



FOR LEASE

# Restaurant Opportunity in Langley's Best Western Hotel

5978 Glover Road, Langley, BC

**Sherman Scott**

Vice President  
+1 604 662 2663  
sherman.scott@colliers.com

**Mike Grewal**

*Personal Real Estate Corporation*  
Senior Vice President  
+1 778 814 5825  
Mike.Grewal@colliers.com

**Liam Eleizegui**

Associate  
+1 778 878 6850  
liam.eleizegui@colliers.com



# PROPERTY OVERVIEW

Colliers is pleased to present a rare opportunity to lease restaurant space within the Best Western Plus Langley Inn - currently ranked the #1 hotel in Langley on TripAdvisor.

**Situated at the corner of Langley Bypass and Glover Road, this high-profile location offers an incoming tenant immediate access to a built-in and consistent customer base of hotel guests, combined with strong drive-by exposure from one of Langley's busiest intersections. The space presents an ideal opportunity for a food and beverage operator looking to establish themselves within an already-thriving hospitality environment.**

<b>Civic Address</b>	5978 Glover Road, Langley, BC
<b>Legal Description</b>	LOT A DISTRICT LOT 37 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 68876
<b>Area (+/-)</b>	4,339 SF
<b>Parking</b>	138 surface parking stalls
<b>Access/Egress</b>	Langley Bypass - Right In, Right Out Glover Road - Right In, Right Out
<b>Availability Date</b>	Immediate
<b>Zoning</b>	C2 - Service Commercial Zone
<b>Basic Rent</b>	\$45.00 PSF/per annum
<b>Additional Rent</b>	\$19.02 PSF/per annum



Parking Lot View



Excellent Signage

# LOCATION OVERVIEW

Located at Highway 10 and Glover Road, approximately 40 km and 45 minutes from Vancouver International Airport, the Best Western Plus Langley Inn sits at the heart of Langley's commercial core.

The surrounding area benefits from a strong mix of retail, hospitality, and entertainment uses, with nearby draws including Cascades Casino, the Canadian Museum of Flight, Newlands Golf and Country Club, and the Langley Event Centre all generating consistent visitor and local traffic. The property also sits within close proximity to Kwantlen Polytechnic University and Trinity Western University, providing additional daytime population demand.

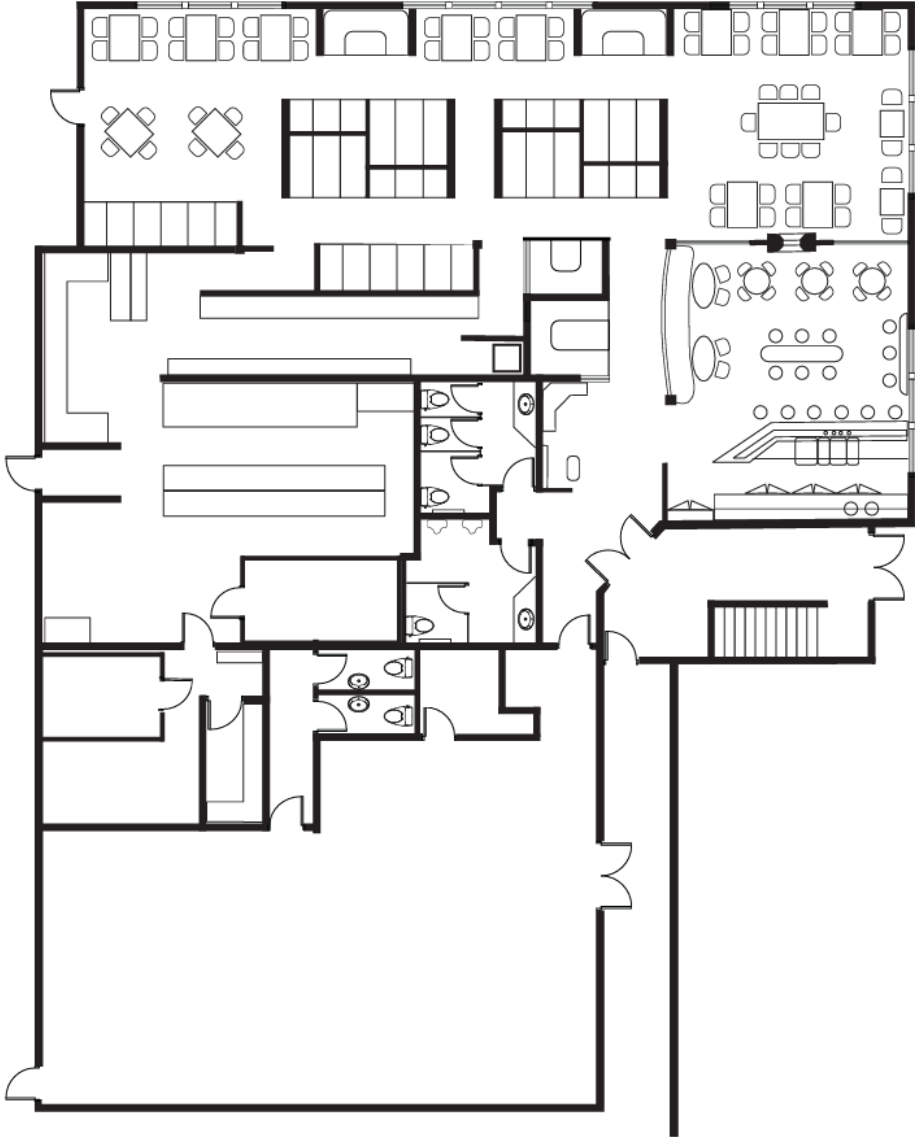
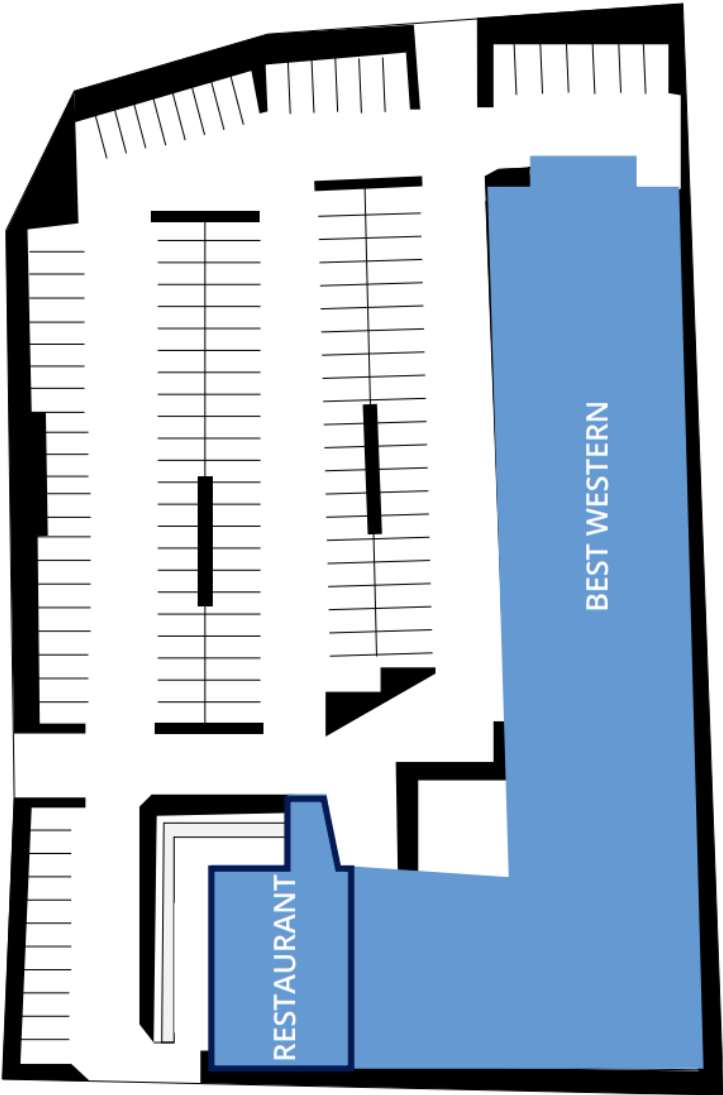


# SITE PLAN

Langley Bypass



Glover Road





	3 KM			5 KM		
	2025	2030	2035	2025	2030	2035
<b>Total Population</b>	64,412	71,284	79,012	162,186	180,383	198,593
<b>Average Household Income</b>	\$122,190	\$143,786	\$168,787	\$141,025	\$166,187	\$195,192
<b>Total Households</b>	23,891	26,421	39,334	54,497	\$60,424	66,602

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

# EXTERIOR / INTERIOR GALLERY





5978 GLOVER ROAD, LANGLEY, BC

**Sherman Scott**

Vice President  
+1 604 662 2663  
sherman.scott@colliers.com

**Mike Grewal**

*Personal Real Estate Corporation*  
Senior Vice President  
+1 778 814 5825  
mike.grewal@colliers.com

**Liam Eleizogui**

Associate  
+1 778 878 6850  
liam.eleizogui@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers 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 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 and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Vancouver.



collierscanada.com

