

# Walnut Grove

(Including northwest Langley)



Located in northwest area of the Township of Langley, Walnut Grove is a vibrant, friendly residential neighbourhood with several retail and commercial hubs and home to hundreds of businesses. Walnut Grove borders on the Trans-Canada Highway, and connects directly to the Golden Ears Bridge, making the community easily accessible and a great place for businesses to flourish. The business community is supported by the Greater Langley Chamber of Commerce and the Walnut Grove – Willoughby Business Association.

Home to over 25,000 residents, Walnut Grove is one of the largest residential neighbourhoods in the Township. A variety of housing options from single detached to multi-family are available, and the area is surrounded by natural beauty which allows for hiking, jogging, cycling, and a variety of other outdoor activities. Looking for something to do with the kids? The Walnut Grove Community Centre features an indoor leisure pool with water slide, diving boards, and fitness centre, and the adjoining community park features an outdoor skateboard park, spray park, playing fields and courts, playground, and picnic shelters. And don't forget Cineplex Langley is your one-stop-shop to a 19 screen movie theatre.

Walnut Grove is equally home to hundreds of businesses, both independent and chain. From several shopping plazas to major grocery stores, when it comes to shopping, Walnut Grove has you covered. For those who enjoy some pampering, Walnut Grove features beauty and relaxation with exclusive spas, hair salons and nail bars, yoga, CrossFit, and fusion fitness studios. From specialty bike shops to fresh produce, from pharmacies to pet stores, everything is available in close proximity. Major hotels and restaurants, bars and pubs, coffee shops and bakeries equally keep the economy strong and support the areas many tourist attractions.

## HIGHLIGHTS OF THE COMMUNITY:

- Close proximity to Trans-Canada Highway and Golden Ears Bridge
- One of the largest residential neighbourhoods in the Township of Langley
- Large commercial service area with major hotels, and vibrant commercial and retail core in close proximity to medium-density residential areas
- Investment ready community
- Variety of housing options with competitive real estate
- Elementary and high school education facilities
- Parks, trails, Fraser River recreation, and recreational amenities for outdoor play

To the west of Walnut Grove is the Northwest Langley industrial area. With over 93 acres of industrial land, Northwest Langley is a major employment node serving the Lower Mainland and a popular location for companies doing business in Vancouver and the Fraser Valley, as well as the USA given its direct access to the Trans-Canada Highway, Golden Ears Bridge, and Highway 17/South Fraser Perimeter Road. It is home to numerous retail chain distribution centers such as NAPA, Best Buy, Overwaitea Food Group, Gregg Distributors, and Philips. The creative/film sector is equally investing in this area through the creation and establishment of film studios and production facilities.

For more information about business opportunities in Walnut Grove, contact the Economic Investment and Development Department via email to [invest@tol.ca](mailto:invest@tol.ca) or call us at 604.533.6084.

# WALNUT GROVE STATISTICS

## POPULATION

2016 Census	25,220
2011 Census	24,700
2006 Census	22,045
2001 Census	21,455

Age Group	Male	Female	Total
0-4	640	620	1,255
5-9	790	785	1,585
10-14	905	940	1,845
15-19	905	880	1,785
20-24	755	735	1,480
25-29	550	540	1,085
30-34	565	685	1,255
35-39	675	785	1,455
40-44	840	985	1,830
45-49	940	1,075	2,020
50-54	990	1,065	2,050
55-59	865	935	1,800
60-64	725	795	1,515
65-74	1,065	1,270	2,340
75+	795	1,145	1,920
Total	11,995	13,230	25,200

## 2016 LEGAL MARITAL STATUS (AGE 15+)

Single (never married)	4,680
Legally married (not separated)	11,945
Separated	395
Divorced	1,060
Widowed	1,115

## HOUSEHOLD SIZE

	2011	2016
Total # of households	8,850	9,090
1 person	1,640	1,695
2 persons	2,880	3,105
3 persons	1,470	1,455
4 persons	2,595	1,935
5 or more persons	265	900

## 2015 HOUSEHOLD INCOME

	#	% OF TOTAL
Under \$10,000	185	2.0%
\$10,000 - \$19,999	200	2.2%
\$20,000 - \$29,999	415	4.5%
\$30,000 - \$39,999	610	6.7%
\$40,000 - \$49,999	565	6.2%
\$50,000 - \$59,999	585	6.4%
\$60,000 - \$79,999	1,145	12.5%
\$80,000 - \$99,999	1,105	12.1%
\$100,000 - \$124,999	1,180	12.9%
\$125,000 - \$149,999	1,020	11.2%
\$150,000 and over	2,075	22.8%
Average household income		\$111,065

## 2016 LABOUR FORCE BY INDUSTRY

Total labour force (Age 15+)	13,535
Industry – Not applicable	195
All industries	13,340
Agriculture, forestry, fishing	140
Mining and oil & gas exploration	45
Utilities	115
Construction	1,135
Manufacturing	960
Wholesale trade	840
Retail trade	1,435
Transportation and warehousing	620
Information and cultural	360
Finance and insurance	600
Real estate and rental & leasing	245
Prof., scientific & technical	1,035
Management of companies	45
Admin. & support, waste mgmt.	515
Educational services	1,295
Health care & social assistance	1,255
Arts, entertainment & recreation	265
Accommodation & food services	1,030
Other services	495
Public administration	905

## 2016 LABOUR FORCE ACTIVITY

Population 15 years and over	20,160
In the labour force	13,535
Employed	12,870
Unemployed	665
Not in the labour force	6,625
Participation rate	67.1%
Employment rate	63.8%
Unemployment rate	4.9%

## 2016 HIGHEST LEVEL OF SCHOOLING

Population 15 years and over	20,165
No certificate, diploma or degree	2,440
High school certificate	6,690
Apprenticeship/trades certificate	1,700
College/CEGEP diploma	3,840
University	5,490
diploma below bachelor level	715
bachelor's degree	3,130
degree above bachelor level	1,645

## 2016 TOTAL DWELLING UNITS

Multi-family Units	0
Single-family Units	16
Total	16