

FOR LEASE

Logan Creek Plaza - 20020 Willowbrook Drive, Langley, B.C.
**5,012 SF PRIME STANDALONE BUILDING IN
LANGLEY'S POWER NODE**



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Marcus & Millichap

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OPPORTUNITY

Opportunity to lease 5,012 SF in the heart of Langley. This standalone building, currently built out as a fully functional restaurant, boasts remarkable traffic counts, ample parking, and a strategic location in Langley's retail power node. Situated in a vibrant regional hub the area is anchored by major retailers such as Costco, Walmart, and Home Depot, this property benefits from exceptional visibility and vehicle traffic.

SALIENT DETAILS

Address: [20020 Willowbrook Drive, Langley, B.C., V2Y 2T4](#)

Leasable Size : 5,012 SF

Timing: 3 Months from a Binding Deal

Zoning: [C1](#)

Traffic Counts: Willowbrook Dr. VPD: 25,460
200th Street VPD: 70,225
62 Avenue VPD: 16,184

Basic Rent: Contact Listing Agent

Additional Rent: \$15.00 PSF (2025 Estimate)

Access/Egress: All access on the north side at Willowbrook Drive.
All access on the south side at 62 Ave.

HIGHLIGHTS

 Directly Adjacent to Willowbrook Park Shopping Mall and RioCan Langley Centre

 Anchored by The Brick, McDonalds and Tim Hortons

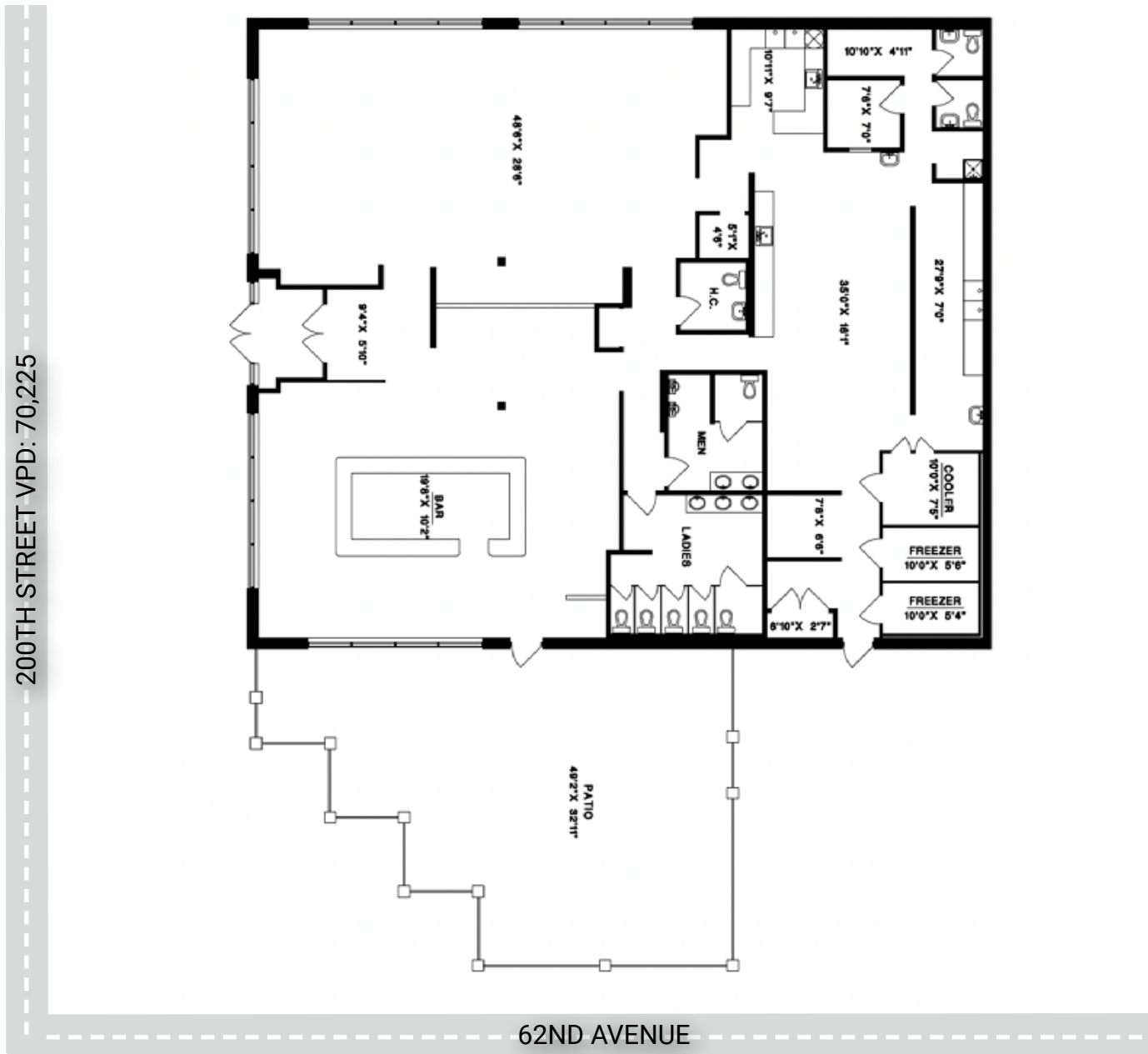
 Retail Opportunity on 200th Street in Langley that benefits from both a local and regional traffic draw

 Population of 169,097 and an Average Household Income of \$108,285.98 in a 7km Radius

 Exposure to 111,869 Vehicles per day



SITE PLAN



LOCATION OVERVIEW

Demographics	1 KM	3 KM	5 KM
Population	4,852	94,474	169,097
Average Household Income	\$94,661.84	\$100,417.41	\$108,285.98
Proj. Pop. Growth (2022-2027)	3.3%	11.6%	13.5%



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|--|---|----------------------------------|---|
| 1. Subject Site: 20020 Willowbrook Drive | 6. Shoppers Drug Mart | 10. The Brick | 15. Smart Centres Langley: Walmart, Home Depot, Best Buy, Home Outfitters, Urban Barn, London Drugs |
| 2. The Bay, Sport Chek | 7. Cactus Club Cafe | 11. Staples | 16. Save On Foods |
| 3. Real Canadian Superstore | 8. Canadian Tire | 12. Mark's, Atmosphere | 17. Costco |
| 4. Mountain Equipment Co-Op | 9. RioCan Langley Centre: Indigo, Leon's Furniture, HomeSense, PetSmart | 13. Michaels, Winners, Golf Town | |
| 5. Safeway | | 14. RONA | |

----- Future Surrey-Langley Sky Train Route

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