



# 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

✦ Municipal Address: 20145 Fraser Highway, Langley, BC

✦ Available Sizes:

✦ <u>CRU 100:</u>	1,455 SF	✦ <u>CRU 115:</u>	910 SF
✦ <u>CRU 105:</u>	1,639 SF	✦ <u>CRU 120:</u>	2,511 SF
✦ <u>CRU 110:</u>	896 SF		

✦ Streetfront Retail: 9,032 SF

✦ Residential: 144 rental units

✦ Estimated Completion: Spring 2027

✦ Base Rent: Contact Listing Agents

✦ Additional Rent: \$10.00 PSF (est. for first year of operation)

✦ Power Capacity:

✦ <u>CRU 100:</u>	400 A	✦ <u>CRU 115:</u>	200 A
✦ <u>CRU 105:</u>	400 A	✦ <u>CRU 120:</u>	400 A
✦ <u>CRU 110:</u>	200 A		

✦ Vent locations: CRU 100, CRU 105, CRU 110 and CRU 120

✦ Zoning: C1 (Downtown Commercial Zone)

✦ Commercial Parking: Contact Listing Agents

## AREA TENANTS



## DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2025 Population	17,254	60,633	199,021
2030 Populations Projections	19,957	66,155	223,263
2025 Average HH Income	\$92,726	\$117,123	\$142,544
2025 Daytime Population	28,149	70,918	179,915

## CONTACT

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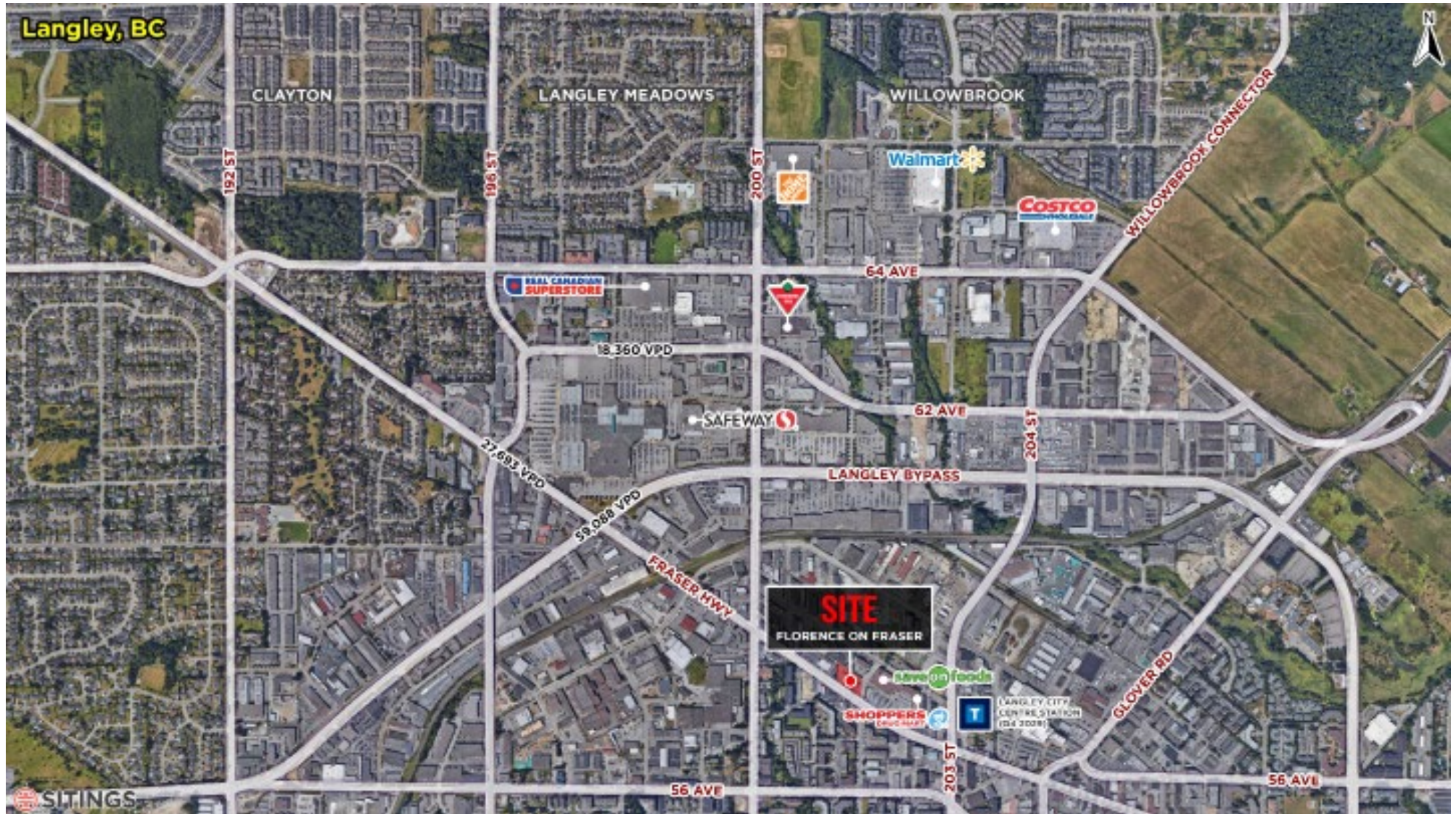
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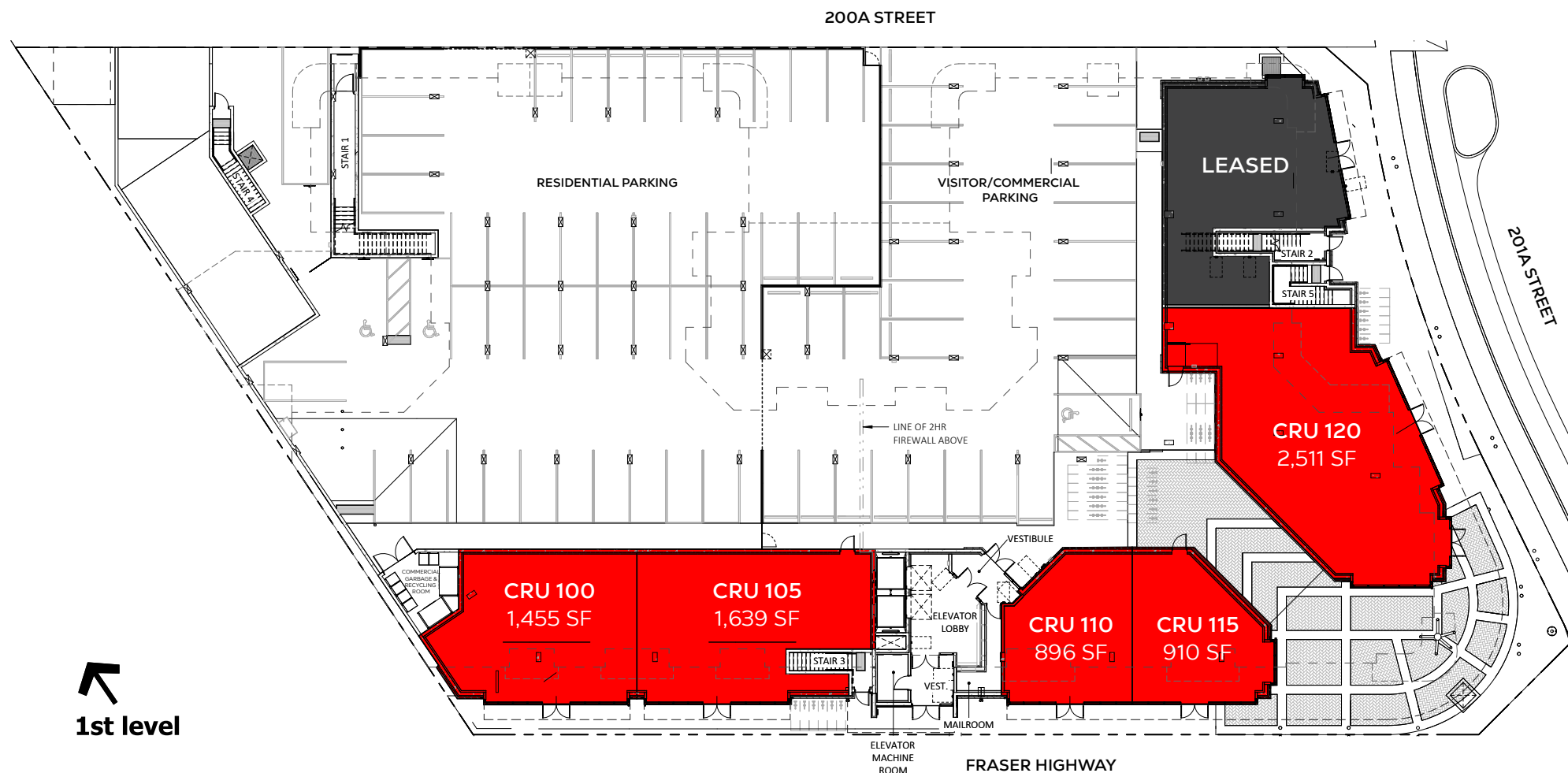
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# AERIAL

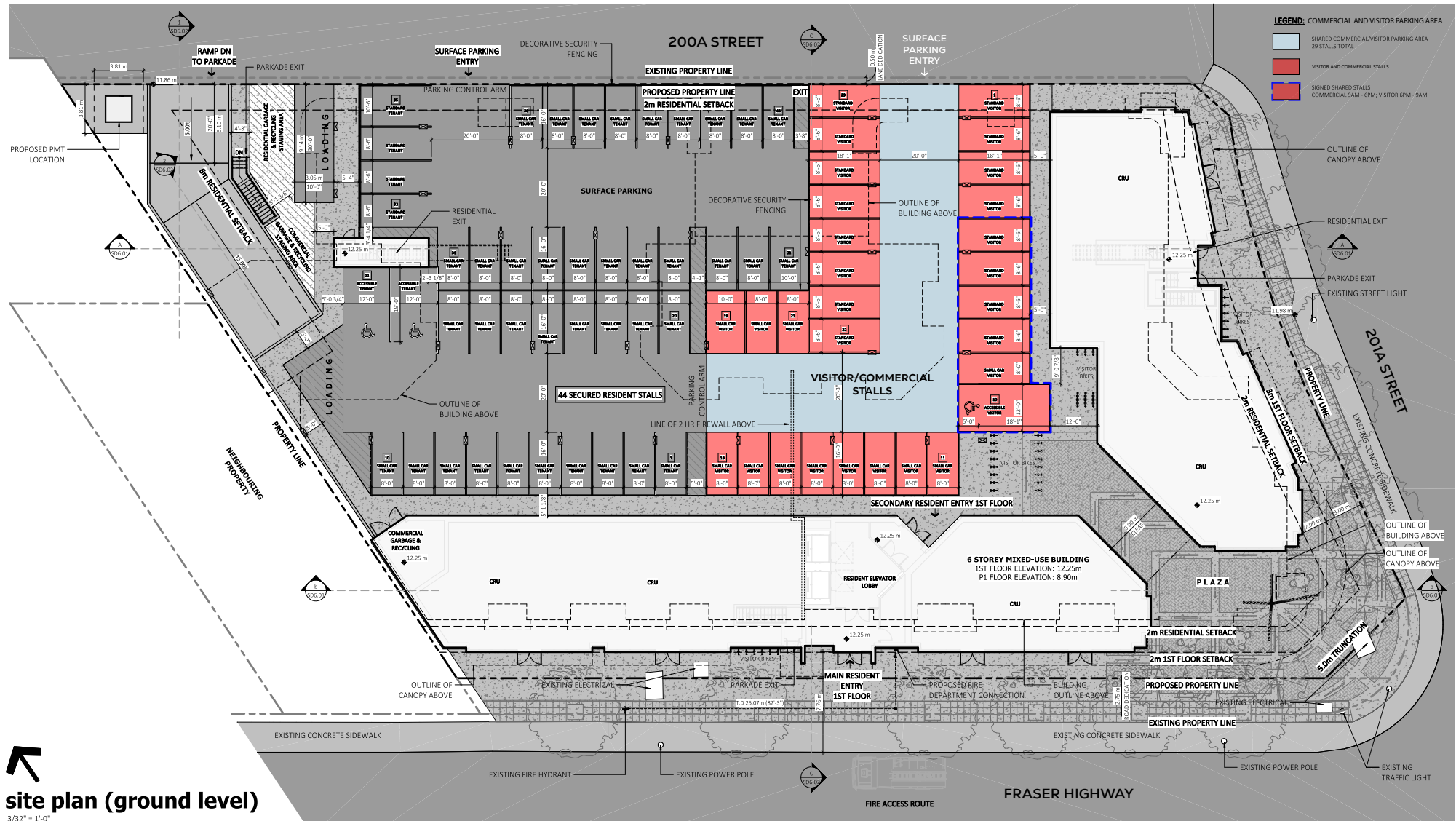


# SITE PLAN

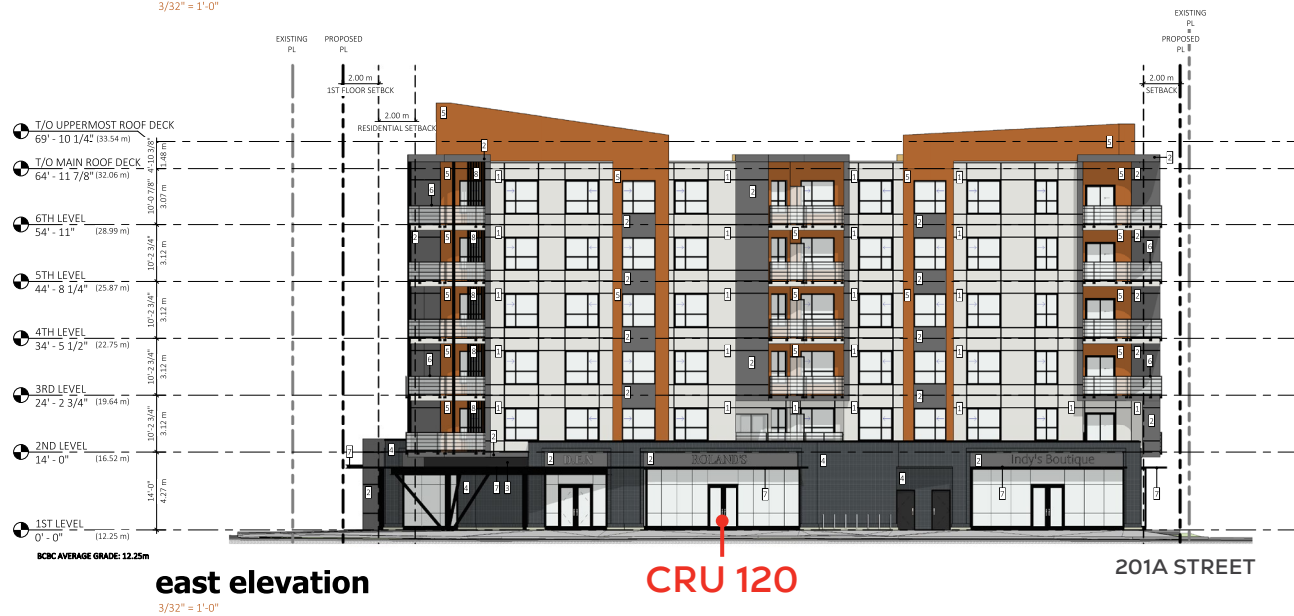




# PARKING PLAN



# ELEVATIONS





# RENDERINGS

