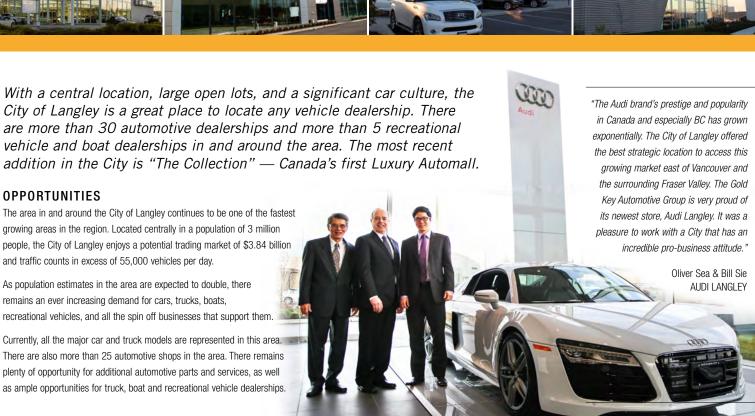
The City of Langley is the place to be... for Automotive Retail





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With a central location, plenty of land and free parking, the City of Langley has become a destination for automotive dealerships and spin-off support industries.

CENTRAL LOCATION

The City of Langley is part of the Metro Vancouver Regional District. Located in the centre of the Lower Mainland Region, the City of Langley marks the crossroads of several major highways, three major USA border crossings, the nearby Abbotsford International Airport and the BC Ferries Terminal. Within 35 kilometres of Vancouver, Langley provides easy access to the Vancouver International Airport and Port Metro Vancouver.

POPULATION

There are nearly 3 million people in the region. Metro Vancouver (population: 2.3 million, with a 5-year growth rate of 9.3%) and the Fraser Valley Regional District (population: 278,000: growth rate of 8%). Langley City (population: 26,000 in 10 square km) is surrounded by Langley Township (population: 104,000) and Surrey (population: 463,000) with an averaged area 5-year growth rate in excess of 16.6%.

TRADE MARKET

The City of Langley enjoys a local trading population of 275,000 people, representing a \$3.84 billion trade market with an average household income of about \$95,000, higher than the BC average. (RETAIL TRADE AREA STUDY, 2012-2016).

REGIONAL CITY CENTRE SHOPPING

As one of Metro Vancouver's Regional City Centre's, Langley gains additional government support to enhance and develop our infrastructure and thus our shopping areas.

Vehicle Dealerships

With plenty of space and high traffic counts, the City of Langley is home to Canada's first Luxury Auto Mall, as well as a number of other notable motor and recreational vehicle dealerships.

Big Box Plazas

Langley Regional City Centre is home to a number of notable retailers, including (but not limited to)
Army & Navy, The Brick, Best Buy, Costco, Home Depot, Home Sense, Mountain Equipment Co-op, Pier1 Imports, Rona, Spence Diamonds, Sears, Staples, Fedex-Kinkos, Walmart, and much more.

Willowbrook Shopping Centre

With 640,000 square feet of retail commercial space and 150 stores, Willowbrook Shopping Centre is one of the largest shopping centres in Metro Vancouver, providing plenty of free parking.

Pedestrian-friendly Downtown Langley

With an award-winning Downtown Master Plan, pedestrian-friendly Downtown Langley is a destination for independent retailers and mixed-use commercial-residential development. This distinct pedestrian shopping district provides a

more relaxed shopping experience and a greater diversity of goods that can't be found in the typical big box stores. As the social and cultural centre of the City, this area is home to some of the largest events in the region. With the active marketing support of the Downtown Langley Business Association, combined with the new and ongoing redevelopment, this area is quickly becoming a regional destination.

ECONOMICAL LAND

The cost of living in Langley is significantly lower than Vancouver. Housing is about 40% lower than Vancouver. Lease rates for industrial and commercial property range from about \$8 to \$35 per square foot.

"Preston has been operating successfully in the City of Langley for over 50 years. We've enjoyed strong vehicle sales and look forward to the next 50 years. We offer the latest in vehicle technology with cars such as the Chevrolet Volt, as well as a re-invented Cadillac to compete with the city's expanded luxury vehicle offerings.

"We are in one of the best locations in the region, in a strong car and truckfriendly community. We would not want to be anywhere else!"

Leigh Heppner, General Sales Manager PRESTON CHEVROLET BUICK GMC CADILLAC LTD.



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