For Sale/Lease

51,000 SF Owner-User / Investment Opportunity Centrally Located in Langley

Location
6470 - 201 Street
Langley
British Columbia

Contact
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6470 - 201 Street
Langley BC

Opportunity

The Vendor has exclusively retained Form Real Estate Advisors | Marcus & Millichap to facilitate the sale of their existing head office location consisting of 51,301 SF of leasable retail/office space located at 6470 - 201 Street in Langley (the “Property”). Vacant possession of the Property will be provided on approx. January 2021, presenting tenants, owner users, investors and developers a rarely available opportunity to own over 2.45 acres of land with an existing building and future development upside in one of Metro Vancouver’s fastest growing municipalities.

Salient Details

Civic Address: 6470 - 201 Street, Langley, BC
Parking: Approximately 177 parking stalls

Gross Leasable Area:
- Main floor: 26,135 SF
- 2nd floor: 25,167 SF
- Total: 51,301 SF*
  *units can be demised

Site Size: 107,245 SF (2.45 acres)

Location:
- Southeast corner of 201 Street and 65 Avenue

Traffic Counts:
- 21,651 VPD along 64 Avenue

Loading:
- Two loading spaces located on North side of building

Access/Egress:
- All directions access off 201 Street
- All directions access off 65 Avenue
- All directions access off 64 Avenue

Zoning:
- M-11 (Business/Office Park Zone) Zoning permits a wide array of retail and office uses

Timing:
- Vacant possession of the Property approximately January 1, 2021 (sale-leaseback opportunity with First West Credit Union in the interim)

Additional Rent: Please contact listing agent
Asking Price/Rent: Please contact listing agent

Location

Situated in the heart of Langley, the Property is well positioned within the Willowbrook - Business Office Park designation. The Property’s surrounding area is a prominently established retail node comprised of high profile retailers. Immediate nearby tenants include Save-On-Foods, Home Depot, Walmart, London Drugs, Costco, and BC Liquor Store. Located in close proximity to the highly trafficked intersection of 64th Avenue and 200th Street, the site benefits from easy access to major transportation corridors.

Highlights

Langley is one of the fastest growing municipalities in Metro Vancouver

The population within a 3 KM radius of the property (71,415) is projected to increase 7.2% by 2023

The property is centrally located within an established, designated commercial area

The City and Township of Langley has an average household income of $113,469 per annum

Vacant possession of the Property will be approximately January 1, 2021. Purchaser shall have the opportunity to structure a sale-lease back in the interim with First West Credit Union
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Fast Facts

The City & Township of Langley Has a Total Population of 152,721

Excellent Exposure to Vehicular Traffic

Average Household Income of $113,469 Per Annum (Combined City & Township of Langley)

Centrally Located in the City & Township of Langley’s Strongest Commercial Node

2018 Demographic Estimates

<table>
<thead>
<tr>
<th></th>
<th>1 KM</th>
<th>3 KM</th>
<th>5 KM</th>
<th>The City &amp; Township of Langley</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>8,599</td>
<td>71,415</td>
<td>130,619</td>
<td>152,721</td>
</tr>
<tr>
<td>Households</td>
<td>3,375</td>
<td>28,869</td>
<td>48,907</td>
<td>57,521</td>
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<tr>
<td>Average Household Income</td>
<td>$103,221</td>
<td>$99,793</td>
<td>$111,022</td>
<td>$113,469</td>
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</table>
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Main Floor - Approximately 26,135 SF

*Disclaimer: Floor plans are an estimate and may not be considered accurate.
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Second Floor - Approximately 25,167 SF

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1. Property
2. BC Liquor Store, CIBC
3. Best Buy, Home Depot
5. Township of Langley City Hall, Costco
6. Canadian Tire, McDonald’s, Tim Hortons, The Brick
7. Club 16, Browns Socialhouse, Indigo, HSBC, Quiznos, Milestones, Mastermind Toys, Sleep Country, Pier 1
8. Cactus Club, Olive Garden, Montana’s, Party City, Mark’s, Golf Town, Winners, Dollarama, Nando’s, Rona
9. Valley Centre Shopping Centre: Save-On-Foods, Starbucks, Scotiabank, Shoppers Drug Mart
10. Langley City Square: Bed Bath & Beyond, Buy Buy Baby, Everything Wine, Princess Auto, Structube, Chipotle
11. Willowbrook Shopping Centre: Hudson’s Bay, Sportchek, Starbucks, A&W, Tim Hortons, Telus, White Spot, Toys R Us, Tommy Guns, Subway, Fresh Slice, Bell, Rogers
12. Safeway, MEC, Red Robin, Dairy Queen, Scotiabank, Pizza Hut, Dollar Tree, BMO, RBC, ICBC, Coast Capital Savings
13. Langley Crossing Shopping Centre: Shoppers Drug Mart, Dollarama, Steve Nash Fitness World, Fit4Less, Prospera Credit Union, Mucho Burrito, Husky, Earls
14. Real Canadian Superstore
15. KFC, Taco Bell, Canadian Western Bank
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Bike Score
Very Bikeable

75*

Walk Score
Very Walkable

87*

Located in the Heart of the Lower Mainland

*Scores are measured on how well a location is positioned by the following categories. For more information on scores and methodology visit https://www.walkscore.com/methodology

Drive Times to the Property

<table>
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<tr>
<th>Destination</th>
<th>Time</th>
<th>Distance</th>
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<tbody>
<tr>
<td>Vancouver International Airport</td>
<td>1 Hr</td>
<td>50.5 KM</td>
</tr>
<tr>
<td>Abbotsford International Airport</td>
<td>35 Min</td>
<td>29.1 KM</td>
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<tr>
<td>Downtown Vancouver</td>
<td>53 Min</td>
<td>44.4 KM</td>
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<tr>
<td>North Vancouver</td>
<td>41 Min</td>
<td>44.4 KM</td>
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<tr>
<td>Surrey City Centre</td>
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<td>18.9 KM</td>
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<td>Maple Ridge</td>
<td>26 Min</td>
<td>18.1 KM</td>
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<td>Peace Arch Border Crossing</td>
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<td>19 KM</td>
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<td>Aldergrove Border Crossing</td>
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<td>Chilliwack</td>
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