



Walnut Grove *Crossing*

A Landmark Destination for
Office and Retail

FOR SALE OR LEASE

20522 88 Ave, Langley



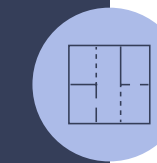


Walnut Grove Crossing

A *New* Business Destination Takes Shape in *North Langley*

Prominently positioned along 88 Avenue, Walnut Grove Crossing introduces 41,000 SF of premium office and retail space to one of Fraser Valley's most connected and sought-after business communities. Thoughtfully designed across two levels, the development features 20,500 SF of retail and commercial space at grade, complemented by 20,500 SF of professional office space above, creating a dynamic destination for businesses and the community.

With exceptional visibility, immediate access to Highway 1, and a location surrounded by established neighbourhoods and everyday amenities, Walnut Grove Crossing offers a rare opportunity to establish a presence in a thriving commercial corridor.



Flexible space suitable for office, medical, and service-based users



Prominent pylon signage exposure on 88 Avenue



2 minutes from Highway 1



Ample surface parking



Anticipated Occupancy Q3 2028



OFFICE

A Workplace That *Reflects* Your Business

Establish your business in a prominent, professionally designed environment that reflects the quality of your brand and supports the way your organizations operate.

Designed with flexibility and functionality in mind, Walnut Grove Crossing offers bright, efficient office space that can adapt to the needs of a growing organization. Expansive windows bring in abundant natural light, while modern building systems support a seamless day-to-day experience.



RETAIL

Front *and* Centre

Designed to serve the evolving needs of the surrounding community, Walnut Grove Crossing offers premium ground-floor retail space from 1,000 SF and up in a highly visible location along 88 Avenue.

Prominent storefront exposure, ample on-site parking, strong daily traffic volumes, and signage opportunities combine to create an exceptional platform for businesses seeking to establish a strong presence within the thriving Walnut Grove community.

Site *Plan*

Unit sizes range from
1,000 to 41,000 SF

Level 1
20,500 SF

Level 2
20,500 SF

Total parking stalls
121



Location That *Delivers*

Walnut Grove Crossing combines regional connectivity with everyday convenience. Located just minutes from Highway 1 and the Golden Ears Bridge, it offers seamless access across Metro Vancouver and the Fraser Valley, while being centrally located within the established Walnut Grove community.

Nearby transit and Carvolth Exchange connect businesses to Surrey, Langley, Maple Ridge, and the broader region. Surrounded by shopping, dining, services, schools, parks, and recreational amenities, Walnut Grove Crossing places employees and customers close to everything they need.

Restaurants & Cafes

- 1 The Italian Osteria & Cheesebar
- 2 E.M.W East Meets West
- 3 Denny's Restaurant
- 4 Poke Bar Dice&Mix
- 5 Akane Japanese Restaurant
- 6 Gratia Café
- 7 Brodeur's Bistro
- 8 Sushi Gio Japanese Restaurant
- 9 Ocean Park Pizza & Steakhouse
- 10 Browns Socialhouse
- 11 Cafe Ricotta

Groceries

- 1 Save-On-Foods
- 2 Your Independent Grocer
- 3 Kin's Farm Market

Education

- 1 Alex Hope Elementary
- 2 Dorothy Peacock Elementary
- 3 Walnut Grove Secondary School

Recreation & Parks

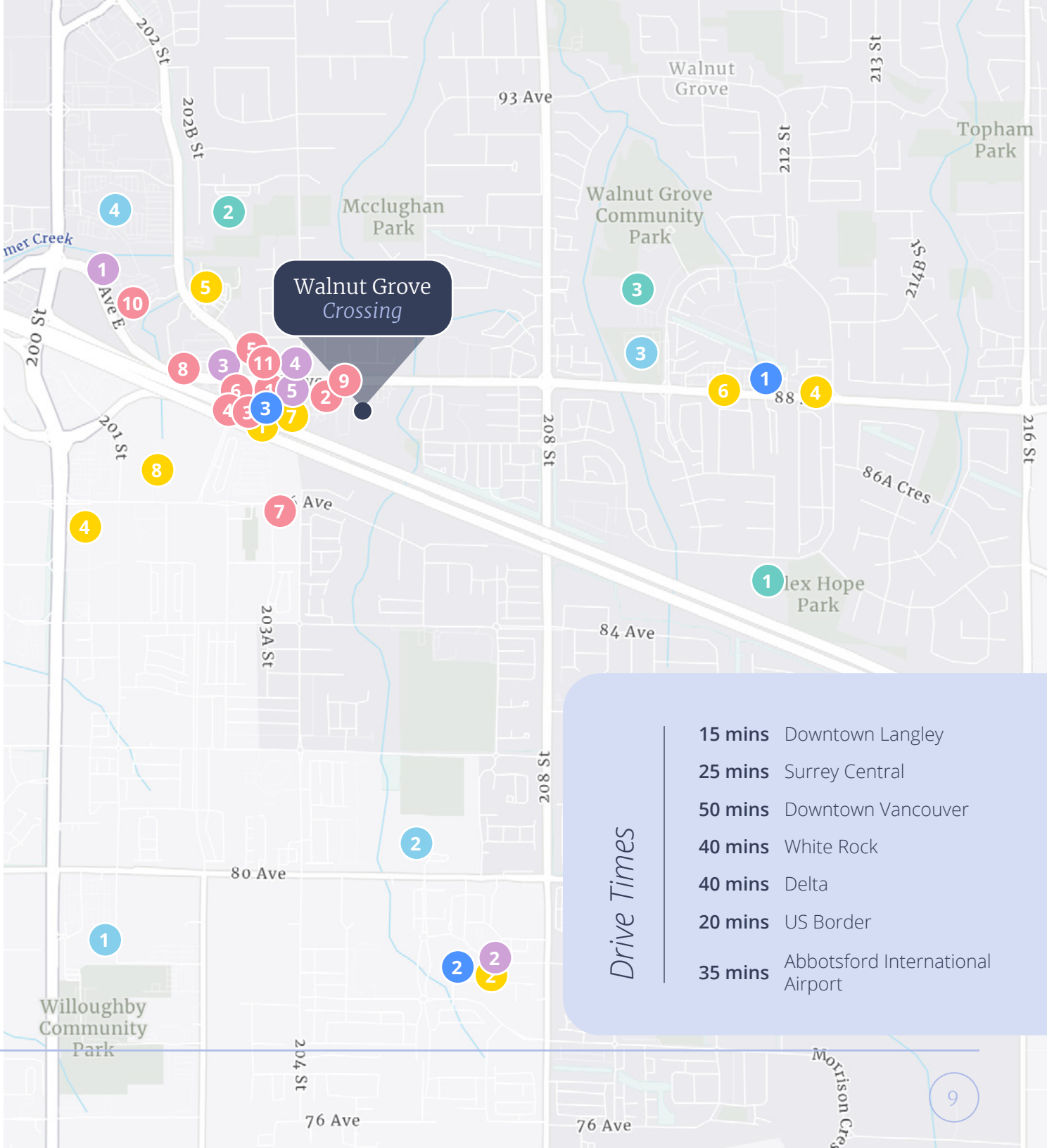
- 1 Langley Events Centre
- 2 The Tennis Centre - Langley
- 3 Walnut Grove Community Centre
- 4 Cineplex Cinemas Langley

Financial Services

- 1 Vancity
- 2 TD
- 3 CIBC
- 4 RBC
- 5 BMO

Healthcare & Services

- 1 PharmaChoice
- 2 Shoppers Drug Mart
- 3 Happy Face Pharmacy and Medical Clinic
- 4 Grove Pharmacy
- 5 Pharmasave
- 6 LifeLabs Medical Laboratory Services
- 7 Langley Service Canada Centre
- 8 Evergreen Rehab & Wellness



Drive Times

15 mins

Downtown Langley

25 mins

Surrey Central

50 mins

Downtown Vancouver

40 mins

White Rock

40 mins

Delta

20 mins

US Border

35 mins

Abbotsford International Airport

The Langley *Advantage*

Langley continues to be one of the region's most sought-after business destinations, driven by strong population growth, expanding residential development, and ongoing infrastructure investment.

Located within the established Walnut Grove community, Walnut Grove Crossing connects businesses to a growing customer base, skilled workforce, and one of the Fraser Valley's most accessible transportation networks.

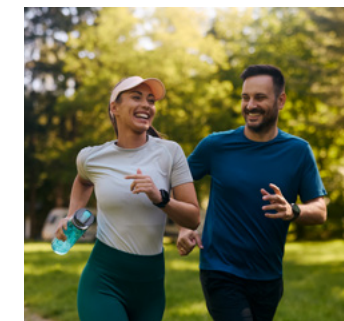
4,500+

New homes in the development pipeline



44 Years

Average age within the trade area



Walnut Grove

One of Langley's most established communities

225,000+

Residents within 10 km



730,000+

Businesses operating in the Township of Langley



\$153,355

Average household income within 3 km

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