

HAYER TOWN CENTRE

A Modern Master-Planned Community of **338** Condominiums

+35,000 sq ft of Shops & Services in **West Langley**

Hayer
BUILDERS
GROUP



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Welcome to Hayer Town Centre

A new urban destination in the fastest growing municipality in metro Vancouver.

Inspired with the vision to create an elevated living experience, with carefully selected retailers, merchants, and one-of-a-kind amenities, we are excited to present Hayer Town Centre, a modern master-planned community currently under construction in West Langley.

THE PROJECT



Hayer Builders Group set out with a vision to create a community with one-of-a-kind amenities, where convenience of urban living co-exists with the inspiring scenic landscape of the Fraser Valley.

Discover West Langley

In the heart of West Langley, a thoughtfully curated collection of retailers, high-quality amenities, and exquisite architectural design converge to create a captivating fusion of work and play.

Hayer Town Centre is a master-planned community currently under construction in West Langley. The community will contain 338 condos within four, five & six story buildings, as well as over 35,000 square feet of commercial space for shops and services.

An unparalleled opportunity to lease premium retail space in a dynamic neighbourhood, built to redefine the modern workplace. Hayer Town Centre, with its unique architecture, remove extensive vertical gardens, and strategic locations, will serve as more than just a commercial hub – it will become the epicenter of a thriving community.

URBAN GREEN

Langley's First Urban Green & Vertical Garden

Hayer Town Centre will be home to Langley's first vertical garden and urban green. Intended to act as a landmark within the community and become a public space for people to meet and socialize.

This walkable, pedestrian-friendly environment includes plazas, high quality landscaping, water features, unique paving treatments and generous street furniture for public use with easy access to all the shops and services.

Poised to become a significant attraction for residents and customers alike, this serene and inviting environment will act as a magnet, drawing individuals seeking recreation, socialization, and shopping. As people flock to this communal oasis, they will naturally bring foot traffic to the commercial spaces.

For a business located at Hayer Town Centre, this built-in customer base presents a tremendous opportunity. With increased foot traffic, your business can anticipate heightened visibility, greater customer engagement, and a potential boost in sales. The tranquil ambiance of the green space will create an inviting atmosphere that entices people to explore the surrounding amenities, fostering a mutually beneficial relationship between the community, the green space, and your business.



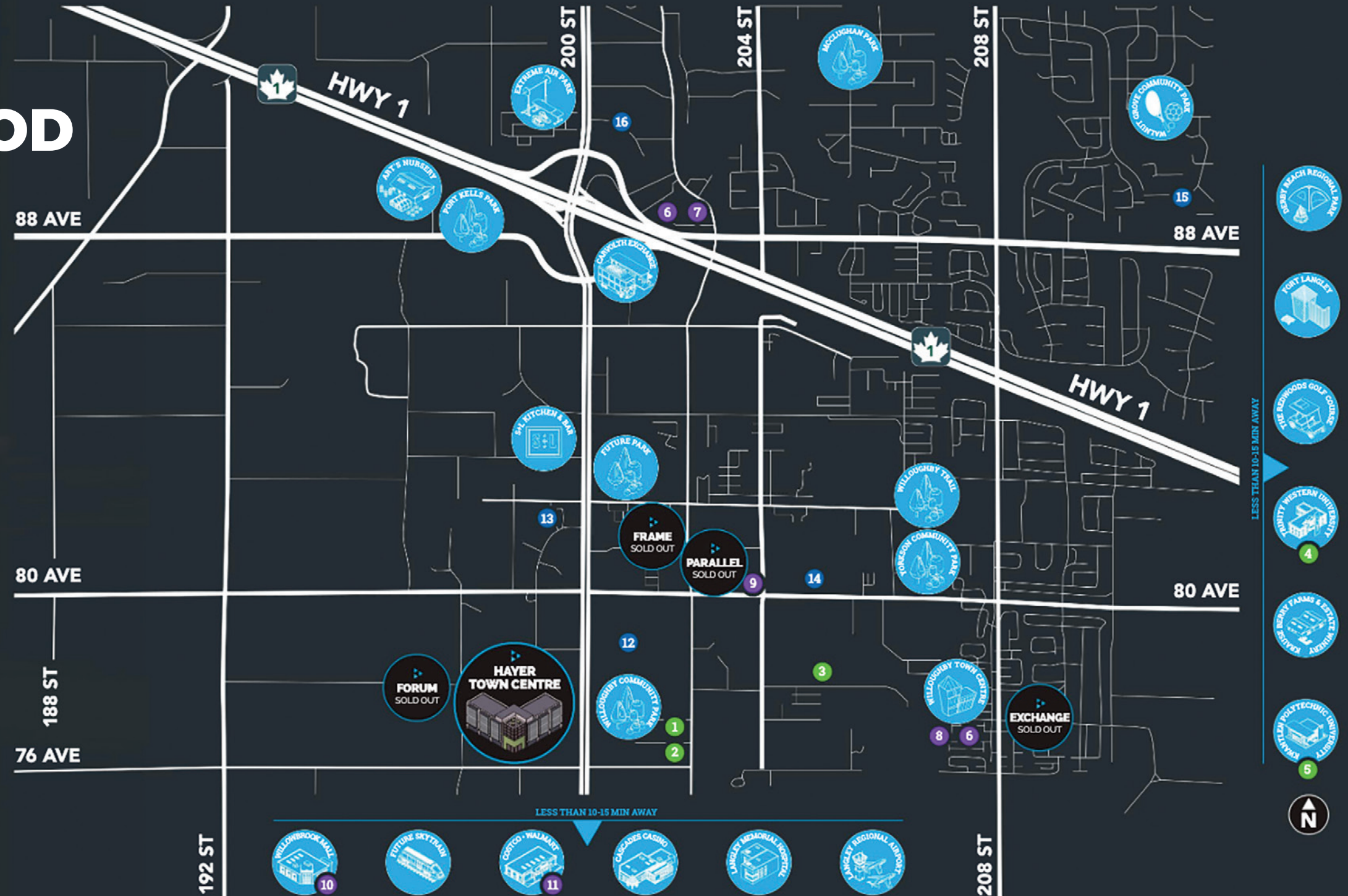
VIBRANT NEIGHBOURHOOD

The Township of Langley is home to a diverse mix of businesses.

Langley is the Fraser Valley's premiere wine and libations destination, home of historical Fort Langley, and where you can discover trendy restaurants, lounges, exciting venues, unique shopping, beautiful parks and so much more.

Situated in one of the region's most sought-after commercial and residential communities, Hayer Town Centre's exceptional location is on the high traffic corridor of 200th Street, just minutes south of both Highway 1 and the Carvolth Bus Exchange.

Tenants will appreciate the proximity to all nearby conveniences located throughout the master-planned community, allowing both employees and customers the ability to access and enjoy boutique-style shops, cafes, restaurants and services all within a short walking distance. Along with having the truly amenity rich retail of Hayer Town Centre just steps away, the Project is closely positioned to a variety of existing restaurants, parks, fitness establishments and the Langley Events Centre.



SCHOOLS

1. PETER EWART MIDDLE SCHOOL
2. R.E. MOUNTAIN SECONDARY SCHOOL
3. DONNA GABRIEL ROBINS ELEMENTARY SCHOOL
4. TRINITY WESTERN UNIVERSITY
5. KWANTLEN POLYTECHNIC UNIVERSITY

SHOPPING

6. SHOPPERS DRUG MART
7. IGA
8. HAKAM'S YOUR INDEPENDENT GROCER
9. YORKSON VILLAGE RETAIL - UPCOMING
10. WILLOWBROOK SHOPPING CENTRE
11. COSTCO, WALMART

RECREATION

12. LANGLEY EVENTS CENTRE
13. GOLD'S GYM LANGLEY
14. THE TENNIS CENTRE
15. WALNUT GROVE COMMUNITY CENTRE
16. COLOSSUS LANGLEY CINEMAS



**REDEFINING
MODERN COMMUNITY**

Hayer
BUILDERS
GROUP



BUILDING #4

BUILDING #3

BUILDING #2

BUILDING #1

76TH ST

200TH ST →



PROJECT HIGHLIGHTS

Hayer Town Centre

Welcome to a new era of commerce and connectivity, where every business endeavor is poised to flourish in a space that mirrors the evolving pulse of West Langley.



Ceiling height up to 16'



Expansive glazing



High exposure



Building signage opportunities



167 Surface/ Underground Commercial Parking Stalls



CRU's can be combined for ultimate flexibility



Ventilation Shafts for kitchen exhaust available



Commercial Development zoned for allows vast array of uses



Convenient access to retail from dedicated commercial elevator



200TH STREET TRAFFIC COUNT:
46,000 VPD



DELIVERY TIMELINE:
Q4 2024



EST. OPERATING COSTS:
\$15.00 psf



ASKING RENT:
\$50.00 per Square Foot net

PROJECT TEAM



Hayer Builders Group utilizes their passion for design to construct with a distinct purpose. Their commitment revolves around providing homeowners and entrepreneurs an unparalleled environment for expressing their individuality and creating lasting memories.

With a vast portfolio boasting over 2500 single-family homes, town homes, and condos, including master planned communities, Hayer Builders Group methodology entails meticulous thought and planning, considering every facet, from door dimensions to window placements. Stepping inside one of Hayer Builders Group's residences offers a tangible sense of the unique quality they bring.



Founded with a clear and unwavering objective, Commercial Properties Group has emerged to redefine the local community's experience in the realm of commercial real estate. Drawing upon years of close collaboration with some of the Fraser Valley's most prominent developers, investors and builders, our expertise has been refined to offer comprehensive and highly impactful strategies across all levels of engagement.

Our specialized focus centres on the commercial sales and leasing of mixed-use developments, presenting clients with an integrated destination for an array of services ranging from initial consultations encompassing pricing, layout, and architectural consultation to cutting-edge marketing campaigns that consistently yield undeniable outcomes. By choosing Commercial Properties Group, you're choosing a dedicated and adept partner.

For Leasing Inquiries:

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