



6070 200<sup>th</sup> Street, Langley, B.C.

# FOR SALE The Corner

A Fully Leased Retail Plaza

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# A Premier Retail Investment Opportunity

Sitings Realty and Colliers Macaulay Nicolls are pleased to offer the 100% fee simple interest in The Corner, a highly coveted retail plaza located at 6070 200<sup>th</sup> Street in Langley, B.C. Strategically situated at the southeast corner of 200<sup>th</sup> Street and Langley Bypass, The Corner features a very popular Cactus Club Restaurant alongside a busy Dollarama, making it a prominent and highly frequented destination.

The project comprises 20,930 square feet of retail space, situated on 1.73 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.

Further, the area is poised for significant growth, with two SkyTrain stations scheduled to open less than one 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.







### The Corner

The Corner is positioned at one of Langley's most prominent intersections, surrounded by several of the country's largest national retailers with frontage along two of the area's busiest corridors. It stands as one of the most highly visible and recognized properties in the Fraser Valley



### Prime Acquisition

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



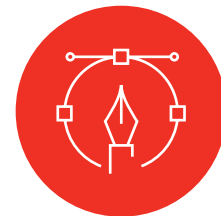
### Strategic Location

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 is 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 34,900 (2024) vehicles per day



### Strong Tenants

Leased to two premier national retailers - Cactus Club Restaurant and Dollarama - both leaders in their respective sectors



### Potential Income Growth

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



### Future Upside

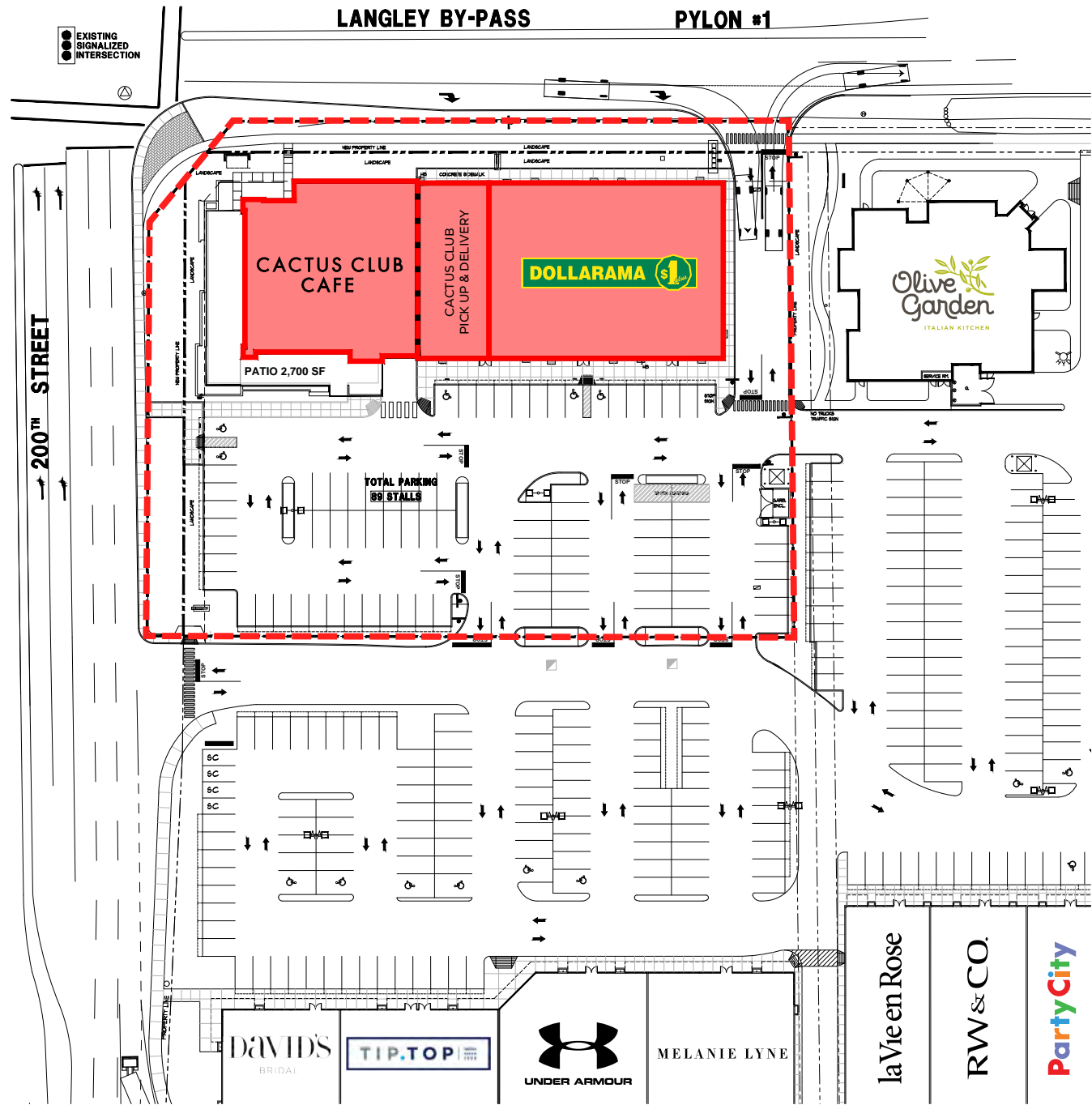
The SkyTrain extension to Langley is currently under construction, with two stations planned to be located near The Corner. Local governments are actively planning land use changes in the surrounding area, which are expected to bring significant benefits and development opportunities to the community



The Corner consists of a 20,930 square feet high exposure retail building on 1.73 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 km from Surrey into Langley, is underway and projected to complete in Q4 2029. This extension includes two stations near The Corner; Willowbrook Station, located at 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	High exposure retail with surface parking
Municipal Address	6070 200 <sup>th</sup> Street, Langley, BC
Rentable Area	20,930 SF
Site Size	75,320 SF (1.73 Acres)
Site Coverage	28%
Zoning	C2 (Service Commercial Zone)
OCP	Service Commercial
Year Built	2013

	Tenant	Rentable Area (SF)	Original Date of Lease	Expiry Date	% of Total Rentable Area
Tenancies	Cactus Club Cafe	6,905	June 6, 2012	July 31, 2028	33%
	Cactus Club Cafe (Expansion)	2,630	August 20, 2021	July 31, 2028	13%
	Dollarama	11,395	September 28, 2021	June 30, 2032	54%
Projected NOI	Jan 1, 2026 - Dec 31, 2026		Jan 1, 2029 - Dec 31, 2029		
	\$697,003		\$955,750		
Occupancy	Fully Leased				
Parking	89 parking stalls (4.25 stalls per 1,000 SF of rentable area)				
Data Room	A data room will be available to prospective investors that have executed the vendor's confidentiality agreement (CA). To request a copy of the CA, please contact the Listing Agents.				



# Willowbrook Commercial District

*The Corner is located in the Willowbrook Commercial District in the rapidly growing Langley area, one of the most dominant commercial cores in Metro Vancouver. The property is less than 725 meters away from Willowbrook Shopping Centre (also known as Willowbrook Mall), the area's regional shopping centre.*

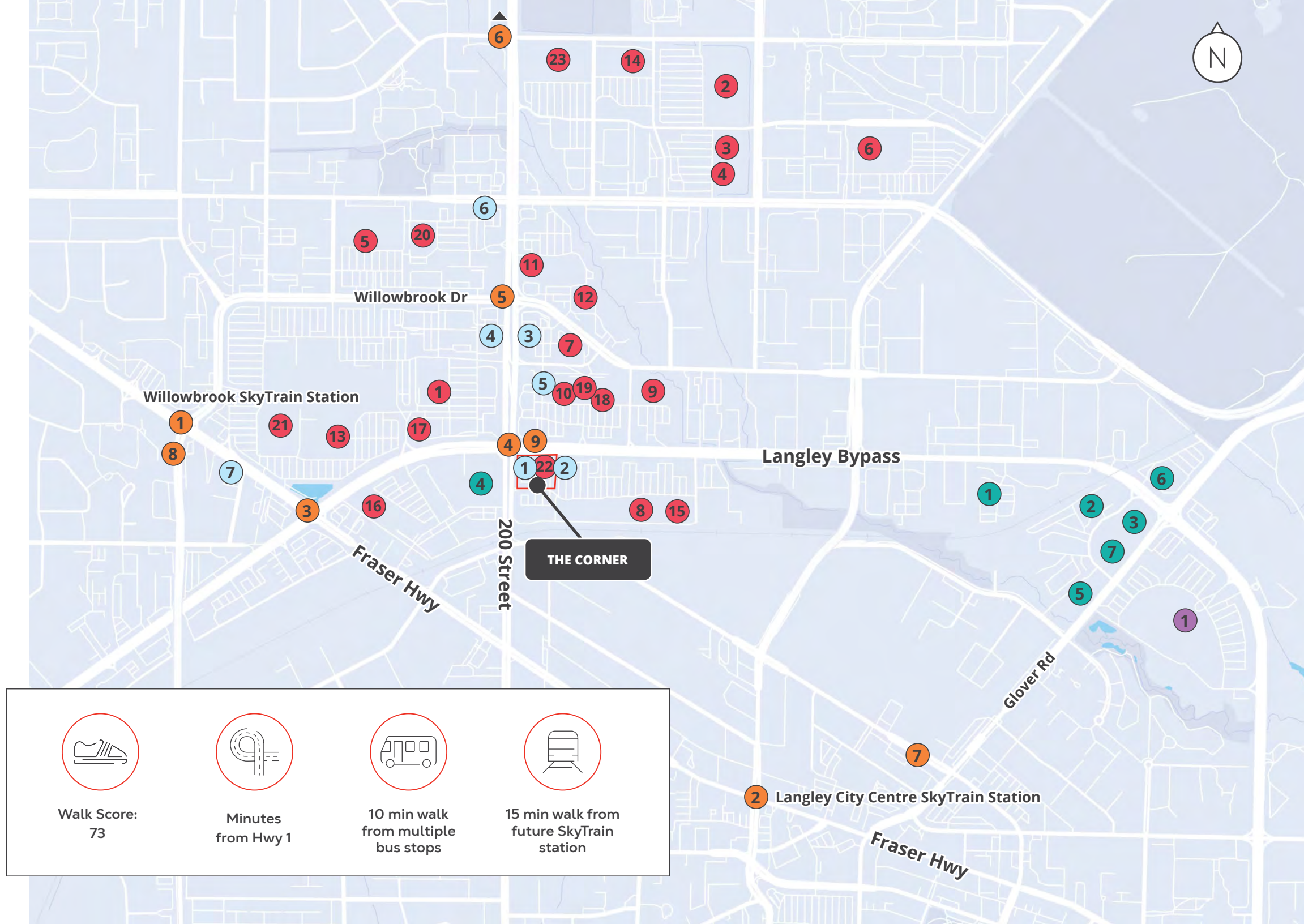


Willowbrook is extensively serviced by high-volume traffic corridors and bus routes providing connections throughout Metro Vancouver. Transportation and accessibility are key advantages to Willowbrook's success and dominant presence within the Metro Vancouver region. The Corner is less than a 5-minute 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 desirable choice for those seeking convenient shopping.

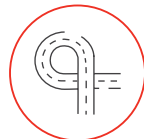
Further, Willowbrook is within close proximity to the affluent and ever growing Clayton Heights and Willoughby neighbourhoods. Clayton Heights is a Surrey neighbourhood where the population more than tripled during recent years. Willoughby is a residential community adjacent to the Willowbrook Commercial 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.





Walk Score:  
73



Minutes  
from Hwy 1



10 min walk  
from multiple  
bus stops



15 min walk from  
future SkyTrain  
station

### 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

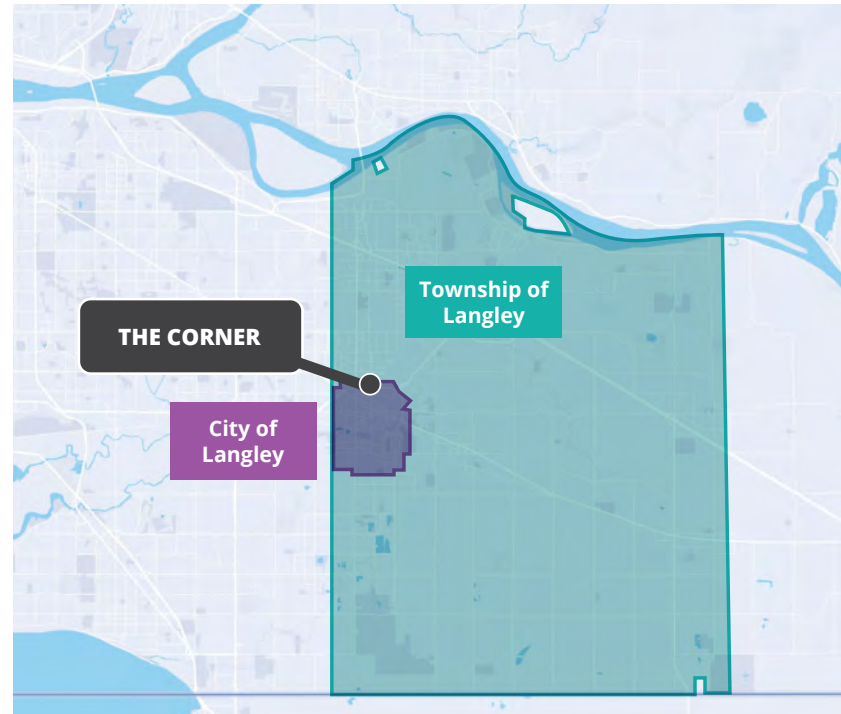
- 1 Safeway
- 2 Walmart Supercentre
- 3 London Drugs
- 4 Save-On-Foods
- 5 Real Canadian Superstore
- 6 Costco Wholesale
- 7 The Brick
- 8 Marshalls & HomeSense
- 9 Club16 Trevor Linden Fitness
- 10 Indigo
- 11 Canadian Tire
- 12 Staples
- 13 Winners
- 14 Best Buy
- 15 Golf Town
- 16 Mark's
- 17 MEC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

# The Langleys

The Corner 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 km 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.



The Langley’s 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.

## 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 216<sup>th</sup> Street.

### Construction of the 216<sup>th</sup> St Interchange at Highway 1:

This \$61.9 million project completed in September 2020.

### Willowbrook Shopping Centre Expansion:

Recent expansion included 27,500 SF dubbed The Courtyard. It contains 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 202<sup>nd</sup> St and 88<sup>th</sup> 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 200<sup>th</sup> 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 km 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 Q4 2029.
- 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





Contacts at the planning departments can be provided upon request.



## Property Aerial





[sitings.ca](https://sitings.ca)

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