

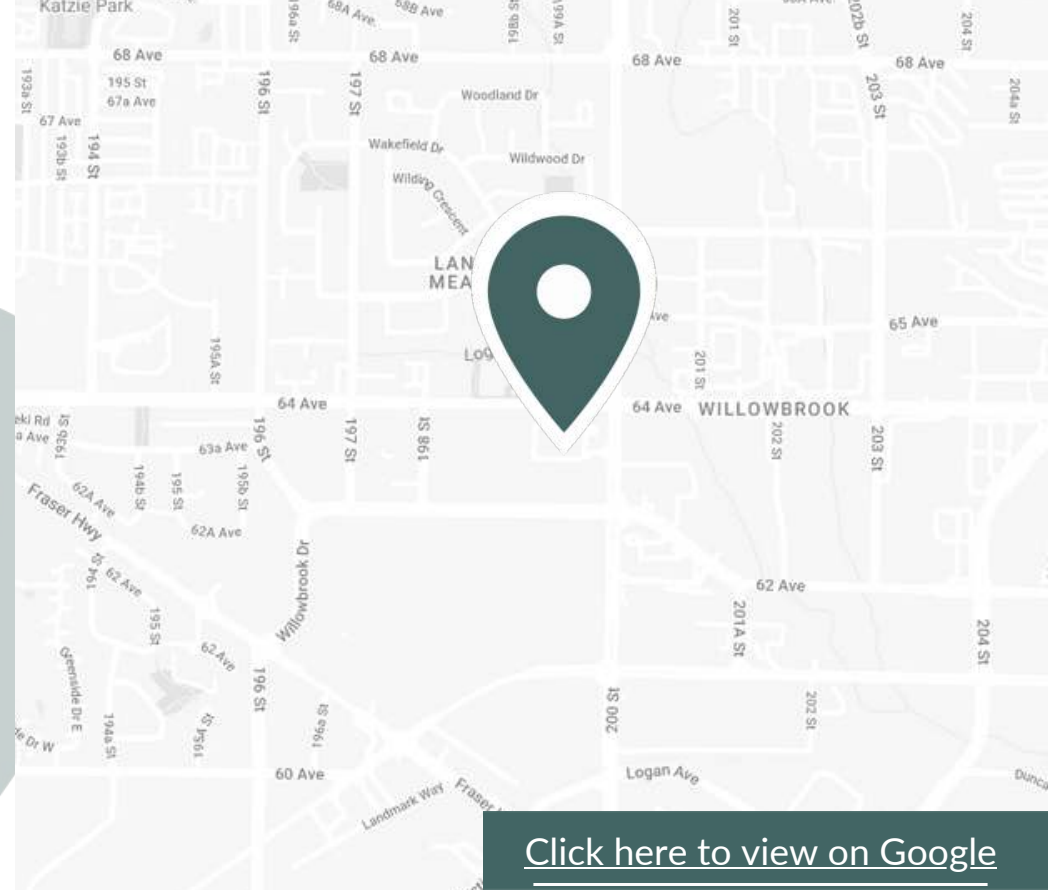
Langley Crossing Shopping Centre

6339 200th Street, Langley, BC



About the Location

Located on the corner of 200th and 64th Ave, Langley Crossing is a diverse mix of local and national tenants. Anchored by Shoppers Drug Mart, this centre offers great retail options such as Earl's, Dollarama, Long & McQuaid and the only Chuck E. Cheese in BC. This popular retail hub sees over 47,000 vehicles daily, and offers local bus stops along the property.



[Click here to view on Google](#)



Demographics & Neighbourhood

The centre offers excellent exposure to 200th Street – one of the main retail thoroughfares in Langley and minutes away from Fraser Highway. The surrounding neighbourhood features several parks and schools, making it perfect for the 37,000 families in the neighbourhood. Located in the heart of the city of Langley, Langley Crossing Shopping Centre is a community hub, providing a wide variety of necessities for the residents of the surrounding area. As an essential part of the Langley shopping district, this bustling shopping centre sees plenty of traffic on a daily basis.



Neighborhood Features



1 MINUTE DRIVE TO LANGLEY MEADOWS PARK (250M)



6 MINUTE DRIVE TO KWANTLEN POLYTECHNIC UNIVERSITY (2.5KM)



7 MINUTE DRIVE TO LANGLEY CITY HALL (2.9KM)



Nearest Bus line
EB 64 Ave @ 19900 Block (200m)



Nearest Rail line
Maple Meadows Station (12km)



Population (5km)
132,905



Household Income (5km)
\$117,100



Households (5km)
48,634



Bike Score
69



Walk Score
90

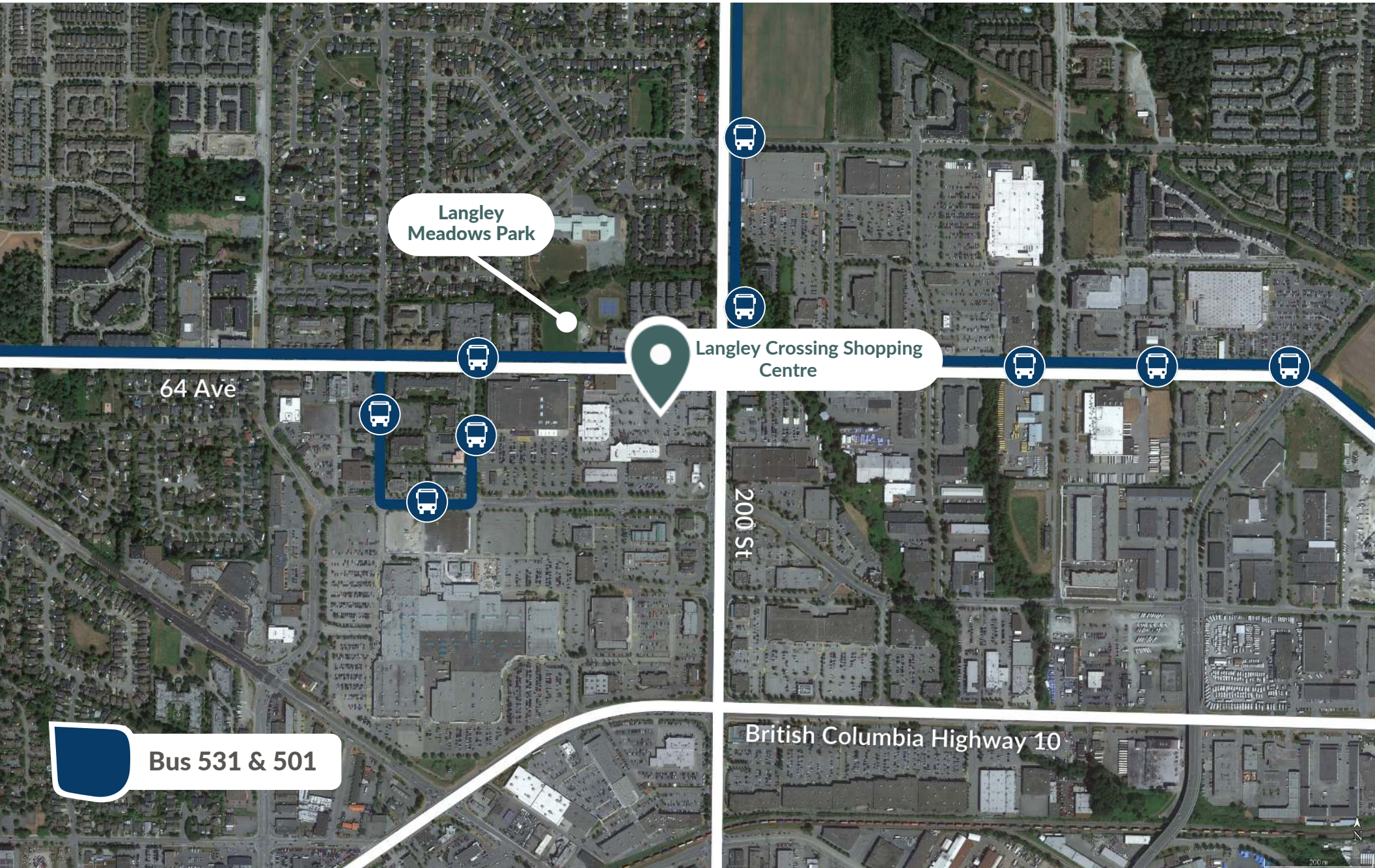


Traffic count
47,860

Near by amenities and tenants



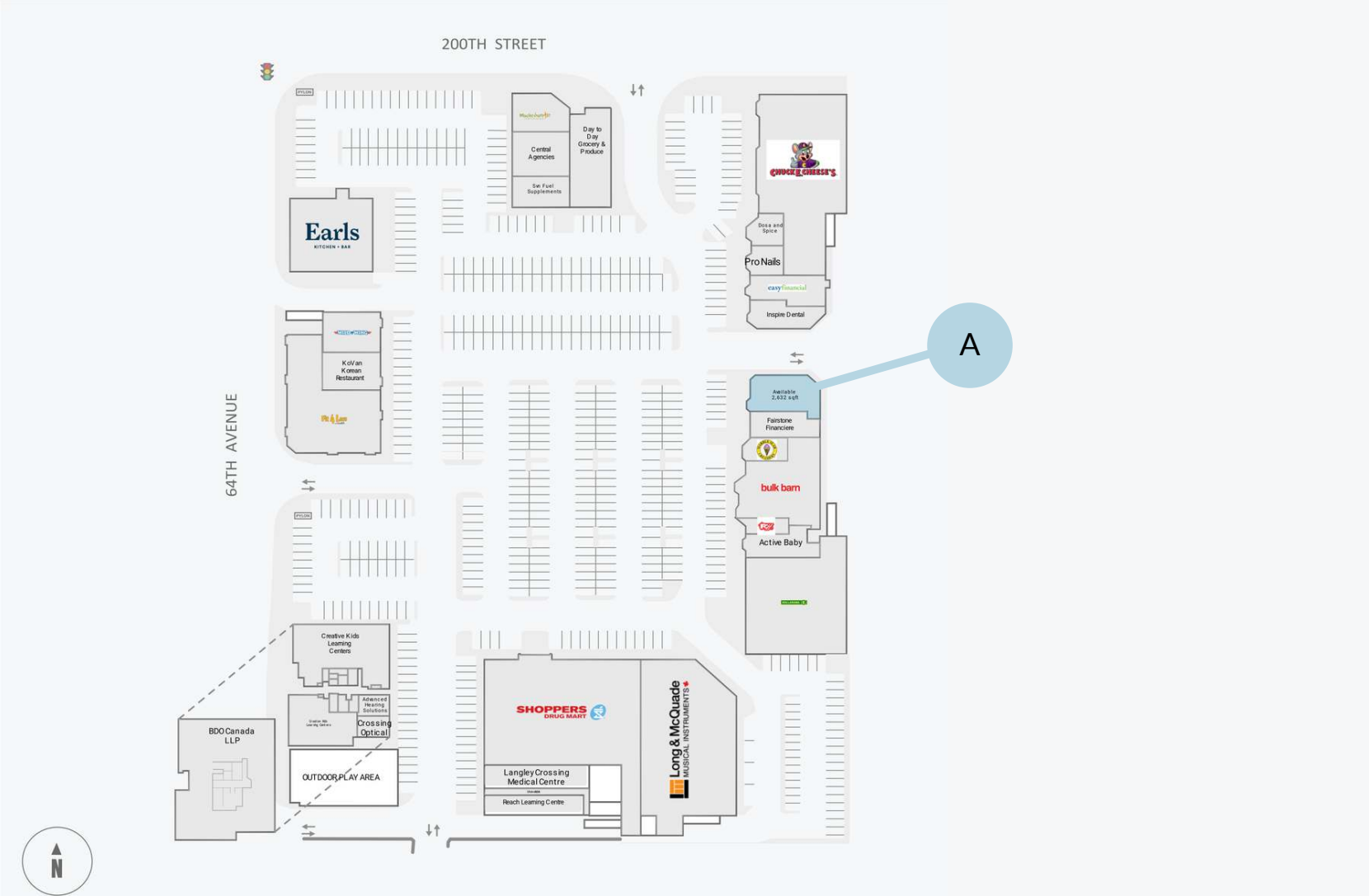
Notable Locations



Site Plan

	Suite Number	SF	Ideal Uses	Availability
A	308	2,632	retail, service	Immediate

 Available

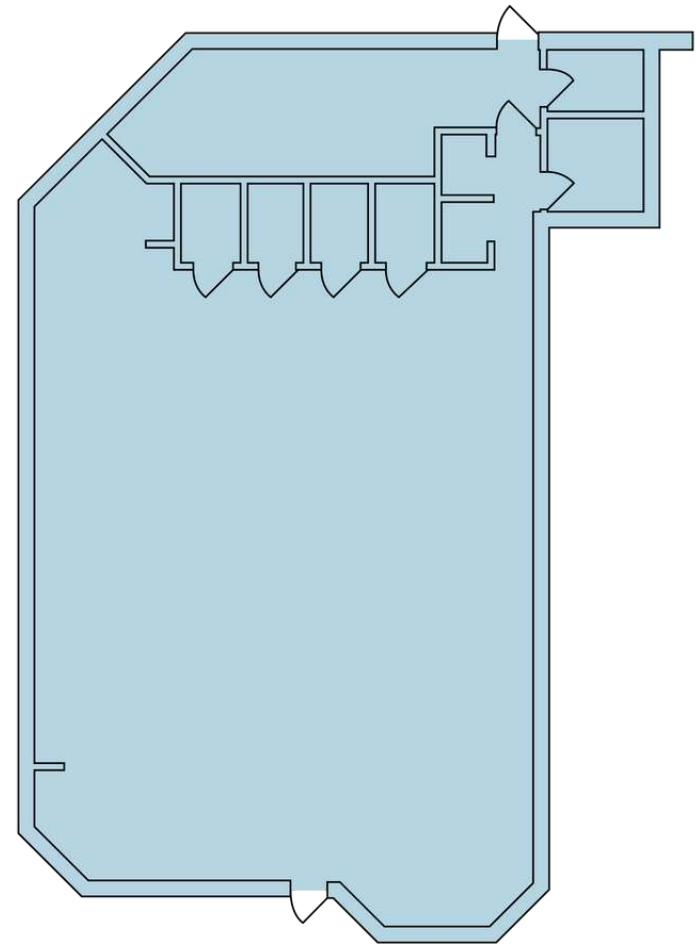




Suite - 308

Size	2,632 sf
Floor	1st
Availability	Immediate
Ideal Use	retail, service
Additional Rent*	\$12.00 psf
Notes	Corner Unit

**this is an approximate and rates are subject to change.*





Jennifer Devlin
Leasing Manager
Jennifer.Devlin@fcr.ca
6045062126