



FOR LEASE



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9275 – 9277 GLOVER ROAD, FORT LANGLEY, B.C.

HIGHLIGHTS

Picture yourself on a visit to historic Fort Langley. Here, on the banks of the Fraser River and below the observation tower is a unique multi-faceted strip centre with shops and restaurants that blends the historic ambience of the community with the old-world charm of continental Europe. The property is strategically located on the north end of Glover Road leading into Fort Langley's major proposed residential development on the McDonald Cedar Mill Site. A spectacular waterfront patio and boat dock which invites visitors and locals alike to spend relaxing afternoons or early evenings, as people stroll below along the (soon to be completed) fort-to-fort trail.

9275 – 9277 GLOVER ROAD, FORT LANGLEY, B.C.

LOCATION

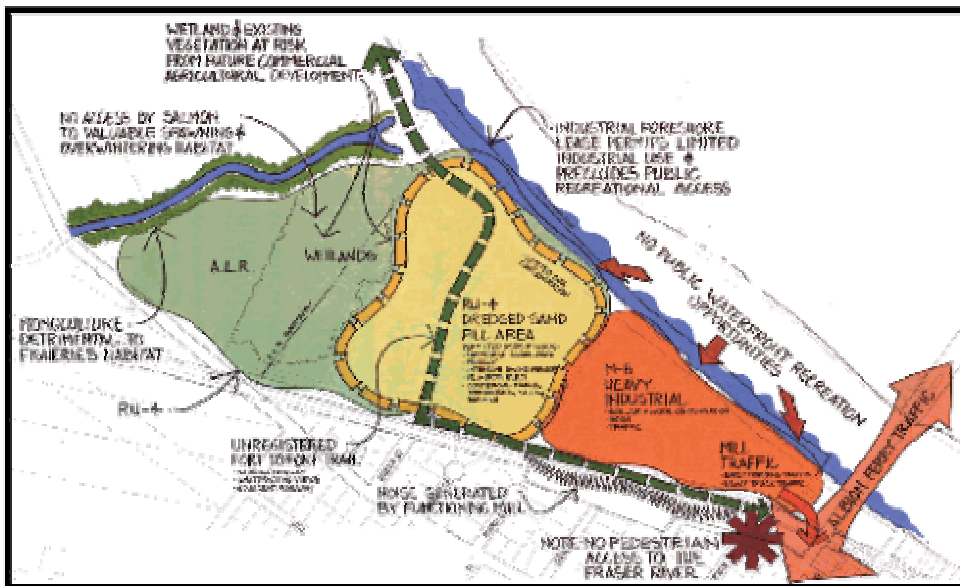
The property is located on the west side of Glover Road, at the southern end of the Bedford Channel Bridge, adjacent to the Canadian National Rail line and opposite the Bedford House restaurant. Located in the Township of Langley between Billy Brown Road and the Fraser River, the property offers great waterfront views and convenient vehicular traffic. In addition to a stable residential community, the commercial area is frequented by tourists from tour buses and river boat tours which dock at the marina which is attached to the Premises.

AREA DEMOGRAPHICS

The Fort Langley area has a population estimated at 2,510 people. About 45% of the population is between the ages of 20-50 years old. the average household income for the Township of Langley (2001) is approximately \$77,983.00

PROPOSED DEVELOPMENT

An additional 390(+/-) units to be built adjacent to the subject property.



LOT SIZE 32,568 S.F. + 7050 S.F. (recent land swap with Interfor) = 39,618 Total Square Feet

BUILDING DESCRIPTION

The buildings A and B consists of 17,471 total square feet, with Nine (9) strata lots demising the premises.

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LEGEND

9271 – 9277 Glover Road

Primary Trade Area (1 Kilometer)

2001 Population: 2,570
2001 Dwellings: 840
2001 Tot. Families: 710
2001 Avg. Age (Pop): 36.1
2001 Avg. Hhld. Inc.: \$77,571

Secondary Trade Area (3 Kilometers)

2001 Population: 5,055
2001 Dwellings: 1,680
2001 Tot. Families: 1,415
2001 Avg. Age (Pop): 35.9
2001 Avg. Hhld. Inc.: \$80,752

Tertiary Trade Area (5 Kilometers)

2001 Population: 28,510
2001 Dwellings: 9,635
2001 Tot. Families: 8,235
2001 Avg. Age (Pop): 34.3
2001 Avg. Hhld. Inc.: \$73,922

Quaternary Trade Area (7 Kilometer)

2001 Population: 69,580
2001 Dwellings: 25,005
2001 Tot. Families: 19,800
2001 Avg. Age (Pop): 35.7
2001 Avg. Hhld. Inc.: \$65,863

CIVIC ADDRESS 9277 GLOVER RD.FORT LANGEY

UNIT SIZES: 3,843 SF (FLEXIBLE TO 5,845 S.F.)

TENANT: RIVERSIDE RESTAURANT

RATE: \$21.00 PSF

CAM CHARGES: \$5.15 PSF

AVAILABLE: OCTOBER 1, 2005

TERM: 1 – 5 Year (NEGOTIABLE)

BUILDING FEATURES

- 300 Seats Fully Equipped Patio Restaurant
- Observation Tower
- Boat dock with water lot lease
- Parking for 23 underground + 19 open = 42 stall total (Soon to increase to 59 total stalls)

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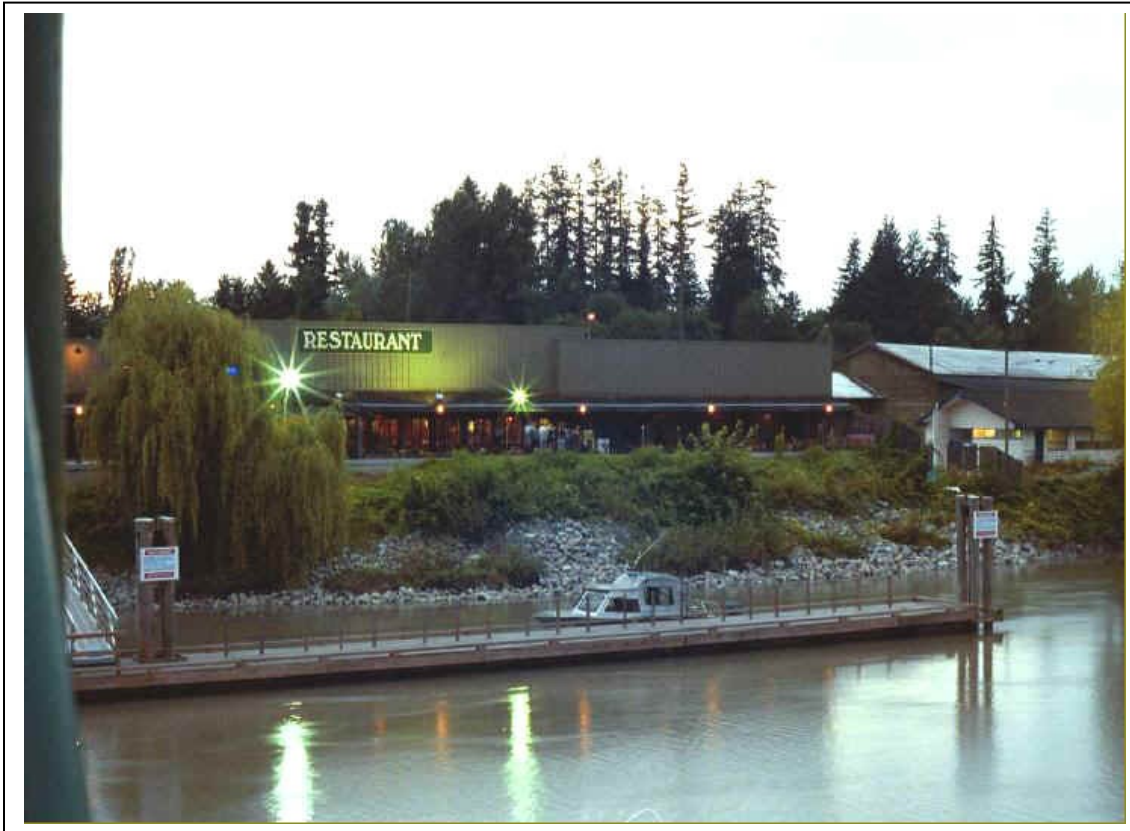
Commercial Sales & Leasing

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interlink

Asset Managers

NAI Goddard & Smith

Commercial Real Estate Services, Worldwide.

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