

FLORENCE ON FRASER

20145 Fraser Highway
Langley, BC

LEASING BROCHURE



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PROJECT SUMMARY

Located at the northwest corner of 201A Street and Fraser Highway, Florence on Fraser (the “Property”) is situated in the heart of Langley City, an area poised for substantial growth. The upcoming Surrey–Langley Skytrain Project will have a significant impact on the area, with the nearest future station just one block away near the corner of 203 Street and Fraser Highway.

- **Population Growth:** Phenomenal population growth in both the Township of Langley and City of Langley. As of 2021 Census, the Township of Langley’s population is currently 132,603 and the City of Langley’s population is 28,963. It’s estimated by MetroVancouver.org the population will increase by 50% by 2040.
- **Strong Shadow-Anchor Tenants:** Florence on Fraser is directly across the street from Valley Centre Mall, a strip-shopping centre grocery anchored by Save-on-Foods and Shoppers Drug Mart. Additional tenants include Starbucks, Scotiabank and Valley Centre Liquor Store.
- **Optimal Design:** Florence on Fraser provides retailers tremendous frontage and street exposure onto both Fraser Highway and 201A Street
- **Established Retail Market:** Langley’s proximity to the Trans-Canada Highway and its position between Surrey and Abbotsford has created an ideal market for retailers. In addition, the area sees high traffic volumes, growing population and relatively high average household income.



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DETAILS

✦ <u>Municipal Address:</u> 20145 Fraser Highway, Langley, BC	✦ <u>Completion:</u> Spring 2026
✦ <u>Available Sizes:</u> ✦ <u>CRU 108:</u> 3,051 SF ✦ <u>CRU 109:</u> 1,797 SF ✦ <u>CRU 110:</u> 2,531 SF	✦ <u>Base Rent:</u> Contact Listing Agents ✦ <u>Additional Rent:</u> \$10.00 PSF (est. for first year of operation)
✦ <u>Streetfront Retail:</u> 9,021 SF	✦ <u>Zoning:</u> C1 (Downtown Commercial Zone)
✦ <u>Residential:</u> 166 rental units	✦ <u>Commercial Parking:</u> Contact Listing Agents

AREA TENANTS



DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2024 Population	16,686	57,813	188,855
2029 Populations Projections	20,058	63,589	213,577
2024 Average HH Income	\$87,745	\$110,689	\$133,785
2024 Daytime Population	23,375	65,094	169,588

CONTACT

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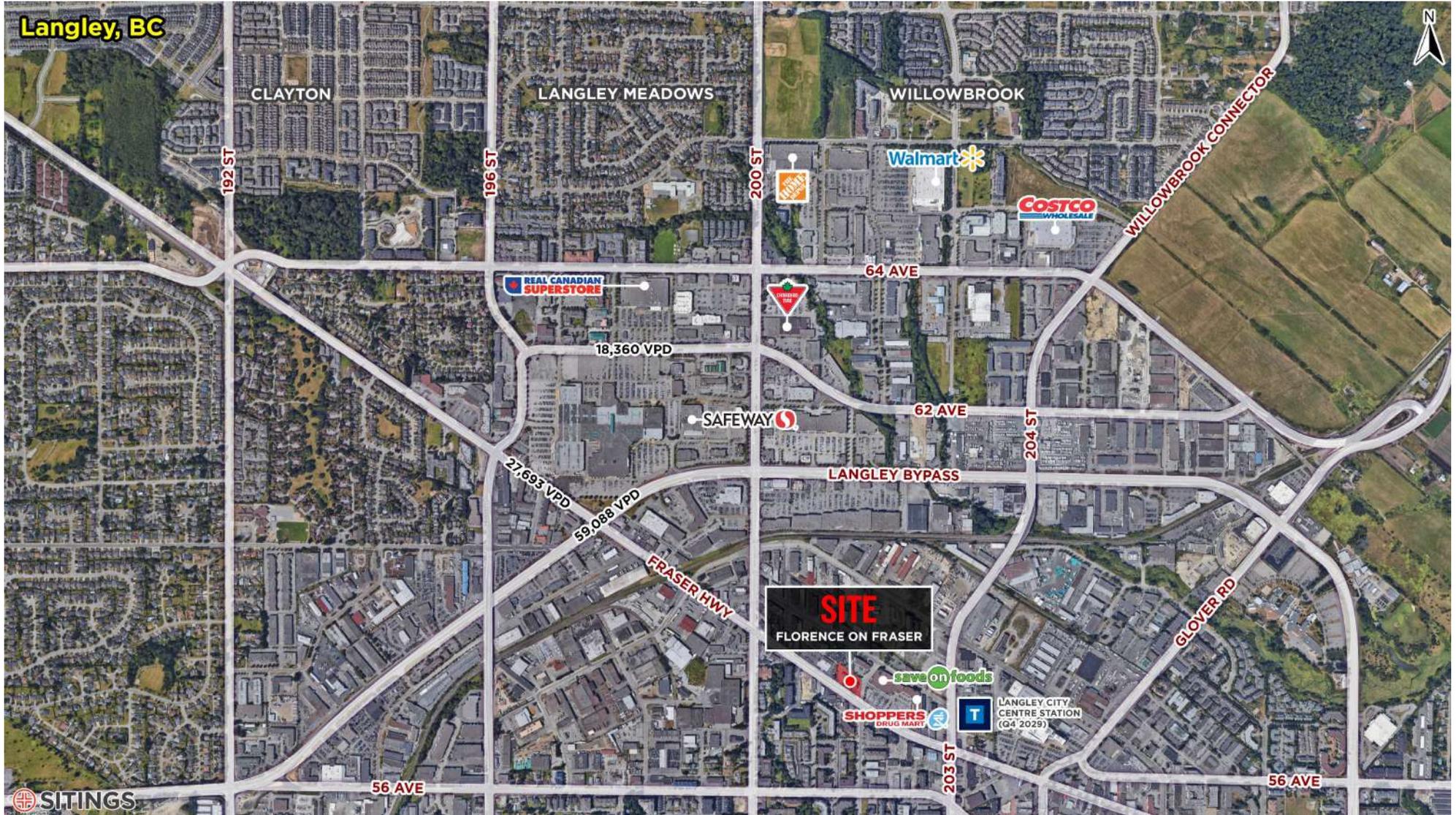
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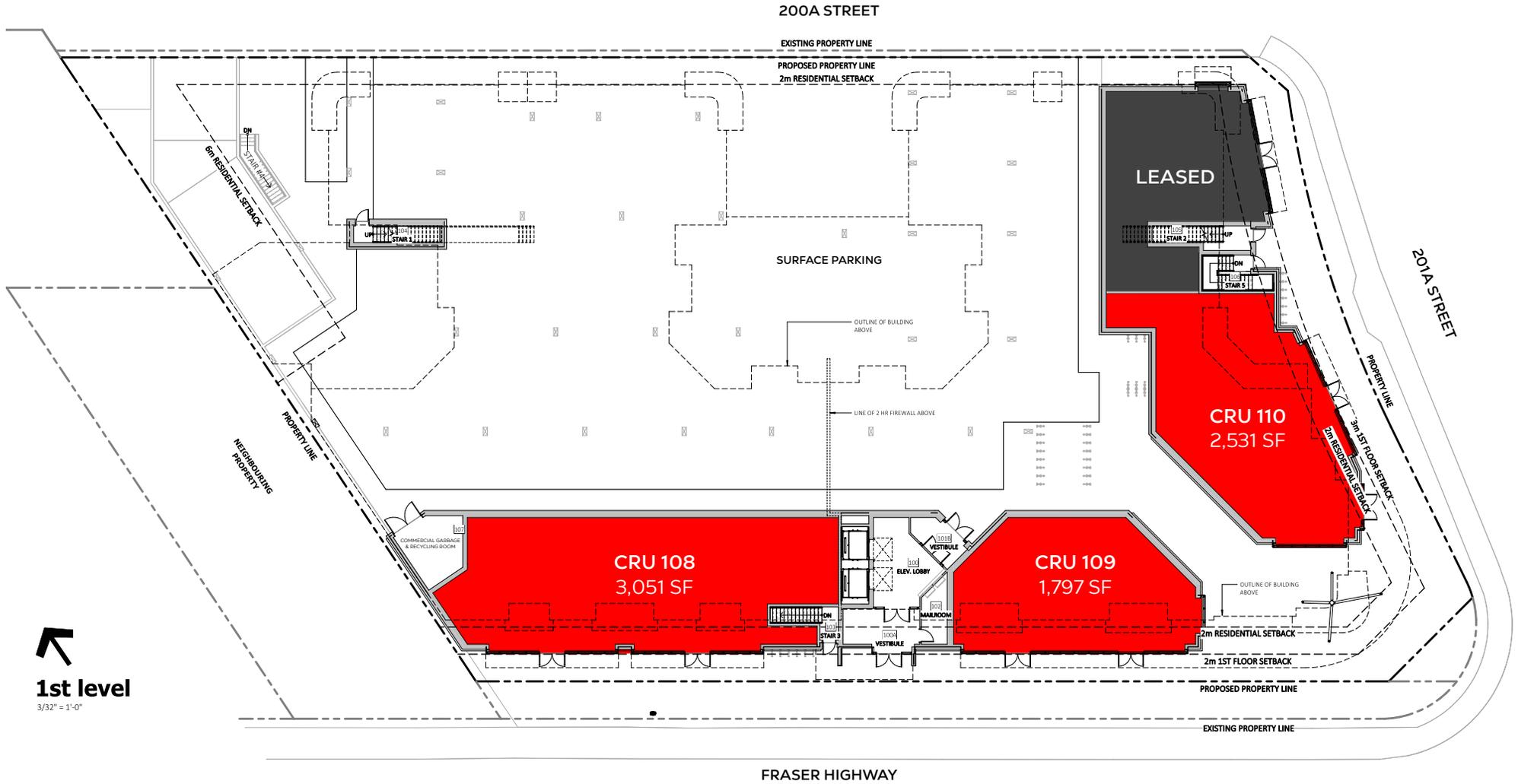
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AERIAL



SITE PLAN



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PARKING PLAN



ELEVATIONS



south elevation
3/32" = 1'-0"

CRU 108

CRU 109

FRASER HIGHWAY

* WHERE PROPERTY LINES OR SETBACK LINES ARE SHOWN, THEY ARE APPROXIMATE AND FOR REPRESENTATION PURPOSES ONLY. REFER TO PLANS



east elevation
3/32" = 1'-0"

CRU 110

201A STREET

RENDERINGS

