

For Lease

CBRE

Wesmont Centre

Unit B110 - 6286 203rd Street, Willowbrook, Langley

PREMIUM UNIT IN THE HEART OF THE WILLOWBROOK COMMERCIAL AREA

LAST REMAINING
UNIT FOR LEASE



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CBRE

★★★★
HL HOMELIFE
ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.
COMMERCIAL

Unit B110 6286 203 Street |
Langley, BC

Perfectly suited to any showroom type tenant



High profile, high exposure

AN OPPORTUNITY TO LEASE THE LAST UNIT

CBRE Limited is pleased to present an opportunity to lease the final high profile retail/industrial unit in Wesmont Centre, ideally located in the heart of Willowbrook.



Unit Details

Available Area

B110 - 3,961 SF

Basic Rent

Contact Agent

Taxes

\$6.85 PSF (2024)

Zoning

M-2 permits retail as ancillary use, retail showroom, wholesale, bakery, auto detail/sales, and more.

Site

2 entrances on 203rd Street.
Ample room for 53' truck delivery.



Space Features



6 Parking Stalls at no charge



Large bright windows with skylights



500 lb floor load
100 lb on Mezzanine



High profile street-facing unit



600 AMP power



1 grade loading door



30' wide x 97' long



Energy efficient insulated concrete walls



Excellent site maneuvering



28' clear height Main Floor
11' clear height on Mezzanine



Includes 1,035 SF Mezzanine



Universal washroom

Site Plan

NOT TO SCALE

PARKING SUBJECT G = GRADE LOADING DOOR





- | | | |
|--|--|--|
| 1 - Real Canadian Superstore | 7 - Visions Electronics/Midland Appliance | 14 - Canadian Tire |
| 2 - Willowbrook Regional Mall | 8 - Luxury Auto Mall - Porsche, Mercedes, Jaguar | 15 - Cap's Bikes, Winding Road Auto, Cap-It |
| 3 - Willowbrook Park - Safeway/MEC | 9 - BMW Ducati | 16 - Home Depot |
| 4 - Langley City Square - Marks/Skechers/Structube | 10 - Scan Design/Ashley Furniture | 17 - Smart Reit - Walmart, Save On Foods, Best Buy, Old Navy |
| 5 - RIOCAN Power Center - Michael's/Marshall's/HomeSense | 11 - Acura/Jag's Furniture | 18 - Costco |
| 5A - RIOCAN Power Center - Indigo/LaZBoy/Leon's | 12 - Logan Creek - Club 16/Jordan's Carpets | 19 - Spa Utopia |
| 6 - Rona+ | 13 - Logan Creek - Staples/The Brick | |

Market Factors

155,617
Total Population
(2024)

\$149,885
Avg. household income
(2024)

39.3
Median Age

The Willowbrook commercial area is the most highly sought-after retail area due to its high concentration of national tenants, above-average sales per square foot, and its central location in the heart of the Fraser Valley. Superior access to Highway #1 and numerous east-west connectors makes it easy to get from all directions. Langley has the highest average income in any city in the Fraser Valley and its trade area includes Cloverdale, Abbotsford, Pitt Meadows, Maple Ridge, Port Coquitlam, and more.

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