

HQ

Real Estate
Services

**FOR
LEASE**

1,313 sq. ft. available at Landmark Square

19700 LANGLEY BYPASS | LANGLEY | BC



Exclusively Represented by:

Nhi Denis

604 351 8089

nhi@icivancouver.com

Nicasio Amoranto

604 760 0317

nicasio@icivancouver.com

HQ COMMERCIAL REAL ESTATE SERVICES INC.

530 - 1285 West Broadway

Vancouver BC V6H 3X8

o 604 899 1122

f 604 628 3788

icivancouver.com

Landmark Square

19700 LANGLEY BYPASS | LANGLEY | BC

OPPORTUNITY

To lease a prime retail unit located in a high traffic, destination shopping centre in the growing Willowbrook area of Langley B.C.

LOCATION

Located on the high traffic Langley Bypass corridor, major retailers in the area include Future Shop, Chrysler Dodge and Jeep and Willowbrook Mall. Existing tenants located inside Landmark Square are Boston Pizza, Telus, Kitchen Craft, General Paint and Ihop restaurant. The location offers abundant parking and great exposure.

PREMISES

1,313 square feet, hardwood flooring. Grade loading door at the rear of the unit. Available for a wide range of uses.

BASIC RENT

\$18.00 per square foot per annum, triple net.

ADDITIONAL RENT (2011 EST.)

\$5.96 per square foot per annum.

PARKING

Shared parking stalls located in front of premises.

ZONING

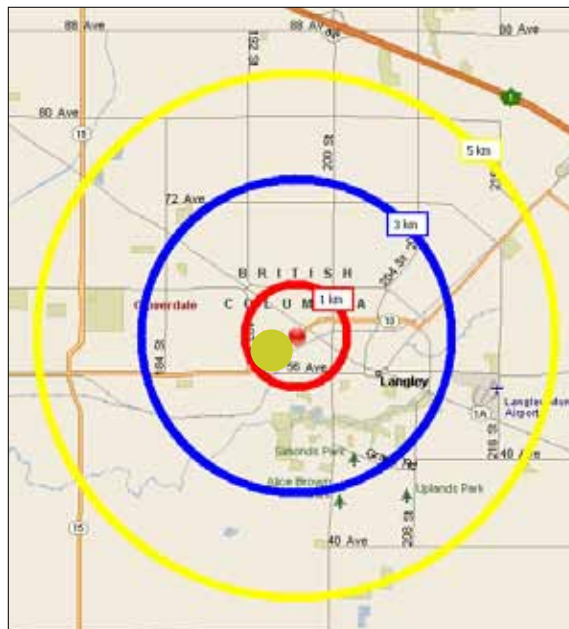
C2 - Service Commercial zone

TRAFFIC COUNTS

Langley Bypass - Over 16,000 vehicles per day.

DEMOGRAPHIC

	1 KM	3 KM	5KM
Population	4,481	50,479	83,168
Household	1,309	16,548	26,391
Average Household Income	\$60,140	\$79,840	\$85,120
Median Household Income	\$51,854	\$64,406	\$68,453



Exclusive listing agents

Nhi Denis

604 351 8089

nhi@icivancouver.com

Nicasio Amoranto

604 760 0317

nicasio@icivancouver.com

HQ COMMERCIAL REAL ESTATE SERVICES INC.

530 - 1285 West Broadway

Vancouver BC V6H 3X8

o 604 899 1122

f 604 628 3788

ici.vancouver.com



Real Estate
Services