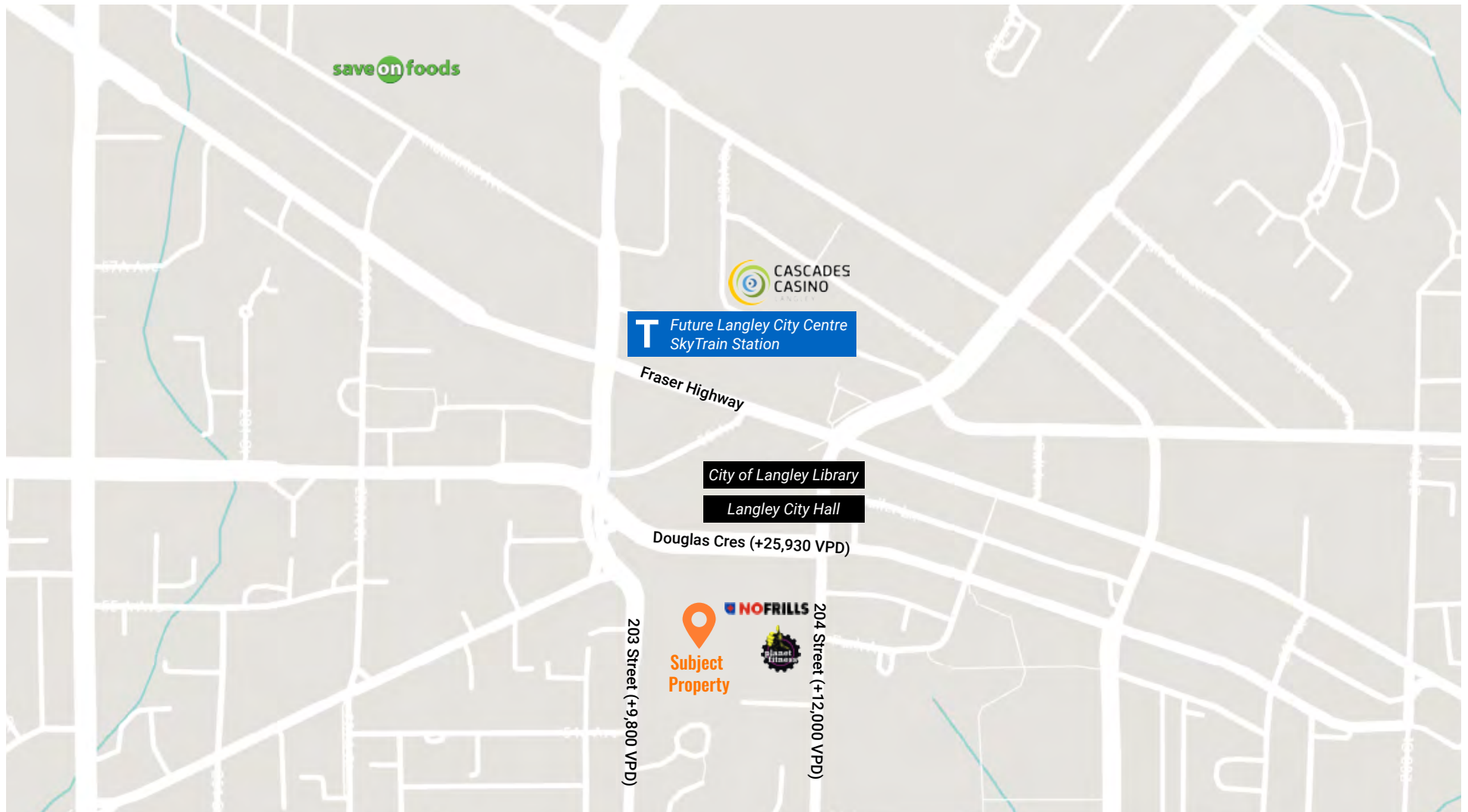
94

WALKER'S PARADISE



TRAFFIC COUNT

36,740 VPD



5501 204 Street, Langley, B.C.

Marcus & Millichap

Marcus & Millichap

[MarcusMillichap.com](https://www.MarcusMillichap.com)

Chantel de Waal

Associate
(604) 675-5263
chantel.dewaal@marcusmillichap.com

Jack Allpress

Personal Real Estate Corporation
Senior Managing Director Investments
(604) 638-1975
JAllpress@MarcusMillichap.com

Marcus & Millichap

1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3
T (604) 638-2121
F (604) 638-2122



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2024 Marcus & Millichap. All rights reserved.