

Turnkey Grocery Store Anchor

Located at the Doorstep of the Future Willowbrook SkyTrain Station

For Lease: Retail

19555 Fraser Highway

Surrey, BC



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19555 Fraser Highway

Opportunity

Located in the heart of the rapidly growing Fraser Valley retail market, Westbrook Shopping Centre is a premier shopping destination. It has direct access to major traffic routes, located directly adjacent to Willowbrook Shopping Centre and the future Willowbrook SkyTrain Station. The available H-Mart Asian Supermarket anchor premises offers a rare opportunity to secure a turnkey grocery space, as well as acquire existing grocery infrastructure and fixtures, reducing both build-out time and capital costs.

Location

Westbrook Shopping Centre is strategically located at the intersection of The City of Surrey, Township of Langley, and the City of Langley along Fraser Highway, providing direct access to New Westminster, Burnaby, the Tri-Cities, Vancouver, and beyond. The 70,200 SF centre sits at the major commercial hub of the Fraser Valley, close to Willowbrook Shopping Centre, offering a strong mix of retail, service, and restaurant tenants, with 294 on-site parking stalls and efficient loading access.

Westbrook Shopping Centre will also be closely located to a future station on the Surrey Langley SkyTrain extension. Connecting Langley to Vancouver, the North Shore via SeaBus, and Vancouver International Airport, further enhancing the property's long-term accessibility and growth potential.



Property Details



Available Space
33,019 SF (main floor)
2,133 SF (mezzanine)

35,152 SF (Total Area)



Availability
October 1, 2026



Asking Basic Rent
Contact Listing Agent

Operating Cost & Tax Budget
\$10.20 PSF plus 5% basic rent
for management fees

Property Highlights



Variety of retail, service, and restaurants nearby



Willowbrook Station SkyTrain extension anticipated to be in service late 2029



Located on Fraser Highway








Large parking field (294 stalls)



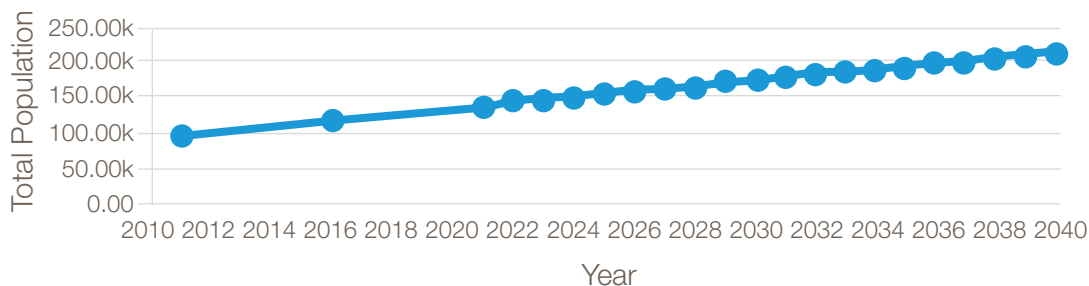
Demographics

Overview

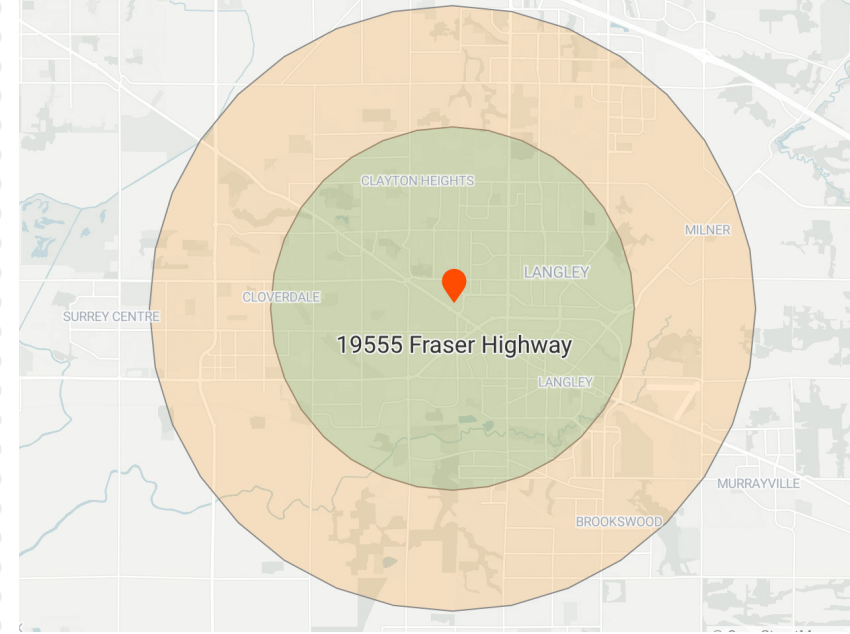
	3km Radius	5km Radius
 Total Population	83,793	135,524
 Daytime Population	72,380	119,452
 Total Households	49,692	31,580
 Average Household Income	\$107,901	\$112,899
 Traffic Count (per day, along Fraser Highway)	16,012 Vehicles	

Population & Growth*

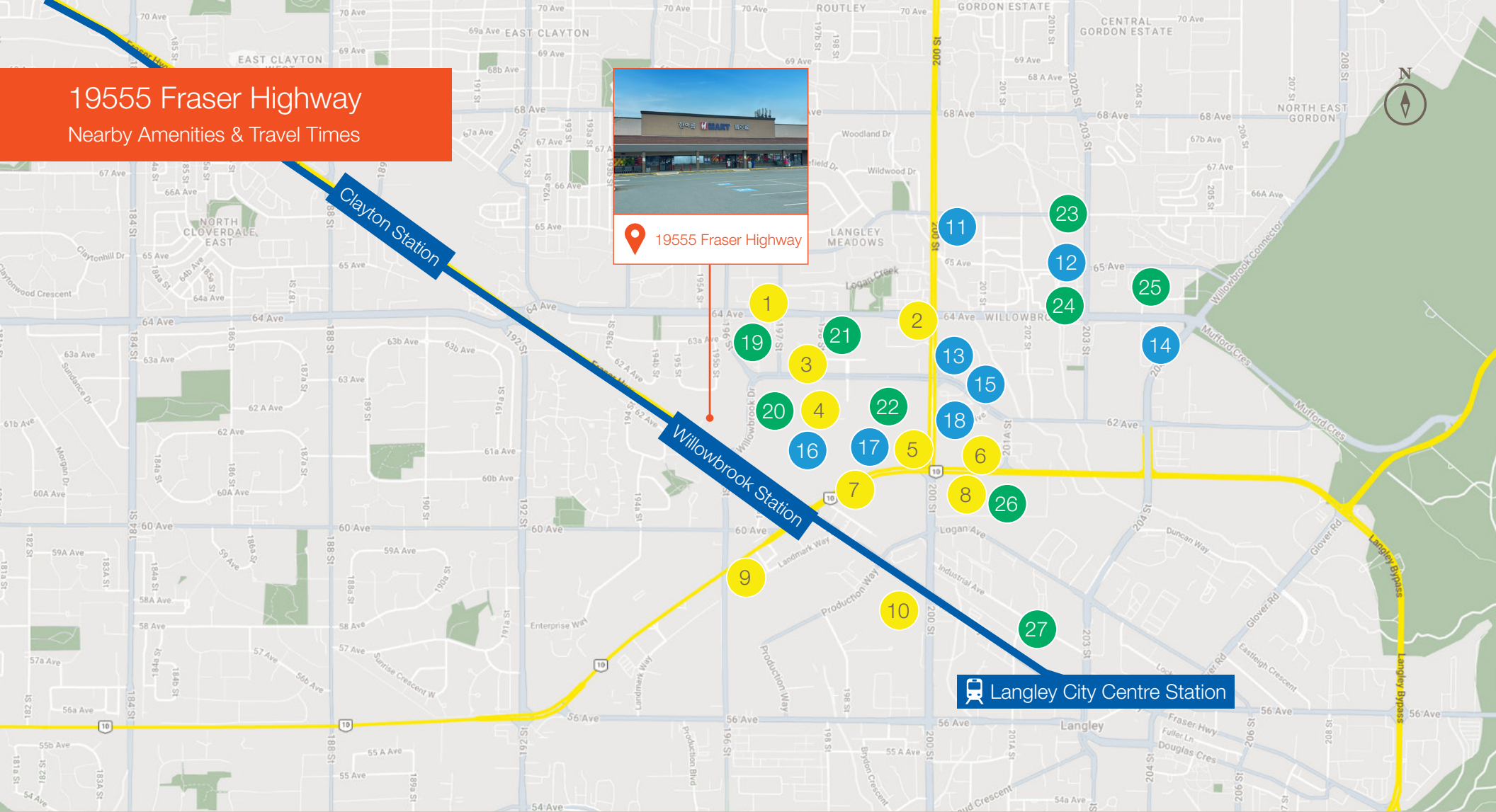
Surrey, Township of Langley, and City of Langley are the fastest-growing municipalities in Metro Vancouver, each grew over 16% last census, and Surrey is forecast to overtake Vancouver as BC's largest city by 2038.



*Within a 5km radius



1955 Fraser Highway Nearby Amenities & Travel Times



Surrey Langley SkyTrain

The project will extend the Expo Line 16 km, primarily along Fraser Highway on an elevated guideway from King George Station in Surrey to 203 Street in Langley City. It includes eight stations and three transit exchanges at the Bakerview-166 Street, Willowbrook, and Langley City Centre stations.

*Station locations on map are approximate

Food

- 1 Haven Kitchen + Bar
- 2 Earls
- 3 Denny's
- 4 OEB Breakfast Co.
- 5 King Taps
- 6 Milestones
- 7 Chipotle
- 8 Olive Garden
- 9 IHOP
- 10 Burger King

Retail

- 11 The Home Depot
- 12 London Drugs
- 13 Canadian Tire
- 14 Willowbrook Business Park
- 15 Staples
- 16 Willowbrook Shopping Centre
- 17 MEC
- 18 Indigo

Major Grocery Stores

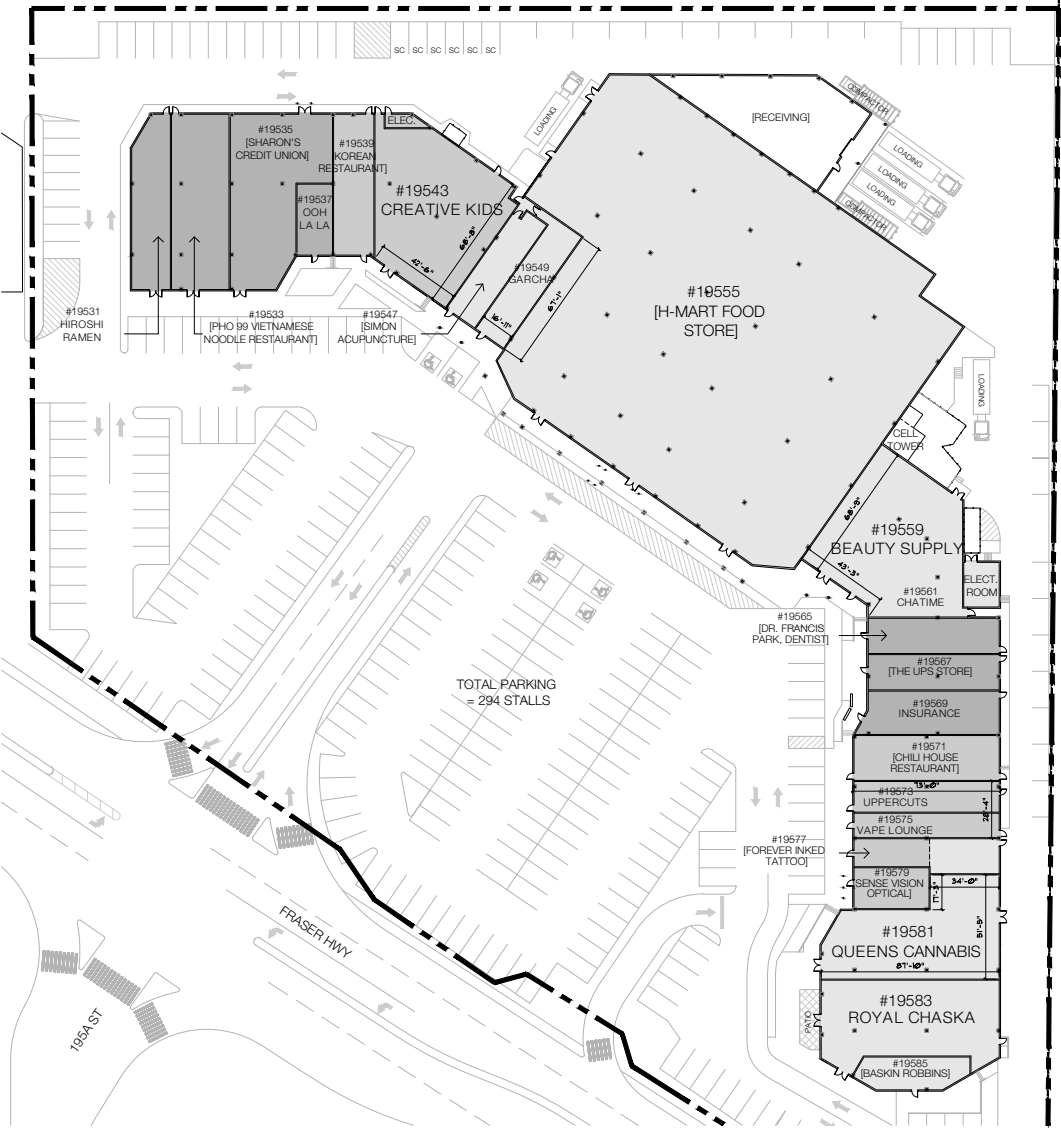
- 19 Hannam Supermarket
- 20 T&T Supermarket
- 21 Real Canadian Superstore
- 22 Safeway
- 23 Walmart
- 24 Save-On-Foods
- 25 Costco
- 26 No Frills
- 27 Save-On-Foods

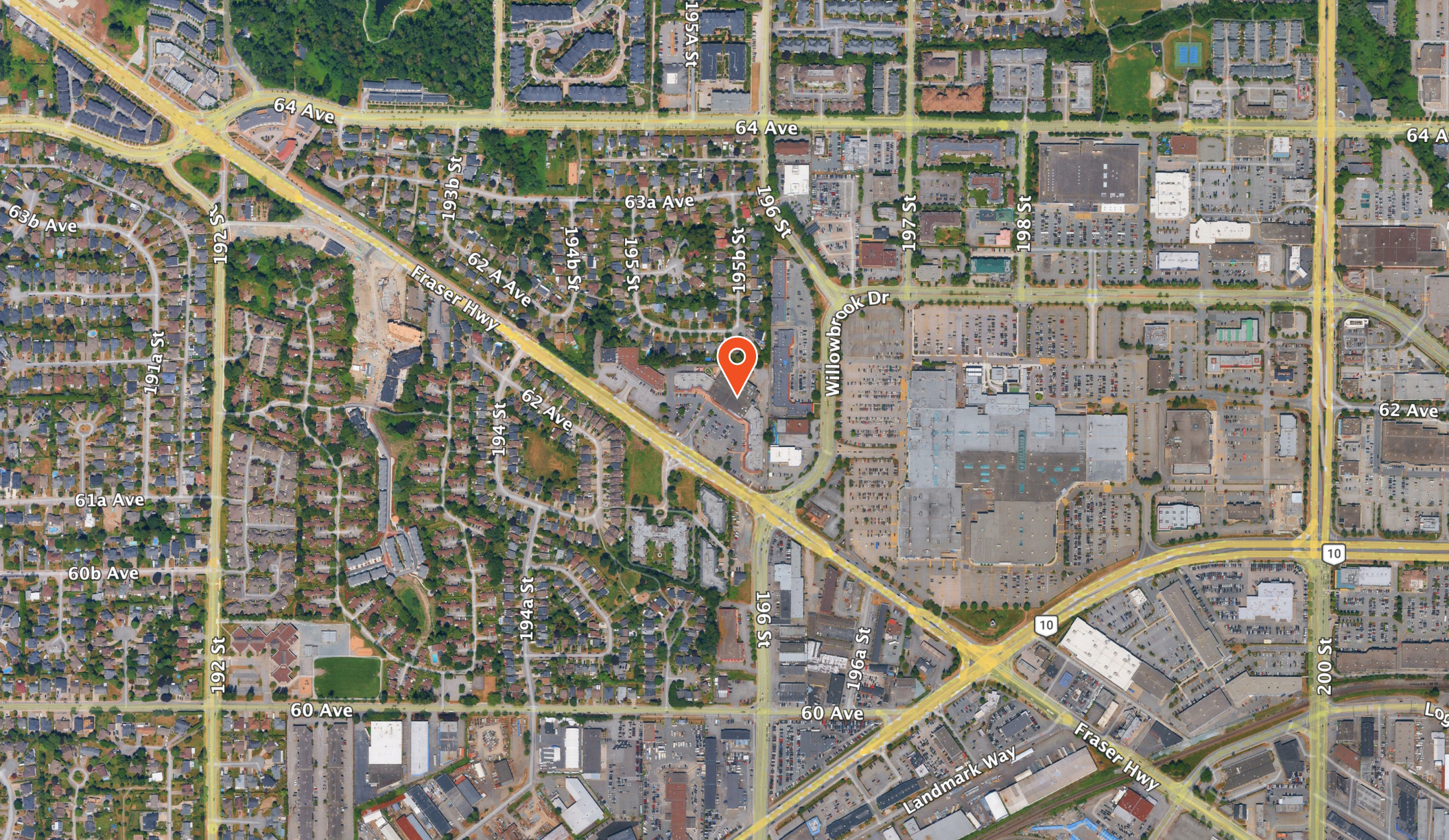
Transit Times

Surrey	33 Mins	59 Mins
City of Langley	10 Mins	16 Mins
Township of Langley	20 Mins	35 Mins
New Westminster	34 Mins	1 Hr
Burnaby	35 Mins	1 Hr
Downtown Vancouver	54 Mins	1 Hr 39 Mins

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Site Plan





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