



# FOR LEASE

Restaurant Leasing Opportunity in  
Langley's Best Western Plus Hotel

5978 GLOVER ROAD, LANGLEY BC

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## PROPERTY DETAILS

|                   |   |
|-------------------|---|
| Municipal Address | 5978 Glover Road, Langley, BC   |
| Type              | Hotel and Restaurant  |
| Availability      | May 1st, 2025   |
| Premises          | Former Restaurant   |
| Area (+/-)        | 4,339 SF  |
| Basic Rent        | \$45.00 PSF / Per annum   |
| Additional Rent   | \$19.02 PSF / Per annum   |
| Parking           | 138 Stalls  |
| Access/ Egress    | Langley Bypass - Right In, Right Out<br>Glover Road - Right In, Right Out |

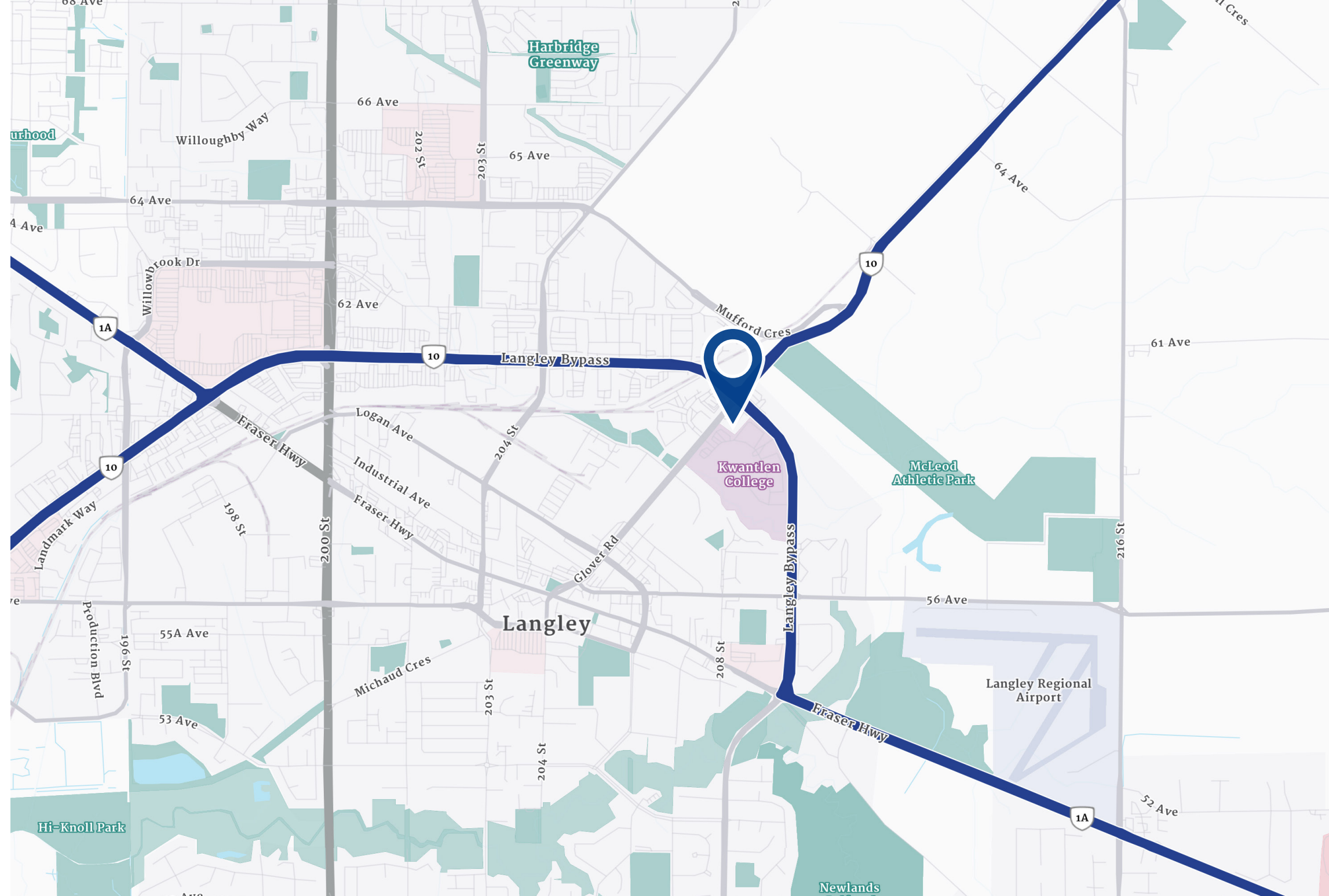


# Location Overview

Located at the major intersection of the Langley Bypass and Glover Road, the property enjoys extremely high visibility.

5978 Glover Road borders the area of Langley known as Willowbrook. Willowbrook anchors one of the largest, most dynamic, retail nodes in the province, comprising over 2.5 million square feet in every possible format. Most major retailers are represented and for many, it was their first-to-market store.

Many major restaurants are strategically positioned in Willowbrook including; Earls, Cactus Club, OEB, Olive Garden, a new 2 storey Tap & Barrell Flagship and a soon to open King Taps.



## Highlights



Located at the major intersection of the Langley Bypass and Glover Road, the property enjoys extremely high visibility.



4,339 SF of restaurant and patio space



The population of the City and Township is estimated at over 175,000. With a growth rate of near 5% per annum, the Langleys' are one of the fastest growing regions in Canada



138 surface parking stalls



2 access & egress points



Significant signage

# Site Plan



|                                 | 3 KM      |           |           | 5 KM      |           |           |
|---------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
|                                 | 2024      | 2029      | 2034      | 2024      | 2029      | 2034      |
| <b>Total Population</b>         | 62,063    | 68,427    | 72,376    | 153,913   | 171,396   | 180,712   |
| <b>Average Household Income</b> | \$115,628 | \$139,154 | \$158,532 | \$132,644 | \$156,821 | \$182,761 |
| <b>Total Households</b>         | 23,193    | 25,702    | 27,308    | 52,424    | 58,308    | 61,574    |

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.

5978 GLOVER ROAD, LANGLEY

## Exterior Gallery



## Interior Gallery



## Area Gallery



Willowbrook Mall  
646,000 SF Regional Mall



RioCan Langley Centre  
380,088 SF Power Centre



SmartCentres Langley  
351,225 SF Power Centre



Home Depot



Costco



Walmart Supercentre



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