

# For Lease

## 26827 Fraser Hwy Langley, BC

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ALDERGROVE VILLAGE  
SHOPPING CENTRE

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Accelerating success.

Aldergrove-Bellingham Hwy

Fraser Hwy

SUBJECT

268th St

Old Yale Rd



# For Lease

Opportunity to lease newly constructed corner unit with exposure along Fraser Highway in Aldergrove.

## Salient Facts

Civic Address	26827 Fraser Highway, Langley, BC
Parking	18 stalls
Access/Egress	Old Yale Road: all directional
Zoning	Service Commercial Zone (C-3)
Availability	CRU 105: 1,786 SF* <i>*including 622 SF flex</i>
Estimated Completion	Q3 2021
Asking Base Rent	Please contact listing agents
Additional Rent (2021)	\$11.00 per SF (estimate by Landlord)



## Highlights

- Newly constructed
- Easy access/egress
- Flexible zoning
- High exposure
- Second floor flex space
- South facing deck
- Pylon signage
- Ample parking

106,029 people within

2

minute drive to  
Aldergrove Village

12

minute drive

20

minute drive to  
Langley City

# 26827 Fraser Hwy Langley, BC

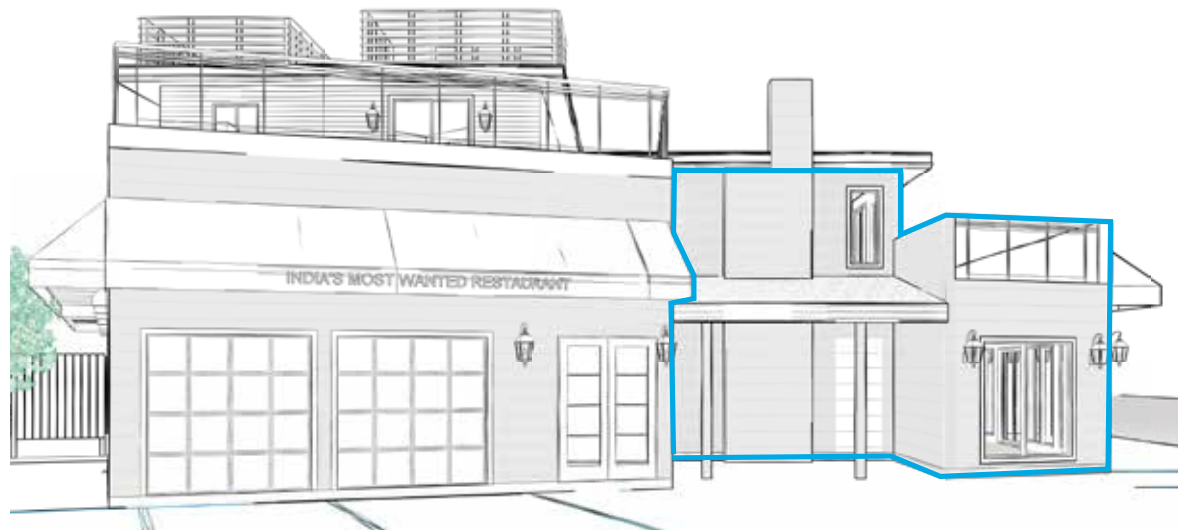
## Project

The project is currently under construction and proposed to be comprised of approximately 4,856 square feet with retail space on the main floor, flex space on the second floor and office space on the second floor upper level. There are large decks attached to the flex and offices spaces. An established Indian restaurant will tenant a portion of the ground floor with the remaining space along Fraser Highway available to lease.

## Zoning

The property is governed by the Township of Langley's C-3 zoning bylaw which permits the following uses:

- Bakeries
- Commercial recreation, instruction and entertainment uses
- Computer and computer accessory stores
- Dry cleaners
- Highway commercial uses
- Licensee retail stores (subject to the provisions of the Liquor Control and Licensing Act and Regulations)
- Personal service
- Restaurants
- Service stations
- Veterinary clinics



Rendering - East Elevation



Neighbouring Shopping Centre



South Elevation



East Elevation

## Location

The subject property occupies a key location on the corner of Fraser Highway and 268th Street.

- High exposure retail premises with end-cap exposure onto Fraser Highway.
- Situated a short distance from Aldergrove Village: Tenant's include Save-on Foods, Shoppers Drug Mart, Bosley's by Pet Value, TD Canada Trust and Mark's Work Warehouse.
- Easy connection to Trans-Canada Highway and Aldergrove Border Crossing via 264th Street.

## Demographics

### Drive Time: 7 minutes (2016)

Total Population	21,762
Average Household Income	\$92,162
Total Households	7,568

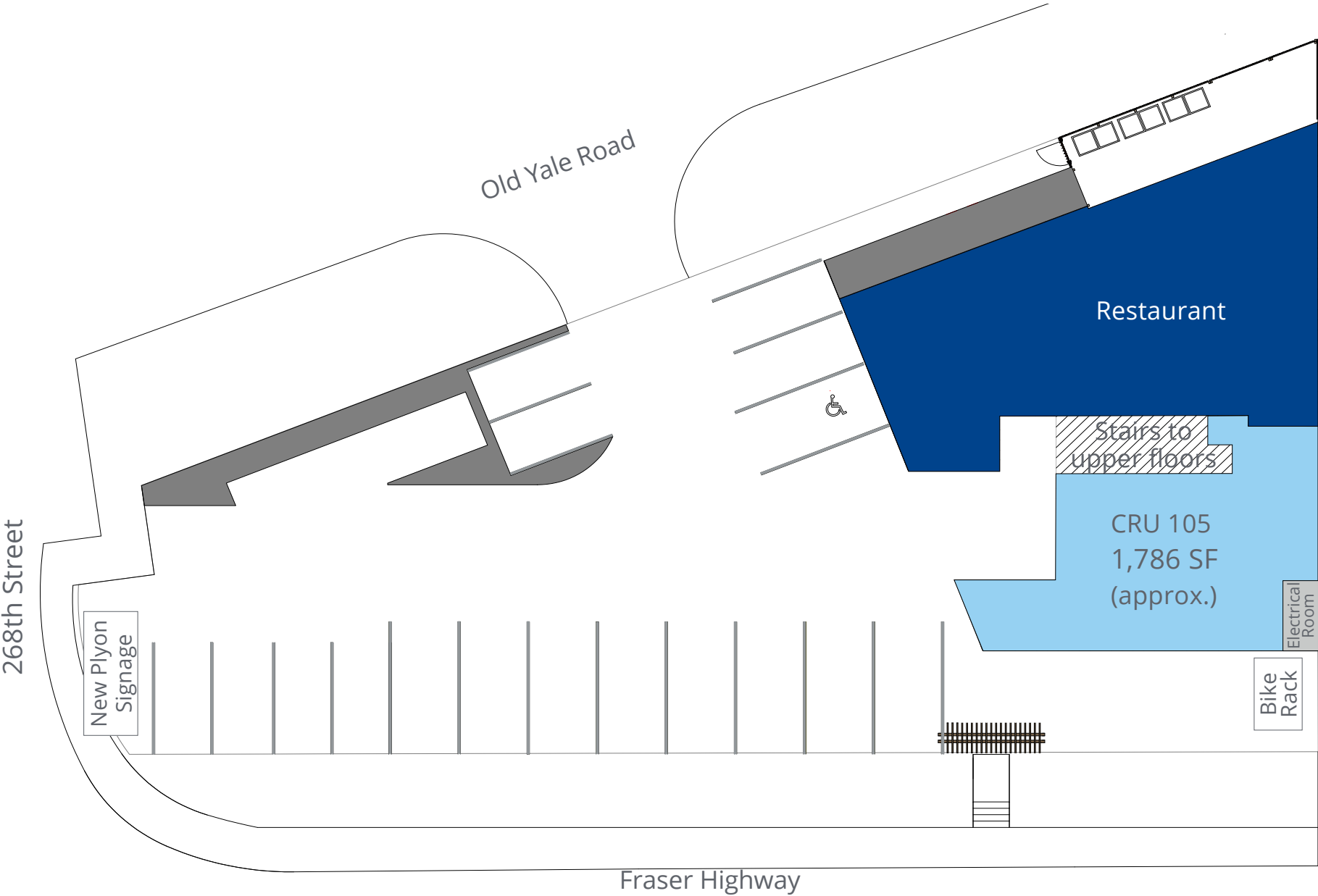
### Drive Time: 12 Minutes (2016)

Total Population	106,029
Average Household Income	\$87,649
Total Households	36,352

### Drive Time: 15 Minutes (2016)

Total Population	188,562
Average Household Income	\$84,913
Total Households	69,589

Site Plan



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## Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



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