



KLEIN

RETAIL FOR LEASE

20450 DOUGLAS CRES.
LANGLEY BRITISH COLUMBIA



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VISION

INSIGHT

ENGAGEMENT

SOLUTIONS

EXECUTION

EXCELLENCE



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LEASE OPPORTUNITY

- Base Rent \$ 19/SF
- Additional Rent \$TBD
- Lease Type Net
- Space Available For Lease 1,891 ft²
- Lease Term 5 years
- Renewal Option Yes

PROPERTY CHARACTERISTICS

- Address 20450 Douglas Cres
Langley, BC
- Zoning C1 - Downtown Commercial
- PID 011-387-394
- Building Age Under Construction
- Parking 3

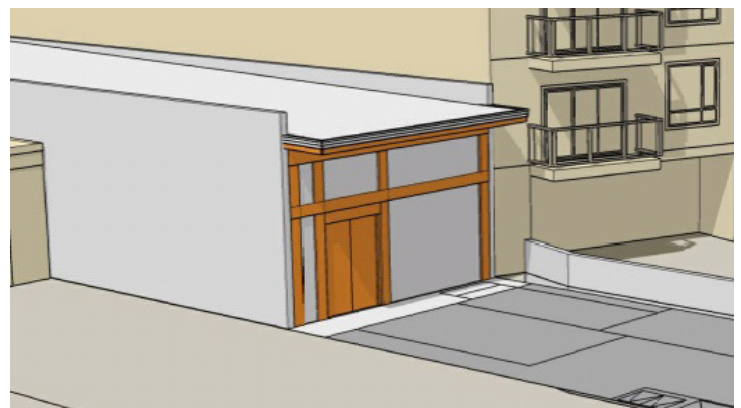
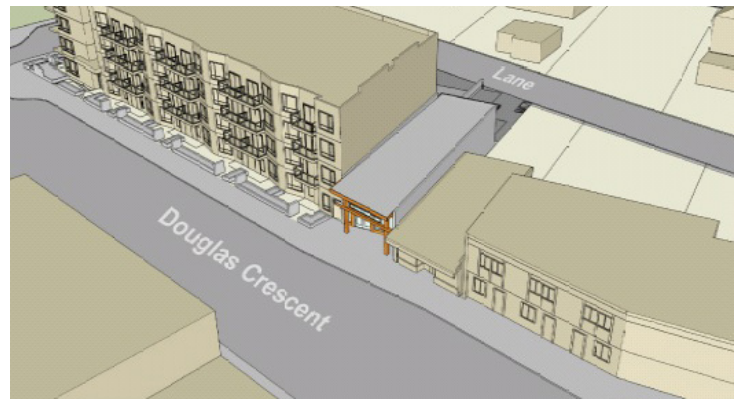
ZONING

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

Retail Store, General Service, Personal Service, Office, Eating Establishment, Entertainment Facilities, Cultural Facilities, Indoor Recreation Facilities, Tourist Accommodation, Assembly Hall, Community Service, Artist Studio, Child Care Centre, Multiple-Unit Residential, Parking Facilities, Accessory uses limited to the following, Caretaker's dwelling unit; and Repair shop, Senior Citizens Care Facility, Congregate Housing.

DESCRIPTION

This newly built retail property is surrounded by a populated residential area to the south and Langley's downtown core to the north. Douglas Crescent offers a good commercial mix of retail and office services. Neighbouring the subject property is a newly constructed four-storey, 68 unit apartment building. Nearby amenities include Douglas Park, Douglas Park Community Centre and the Fraser Valley Regional Library. Area tenants include Market Place IGA, Price Smart Foods, Safeway and Cascades Casino among the many smaller local tenants servicing the immediate area. The building is currently under construction and is being built using high quality materials and will exhibit a wood and glazing finish. Features include abundant natural light, off street loading, parking and bicycle parking. Landlord will deliver a shell space with an option to customize depending on terms of offer to lease.



Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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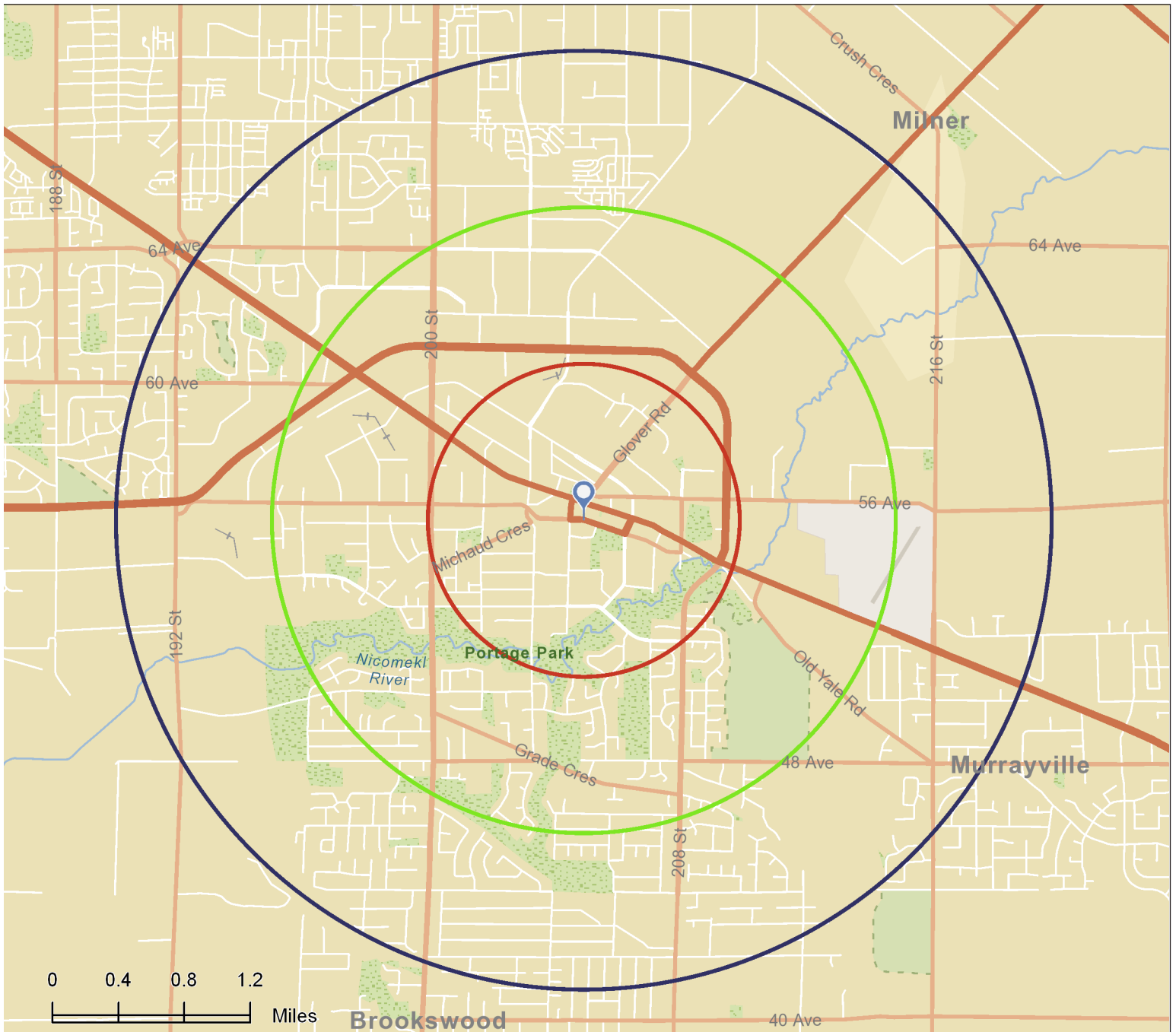
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langley
20450 Douglas Cres, Langley, BC, V3A
Ring: 1, 2, 3 Kilometers

Prepared by Eugen Klein
Latitude: 49.103404
Longitude: -122.655358



2012	1 KM	2 KM	3 KM
Population	15,801	27,169	43,149
Median Age	41.30	40.00	38.40
Average Household Income	\$54,883	\$66,888	\$78,030
Total Expenditure	\$475,404,109	\$862,343,216	\$1,603,249,395
Average Spent	\$56,784	\$67,431	\$77,254

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