

FOR LEASE

HIGH EXPOSURE RESTAURANT OPPORTUNITY IN ABBOTSFORD

33486 SOUTH FRASER WAY, ABBOTSFORD, BC



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Opportunity Overview

Prime opportunity to lease 3,926 SF of retail space positioned along Abbotsford's primary thoroughfare, South Fraser Way, offering excellent visibility to both vehicular and pedestrian traffic, with an average of 28,918 vehicles passing daily. The property is located near the city's major retail node as well as the historic downtown core, an area experiencing significant revitalization, including the Rail District by Infinity Properties – a 600+ unit master-planned community currently under development. This strategic location benefits from strong traffic counts, proximity to established businesses, and the growing vibrancy of Abbotsford's redeveloped downtown.

Salient Details

Address: **33486 South Fraser Way, Abbotsford, BC**

PIDs: 011-392-771

Building Size:	Main Floor	1,963 SF Restaurant Space
	Lower Floor	1,963 SF Office & Storage
	Total	3,926 SF

Lot Size: 6,436 SF

Zoning: **C3 - Community Commercial Zone**

Timing/Possession: **Immediate**

Asking Rent: Contact Listing Agents

Est. Additional Rent: \$7.90/SF (2025 est.)

Highlights



Positioned along Abbotsford's primary thoroughfare, South Fraser Way, with strong visibility to both vehicular and pedestrian traffic benefiting from 28,918 vehicles per day



Ample parking located at the side and rear of the property



Situated within a rapidly growing area, just 1km of the Subject Property, this region has experienced a population growth of 12.0% population between 2019 and 2024, and is projected to continue expanding by over 7.5% from 2024 to 2029.



Located within 1000m from the Sevenoaks retail district; 500m of Infinity Properties' Rail District, a 600+ unit master-planned community under construction.



Location Overview

Abbotsford, the largest municipality in the Fraser Valley and the 5th largest in British Columbia, is home to 164,634 residents and is consistently ranked as one of the fastest-growing communities and local economies in Canada. Located just 60 minutes east of Vancouver, the city boasts excellent connectivity, with an international airport and border crossing providing seamless access to both domestic and global markets.

Situated in the heart of the Fraser Valley, Abbotsford is home to key regional economic drivers, including the Abbotsford International Airport, the University of the Fraser Valley, and a diverse range of industries. Its central location, access to major transportation networks, and proximity to both the U.S. and Asia-Pacific ports make it an ideal hub for international companies entering the North American market.

**SUBJECT
PROPERTY**

ROBERTS AVE

SOUTH FRASER WAY (28,918 VPD)

OLD YALE RD

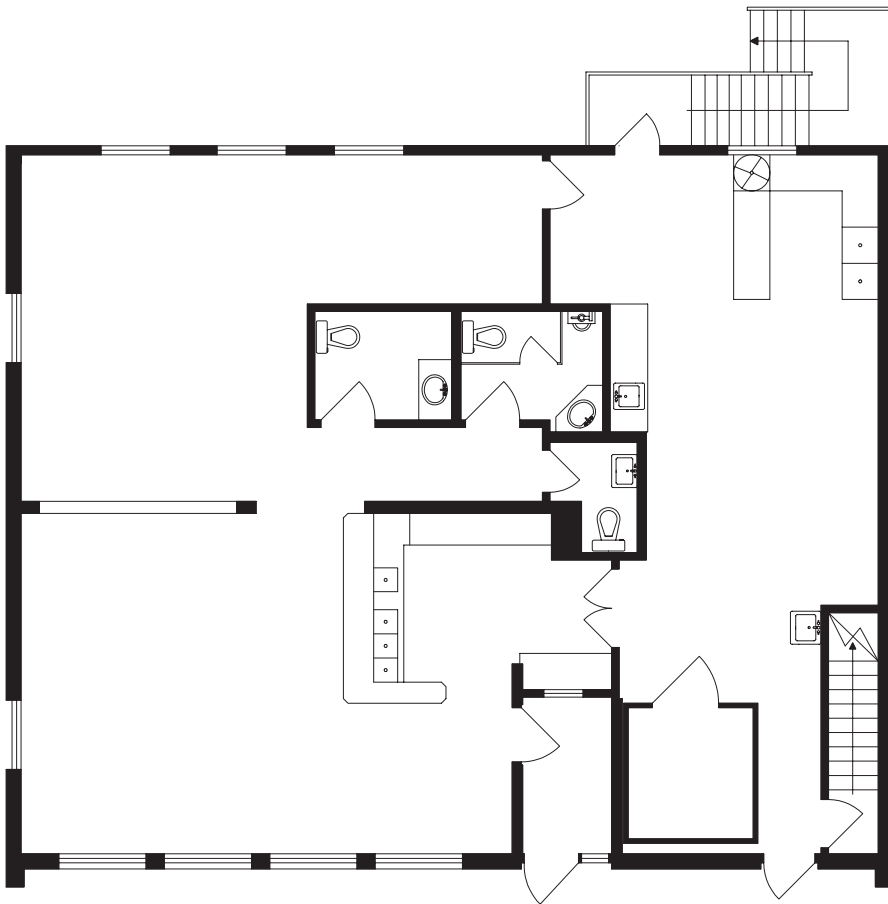
ESSENDENE AVE

GEORGE FERGUSON WAY

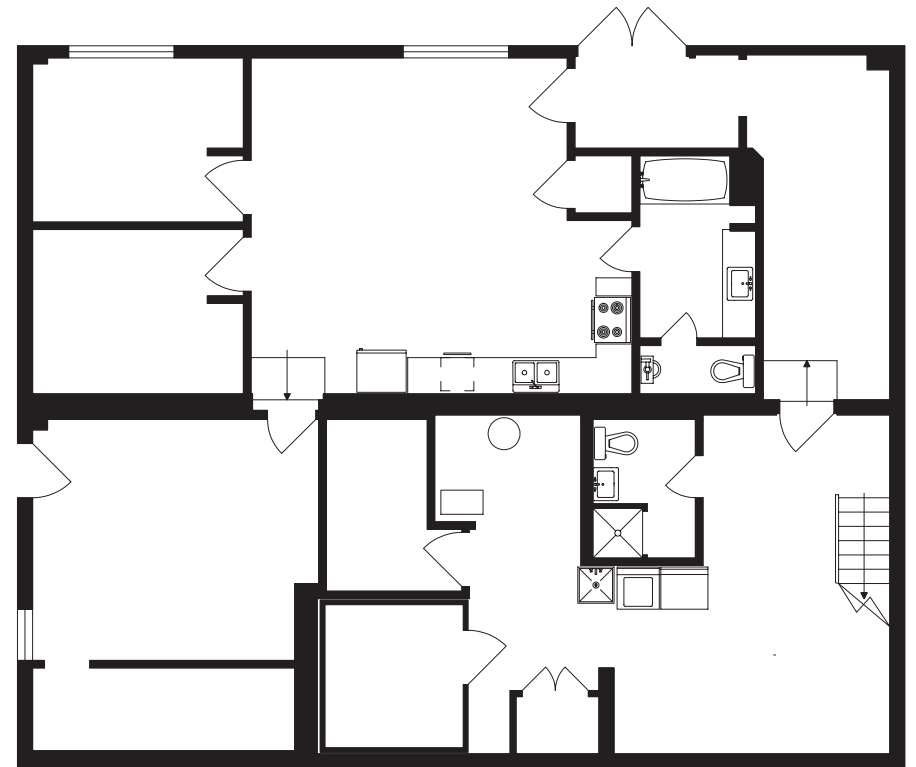
33486 SOUTH FRASER WAY, ABBOTSFORD, BC
FLOOR PLAN

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TOTAL BUILDING SIZE: 3,926 SF



MAIN FLOOR
1,963 SF



LOWER FLOOR
1,963 SF

Restaurant Opportunity - Proposed Building Rendering



33486 SOUTH FRASER WAY, ABBOTSFORD, BC

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ML PLAZA

TASTY
INDIAN BISTRO

Osmow's

panago



THE RAIL DISTRICT BY INFINITY HOMES
600+ UNITS MASTERPLANNED COMMUNITY

SOUTH FRASER WAY (28,918 VPD)



SUBJECT PROPERTY

DOWNTOWN
ABBOTSFORD

HIGHWAY 11

MCCALLUM CENTRE

planet fitness

LifeLabs

Pizza Factory

MEATS
EST. 1989

ABBOTSFORD SENIOR
SECONDARY SCHOOL

MCCALLUM RD (26,396 VPD)

ABBOTSFORD REGIONAL
HOSPITAL

NOFRILLS

THE HOME
DEPOT

Walmart

MCCALLUM JUNCTION

Bass Pro Shops

Visions
ELECTRONICS

Starbucks

BROWNS
SOCIALHOUSE
restaurant · bar · socialize

EVERYTHING
WINE

MCDONALD'S

TRANS CANADA HIGHWAY

ABBOTSFORD INTERNATIONAL AIRPORT
DRIVE TIME : 15 MIN

Demographics	5-min radius	10-min radius
2024 Total Population	50,069	138,069
% Population Change (2024-2029)	6.2%	6.8%
2024 Households	20,129	46,102
2024 Avg. Household Income	\$93,553	\$115,860
Avg. Household Food Spending	\$96 M	\$248 M

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