



20175 Langley Bypass, City of Langley, B.C.

FOR SALE

Logan Creek Plaza

Fully Leased Shopping Plaza

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A Premier Retail Investment Opportunity

Sitings Realty Ltd. and Colliers Macaulay Nicolls are pleased to offer, on behalf of Rockcliffe Estates Ltd., the 100% fee simple interest in Logan Creek Plaza, a highly coveted retail plaza located at 20175 Langley Bypass in Langley, B.C. Strategically situated at the corner of the Langley Bypass and 201A Street, Logan Creek Plaza boasts a lineup of powerhouse retailers, including Club16 by Trevor Linden Fitness, Sleep Country Canada, and Jordan's Flooring.

The project comprises 47,507 square feet of retail space across three buildings, situated on 5.36 acres of land. The surrounding area is one of the most vibrant retail communities in Metro Vancouver, with the Willowbrook Commercial District offering unparalleled accessibility, situated in between Highway No. 1 and the US border.

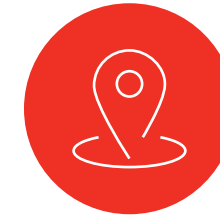
Furthermore, the area is poised for significant growth, with two SkyTrain stations scheduled to open less than 1 kilometer away, enhancing accessibility and future value. This unique investment opportunity offers a strategic location, credit tenants, potential income growth, and proximity to future developments in the heart of the Fraser Valley.





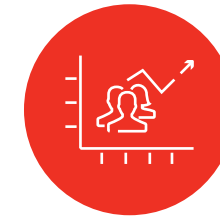
Prime Acquisition

Rare opportunity to acquire a prominent retail plaza in the highly coveted area of Willowbrook in Langley, B.C.



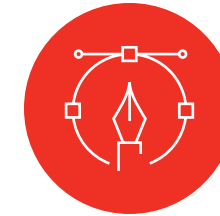
Strategic Location

High visibility and accessibility, with proximity to major highways and transportation routes



Growing in Numbers

Willoughby-Willowbrook is the largest neighbourhood by population in Langley and currently experiencing rapid residential growth



Optimal Design

Well designed layout to accommodate a variety of tenants and uses. Ample customer parking and exposure to the Langley Bypass with over 37,000 (2016) vehicles per day



Strong Tenant Mix

Strong mix of national and local tenants, including Club16 by Trevor Linden Fitness, Sleep Country Canada and Jordans Flooring



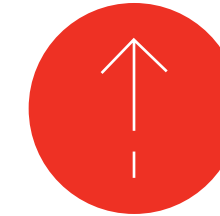
Strong Draw

High profile anchor, Club16 Trevor Linden Fitness, attracts a steady stream of customers to the plaza on a daily basis



Potential Income Growth

The shopping plaza is fully leased and there is a strong prospect of increasing revenue over time

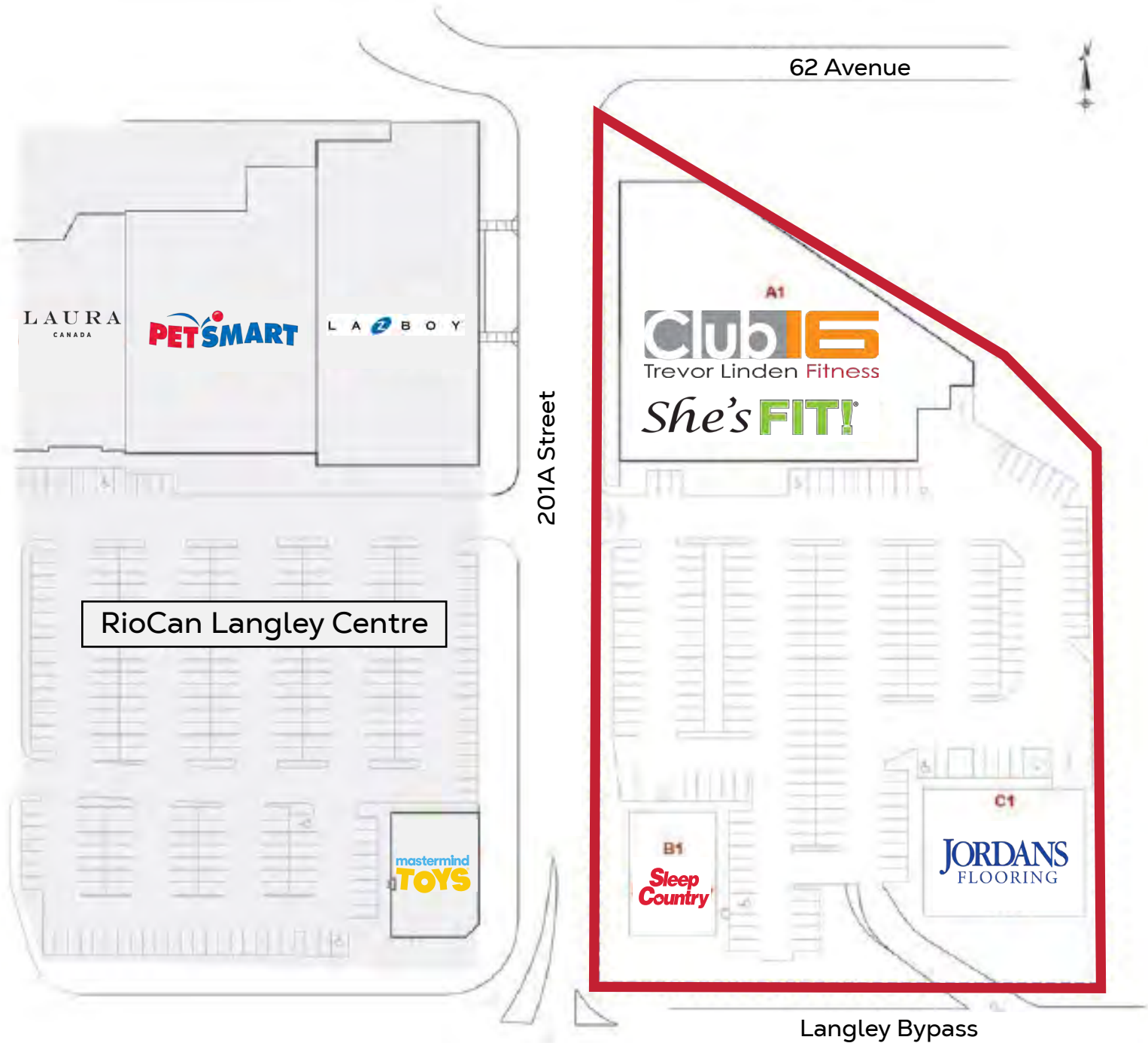


Future Upside

The SkyTrain extension to Langley is currently under construction, with two stations planned to be located near Logan Creek Plaza. Local governments are actively planning land use changes in the surrounding area, which are expected to bring significant benefits and development opportunities to the community

Logan Creek Plaza consists of 47,507 square feet of retail improvements on 5.36 acres of land. It is situated within the City of Langley, which along with the Township of Langley is one of the fastest growing municipalities in the Metro Vancouver region. In addition, the Surrey-Langley SkyTrain project, extending the Expo Line 16 kilometers from Surrey into Langley, is underway and projected to complete in 2028. This extension includes two stations near Logan Creek Plaza; Willowbrook Station, located on the northeast corner of 196 Street and Fraser Highway, and Langley City Centre Station, situated at the northeast corner of 203 Street and Fraser Highway.





Property Type	Open-Air Shopping Plaza
Municipal Address	20175 Langley Bypass, Langley, BC
Rentable Area	47,507 SF
Site Size	233,482 SF (5.36 Acres). A portion of the site is affected by a creek.
Site Coverage	20%
Zoning	CD-1 (Comprehensive Development Zone)
OCP	Service Commercial
Year Built	1999

Tenancies	Tenant	Rentable Area (SF)	Original Date of Lease	Expiry Date	% of Total Rentable Area
	Club 16 by Trevor Linden Fitness	32,981	November 22, 2019 (adjusted to December 1, 2019)	November 30, 2029	69%
	Sleep Country Canada	5,026	January 1, 2000	December 31, 2029	11%
	Jordans Floors	9,500	December 1, 2024	November 30, 2033	20%

Projected Actual NOI (June 2025 - May 2026)	\$1,087,656
Occupancy	Fully Leased
Parking	207 parking stalls (4.35 stalls per 1000 SF of rentable area)

Willowbrook Commercial District

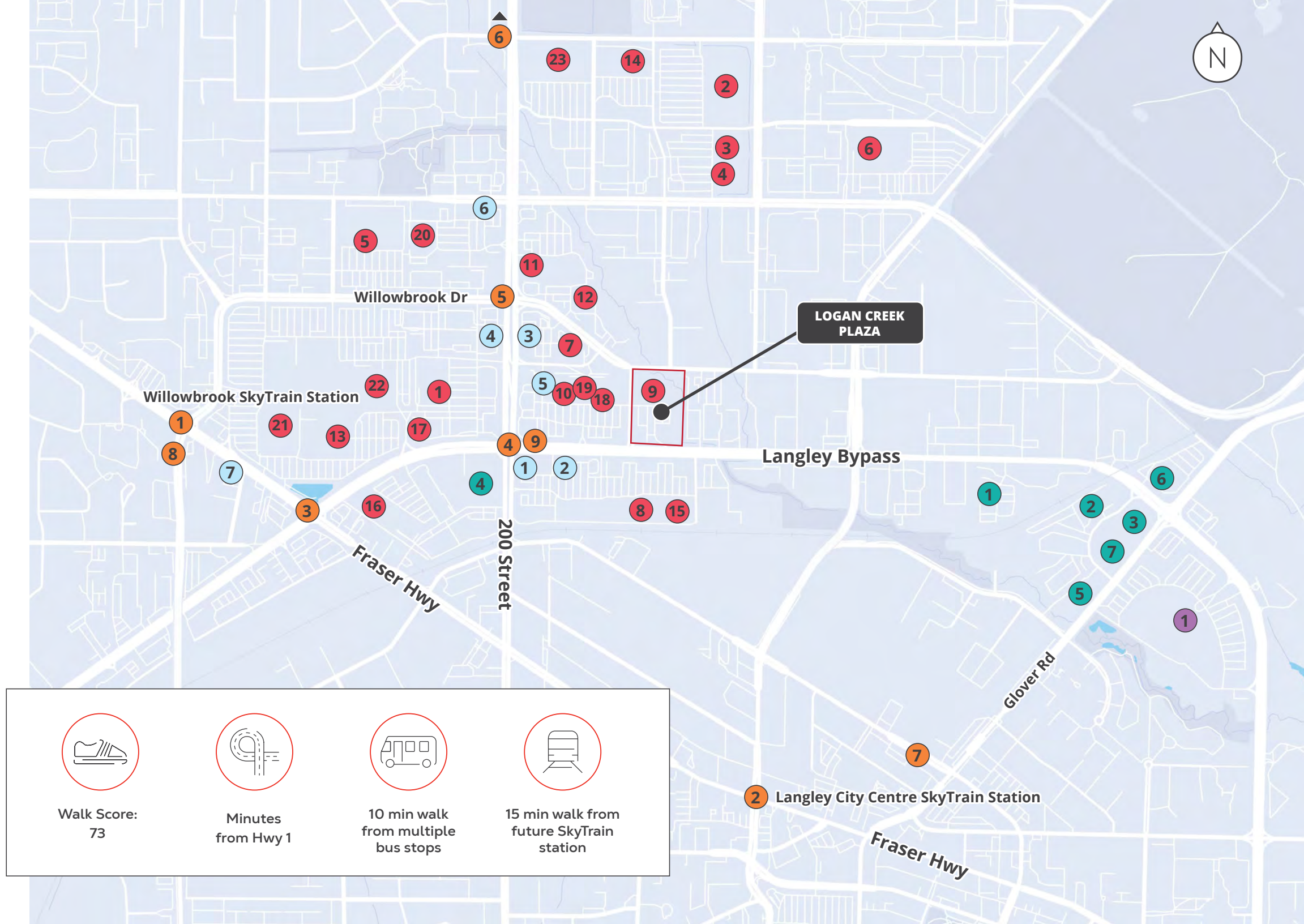
Logan Creek Plaza is located in the Willowbrook Commercial District in the rapidly growing Langley area, one of the most dominant commercial cores in Metro Vancouver. It's less than 600 meters away from Willowbrook Shopping Centre (also known as Willowbrook Mall), the area's regional shopping centre.



Willowbrook is extensively serviced by high-volume traffic corridors and bus routes providing connections throughout Metro Vancouver. Transportation and accessibility are key advantages to Willowbrook's success and dominant presence within the Metro Vancouver region. Logan Creek Plaza is less than a 5-minute drive from downtown Langley and close to Highway No. 1, ensuring easy access from Vancouver and Surrey. Public transit options and a robust bike lane infrastructure connect the broader Langley area and nearby cities to Willowbrook, making it a sensible choice for those seeking convenient shopping.

Further, Willowbrook is within close proximity to the affluent and ever growing Clayton Heights and Willoughby neighbourhoods. Clayton Heights is a Surrey neighbourhood where the population more than tripled during recent years. Willoughby is a residential community adjacent to the Willowbrook Commercial District and is currently one of the fastest growing regions in Metro Vancouver. This northwest area of Langley encompasses Mountain Secondary School, Willowbrook Recreation Centre, and the Langley Events Centre. This vibrant, developing area is currently a centre of growth featuring burgeoning new neighbourhoods that provide housing, parks, and shopping opportunities, as well as a new hub of office and retail development. In addition, Willoughby is expected to add approximately 35,000 people to Langley's population on build-out.

Translink is expanding SkyTrain to Langley with a station to be located in Willowbrook at 196 Street and Fraser Highway and another at 203 Street and Industrial Avenue. Land use in the immediate vicinity is currently under review by local governments and changes are expected that will see the area accommodate higher density development in the future.



Transport

- 1 Future SkyTrain Station (Willowbrook SkyTrain Station)
- 2 Future SkyTrain Station (Langley City Centre SkyTrain Station)
- 3 Fraser Highway/Langley Bypass access
- 4 200 Street Access to Langley Bypass
- 5 Willowbrook Drive Access
- 6 Highway 1 Access
- 7 Langley Centre Bus Terminal
- 8 SB 196 St at Fraser Highway Bus Stop
- 9 Designated Bike Route

Automotive Retailers

- 1 Langley Toyota
- 2 BMW Langley
- 3 Porsche Centre Langley
- 4 Preston Chevrolet Buick GMC Cadillac Ltd
- 5 Audi Langley
- 6 Mercedes-Benz Langley
- 7 Jaguar Land Rover Langley

Restaurants

- 1 Cactus Club Cafe
- 2 Olive Garden Italian Restaurant
- 3 Tim Hortons
- 4 A&W Canada
- 5 Starbucks
- 6 Earls Kitchen + Bar
- 7 Wendy's

University/Schools

- 1 Kwantlen Polytechnic University - Langley Campus

Retailers

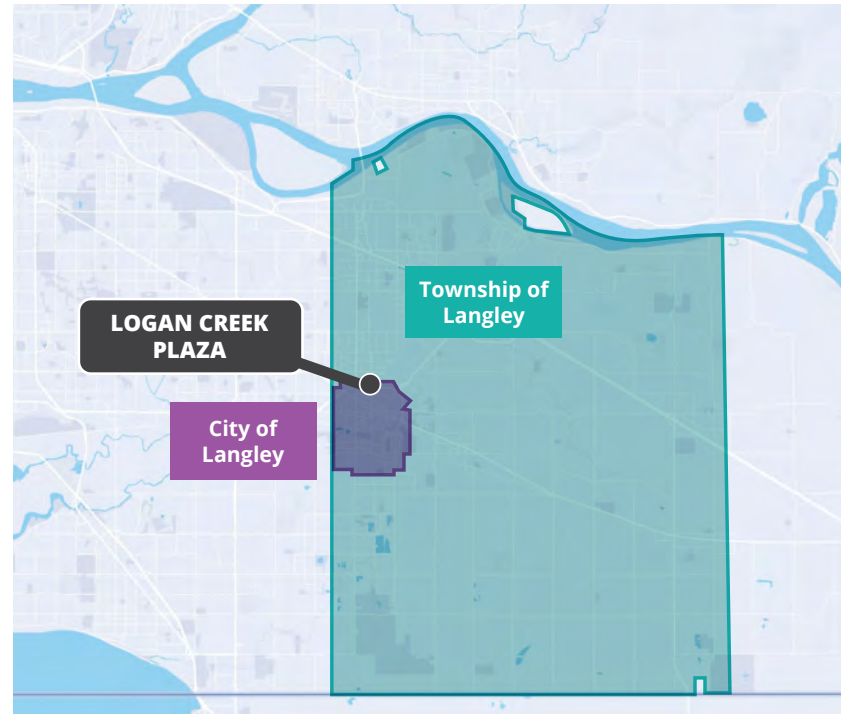
- 1 Safeway
- 2 Walmart Supercentre
- 3 London Drugs
- 4 Save-On-Foods
- 5 Real Canadian Superstore
- 6 Costco Wholesale
- 7 The Brick
- 8 Marshalls & HomeSense
- 9 Club16 Trevor Linden Fitness
- 10 Indigo
- 11 Canadian Tire
- 12 Staples
- 13 Winners
- 14 Best Buy
- 15 Golf Town
- 16 Mark's
- 17 MEC
- 18 PetSmart
- 19 Leon's Furniture
- 20 Shoppers Drug Mart
- 21 Sport Chek
- 22 Hudson's Bay
- 23 The Home Depot

The Langleys

Logan Creek Plaza services a trading area that includes the City of Langley and the Township of Langley (“Langleys”) and a portion of the City of Surrey. It lies directly east of the City of Surrey and is 45 kilometers east of the City of Vancouver. Langley’s main access points are through Highway 1 (which runs through it dissecting the northern part of the municipality from the south) Fraser Highway (which was originally part of Highway 1 in the early 1960’s) and, the Langley Bypass (Highway 10).

Phenomenal population growth is currently occurring in the Langleys. The Township of Langley’s population is 132,603 and the City of Langley’s population is 28,963 (2021 Census) and is estimated by Metrovancouver.org to increase 50% by 2040.

The Langleys accommodate some of the most active industrial and service commercial business parks in Metro Vancouver. In addition, its town centre is well known for distinctive retail offerings and eateries as well as higher-end luxury brands and bigger box retail.



Commercial floor area has significantly grown during the past 20 years. It is estimated that there is currently over 6 million SF of retail and service commercial floor area in the Township of Langley alone. Without question, this is a market where retailers want to be located.

Lower residential land values and larger industrial space at affordable rates continue to be a winning formula for Langley.

Recent changes in the Langleys include:

Rapid Residential Development in the Willoughby Development Area:

Willoughby is situated 5 km northeast of the subject where an overwhelming amount of residential development is occurring. It is projected to add over 35,000 people to Langley on build-out.

Highway 1 Expansion:

Project to expand the highway to eight lanes, including expanded access from 216th Street.

Construction of the 216th St Interchange at Highway 1:

This \$61.9 million project completed in September 2020.

Willowbrook Shopping Centre Expansion:

Expansion includes 27,500 SF dubbed The Courtyard. It will include an entertainment area with new eateries and food options. In addition, a 40,000 SF T & T Supermarket recently opened.

Carvolth Exchange bus loop on 202nd St and 88th St:

Offers a park and ride as well as an express bus to the Braid SkyTrain Station providing a 50 minute commute to Downtown Vancouver.

Langley Events Centre:

A new arena that is home to the Western Hockey League’s Vancouver Giants, and the Canadian Elite Basketball League’s Vancouver Bandits. A new public modular stadium is also under construction and will accommodate a Canadian Premier League soccer team.

Business Park Expansion:

Langley has experienced rapid development of its commercial lands in response to demand from the service sector with office buildings along 200th Street.

SkyTrain:

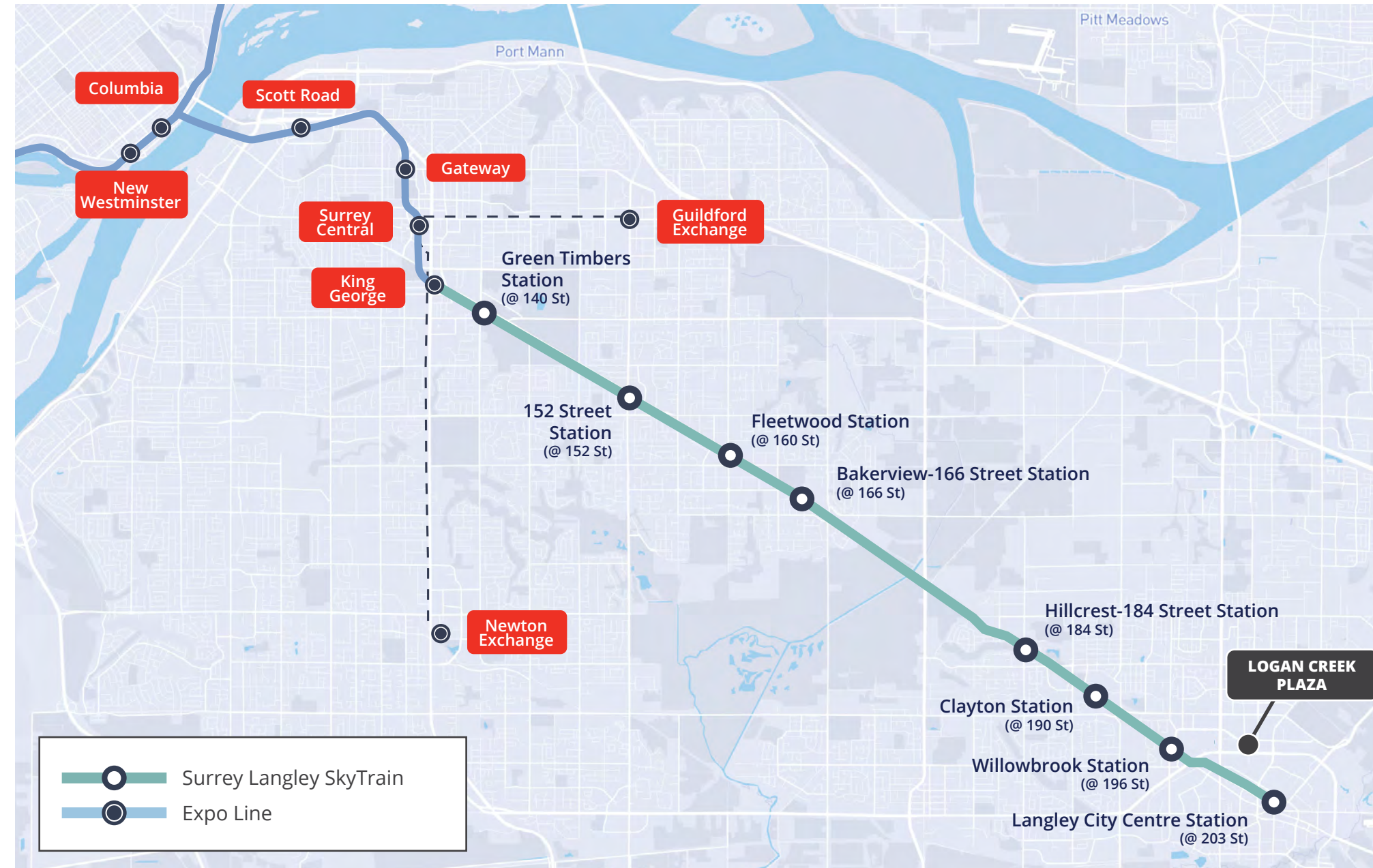
SkyTrain is being extended to Langley. Two SkyTrain stations are confirmed, one in Willowbrook and the other in Langley City.



SkyTrain Expansion

The Vancouver SkyTrain is expanding into Langley and as a result, the Willowbrook area will see significant changes to land use and growth. Some general information includes:

- The extension will run 16 kilometers along Fraser Highway, connecting King George SkyTrain Station in Surrey to Langley City Centre.
- There will be eight new SkyTrain stations built along the route along with three new bus exchanges.
- The anticipated “in-service” date is late 2028.
- Infrastructure work, such as power line relocation, has already begun.
- The project website is: <https://www2.gov.bc.ca/gov/content/transportation-projects/surrey-langley-skytrain>



Willowbrook Station



Langley City Centre Station



Municipal Jurisdictions and Land Use

With the advent of rapid transit to the area, both the City of Langley and the Township of Langley are in the process of updating their land use plans in the Willowbrook Commercial District. Both municipalities anticipate a significant increase in density starting with the area immediately adjacent to the new Willowbrook SkyTrain Station and then gradually extending eastward towards Logan Creek Plaza.

The neighboring area including Logan Creek Plaza are in the City of Langley's special study area for potential increased density. The public is being consulted and they hope to have more clear direction this year.

Contacts at the planning departments can be provided upon request.



Property Aerial



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