

OFFICE AND RETAIL FOR SALE



The first opportunity to own in Willoughby Town Centre

Willoughby
Town
Centre

Right
Where
You Need
to Be



INTRODUCTION

Welcome to the new heart of Willoughby.

A vibrant community built on connectivity, discovery, and livability.

Seize the unique chance to own your very own space in the newest and most modern development in Langley's fastest-growing community.

District is the newest addition to Langley's thriving Willoughby community. This six-storey development will feature a unique mix of sophisticated retail, state-of-the-art office space, and four stories of residential condos, encapsulating a genuine live, work, and play environment. Known for its family-friendly atmosphere and modern amenities, Willoughby has experienced significant development over the past decade, making it one of the most sought-after neighbourhoods

for new homeowners and businesses alike. The area offers a favourable mix of residential housing, including single-family homes, townhomes, and condominiums, catering to various lifestyles and budgets. With easy access to a vibrant residential community, ample green space, boutique and nationally recognized retailers, and an emerging office presence, District is ideal for businesses looking to attract families and young professionals.



PROJECT HIGHLIGHTS

3,717 SF
of Office Space Available

27,053 SF
of Retail Space Available

Q2 2025
Occupancy

Steel Frame & Concrete
Construction

Willoughby
Strategically located in Langley's Willoughby Neighbourhood

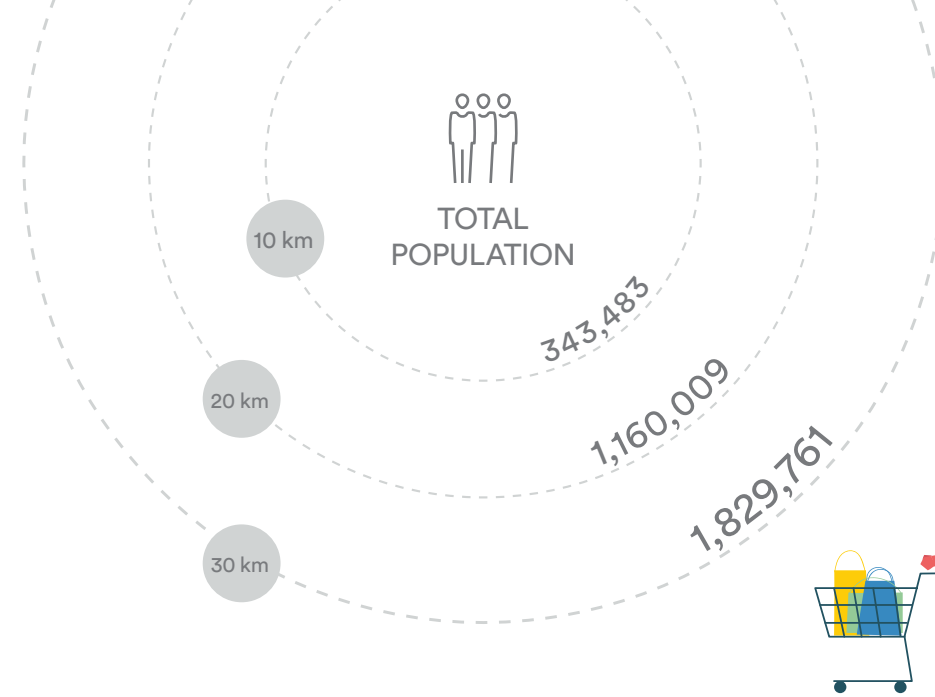
A Healthy Place to Live, Work & Grow

A new urban hub continues its rise in Langley.

In the heart of Willoughby Town Centre, District will bring people together in a village-like atmosphere, where living, shopping, entertainment, and work happen in one place — at your doorstep.

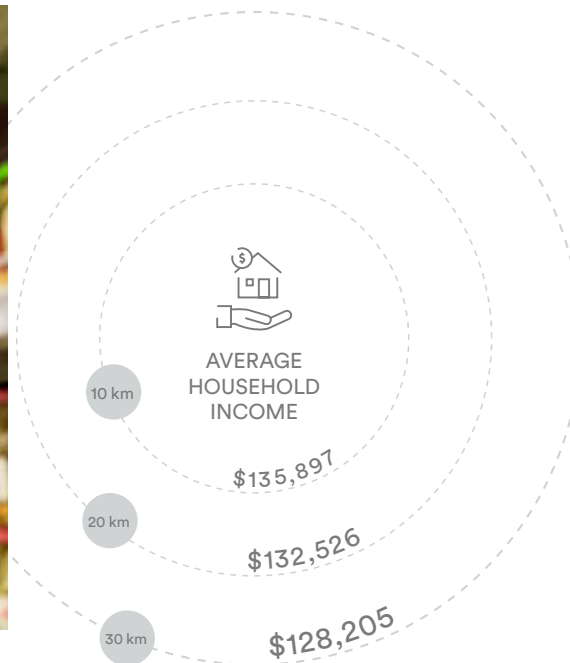
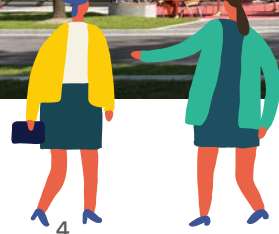


The Willoughby-Willowbrook area has a population of over 35,000, and there are no signs of slowing down. Picture your business at the centre of this thriving community.



The Township's community spirit

Willoughby Town Centre anchors the Township's community spirit. There's something for everyone here — boutique businesses, favourite restaurants, fresh markets, lifestyle amenities, and when you want to branch out, you're close to major highways and commuter routes.



A great place and practical choice for those seeking convenience.

The neighbourhood is only a five-minute drive from downtown Langley and close to Highway 1, which provides easy access to all major municipalities throughout Metro Vancouver. Public transit options are also available, with several bus routes connecting Willoughby to the broader Langley area and nearby cities. This connectivity ensures that people can commute efficiently, whether for work or leisure, making Willoughby a great place and practical choice for those seeking convenience.

DRIVE TIMES

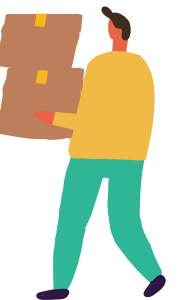
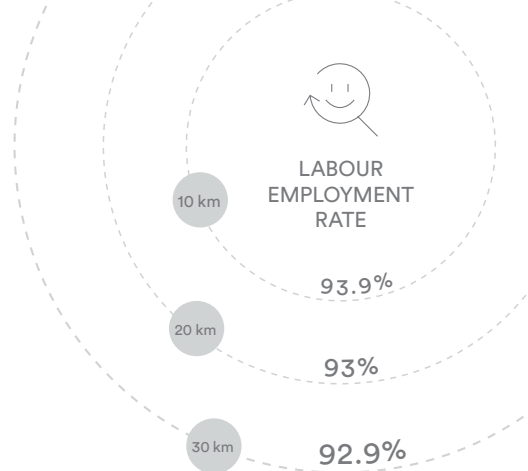
Surrey
15 km | 15 mins

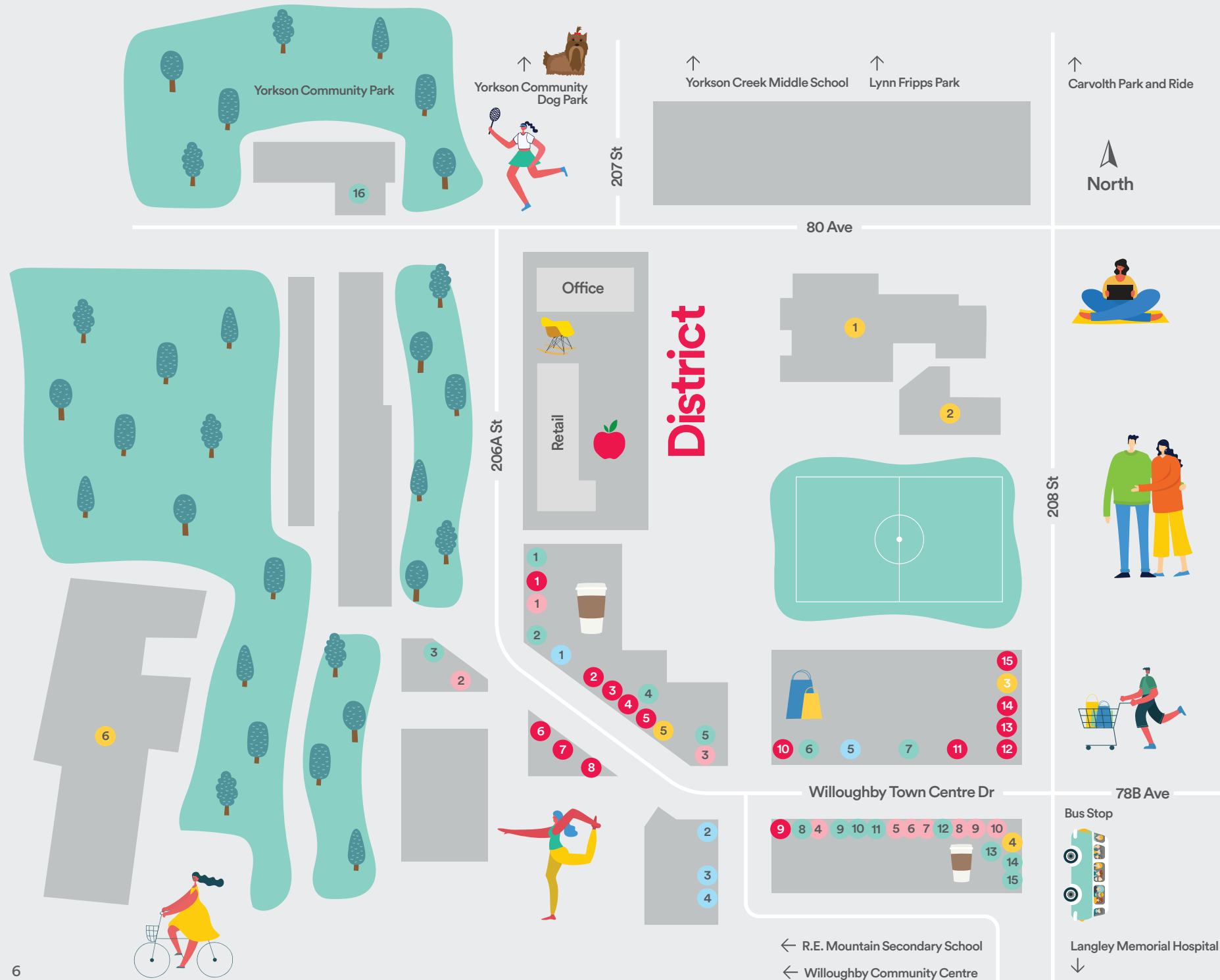
Burnaby
30 km | 25 mins

Vancouver
40 km | 40 mins

Vancouver International Airport
50 km | 50 mins

Canada/US Border
Pacific Highway Port of Entry
20 km | 20 mins





AMENITIES & TRANSPORTATION

A Complete Walkable Urban Community



Willoughby Town Centre is an entertaining and lively public gathering place, embodying the ultimate work-and-play community. It is thoughtfully designed with outdoor seating, parks, and conversation areas to promote social interaction with a sense of community and belonging.

HEALTH & RECREATION

1. Willoughby Family Practice Group
2. Yorkson Dental
3. Music Schools International Langley
4. Sassy Nails & Spa
5. Era Hair Studio
6. Stripped Wax Bar
7. The Naked Truth Laser and Wellness
8. Oxygen Yoga & Fitness Willoughby
9. Willoughby Doctors of Optometry
10. Mudo Academy of Martial Arts
11. Great Clips
12. Stasis Rehab
13. Peak Valley Active Health
14. SmileTown Dentistry Langley
15. Willoughby Town Centre Dental
16. The Tennis Centre – Langley

DINING

1. Woking Dragon
2. Sirka Gourmet Indian Kitchen Langley
3. strEATS
4. Banchan Korean Bistro
5. Hashtag Donair
6. Noma Sushi Japanese Restaurant
7. Dairy Queen Grill & Chill
8. Mattu's Coffee & Tea
9. The Mad Italian Pizza
10. Noodle Box
11. Pho Willoughby Vietnamese Cuisine
12. Good Taco
13. The Hard Bean Brunch Co.
14. Earl of Sandwich
15. HiFive Chicken

SHOPPING & GROCERIES

1. Prime Farm Market
2. Shoppers Drug Mart
3. Hakam's Your Independent Grocer
4. Town Centre Liquor Store

EDUCATION

1. Willoughby Elementary School
2. ABC Preschool Academy
3. Code Ninjas Langley
4. Epiphany Neighbourhood Art Studios
5. Tiny Hoppers Early Learning Willoughby Centre
6. Donna Gabriel Robins Elementary

RETAIL & SERVICES

1. Bone & Biscuit Langley
2. RBC Royal Bank
3. TD Canada and ATM
4. Yorkson Creek Veterinary Hospital
5. AMC Insurance Services
6. Shergill Notary Public
7. Wildflowers Style & Co
8. CellCare
9. G&F Financial Group
10. Taylor Law Group

RETAIL OFFERING

Right Where You Need To Be

There is an impressive 27,000+ SF of retail space across 24 units with sizes starting at 606 SF. This space is perfect for businesses looking to establish a prominent presence in a high-traffic area. It offers a spacious and open layout that can be customized to suit the needs of any business. With its modern design, high ceilings, and large storefront windows, this space is sure to make a statement and attract customers.

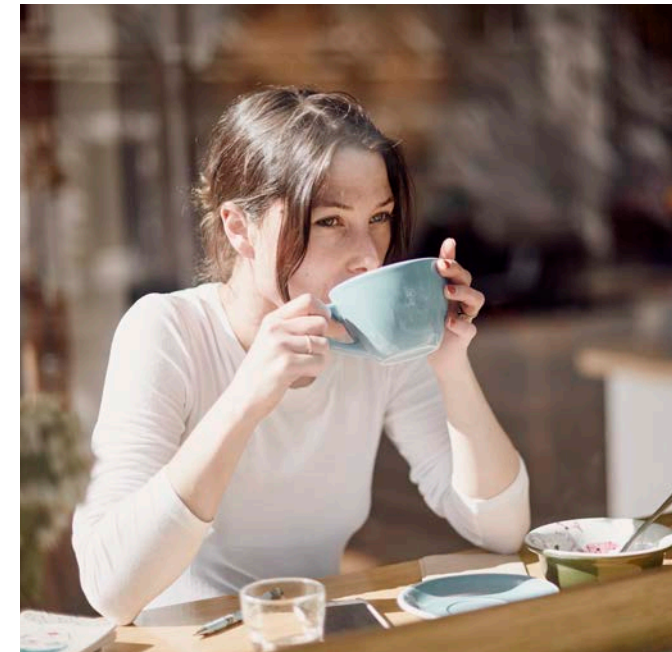
Availability
24 Units

Unit Size
606 SF - 2,508 SF

Occupancy
Q2 2025

Parking
95 Stalls

Zoning
CD-89(E)



OFFICE OFFERING

Tailoring Your Ideal Workspace

District features 15,000+ SF of beautifully designed office space over two floors, ready to be transformed into your innovative vision.

Enjoy the perfect balance of convenience and style, with ample room to work, collaborate, and create. Doing so in a growing and thriving community, whether you need a quiet spot to concentrate or a dynamic environment to motivate your team, this office space has it all.

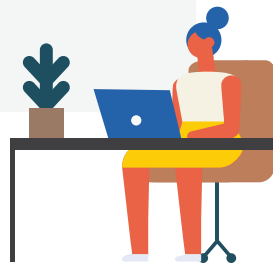
Office Space Available
3,717 SF

Unit size
452 SF - 930 SF

Occupancy
Q2 2025

Parking space
7 Stalls

Zoning
CD-89(E)



A TRUSTED TEAM



The Pollyco Group of Companies has been transforming communities since 1992 and has more than 30 projects with over 5,000 acres of development lands in British Columbia and Alberta, including Willoughby Town Centre. We have developed townhomes, condos, single-family homes, shopping malls, resorts, and more — our expertise is diverse, which means we can pull ideas from unique perspectives. We build to create community and to make an impact on people’s lives. District is a natural continuation of this commitment.

pollycogroup.com



Colliers International Group Inc. (NASDAQ: CIGI) (TSX: CIGI) is an industry-leading real estate services company with a global brand operating in 69 countries and a workforce of more than 15,000 skilled professionals serving clients in the world’s most important markets. With an enterprising culture and significant employee ownership and control, Collier’s professionals provide a full range of services to real estate occupiers, owners, and investors worldwide. Collier’s professionals think differently, share great ideas, and offer thoughtful and innovative advice that help clients accelerate their success.

collierscanada.com



OFFICE INQUIRIES

Jason Teahen

Senior Vice President
Personal Real Estate Corporation
+1 604 661 0847
Jason.Teahen@colliers.com

Arun Heed

Associate Vice President
Personal Real Estate Corporation
+1 604 692 1147
Arun.Heed@colliers.com

RETAIL INQUIRIES

Mike Grewal

Senior Vice President
Personal Real Estate Corporation
+1 604 694 7200
Mike.Grewal@colliers.com

Dylan Sohi

Senior Vice President
Personal Real Estate Corporation
+1 604 661 0818
Dylan.Sohi@colliers.com

CommercialatDistrict.com



Copyright © 2024 Colliers International. This website has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Copyright © 2024 Colliers Macaulay Nicolls Inc., Brokerage