

FOR LEASE

MCCALLUM CENTRE

2369 MCCALLUM ROAD & 33498 BEVAN AVENUE, ABBOTSFORD, BC

RETAIL OPPORTUNITIES IN CENTRAL ABBOTSFORD

Developed by:



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SALIENT DETAILS

Municipal Address:	2369 McCallum Road & 33498 Bevan Avenue, Abbotsford, BC
Gross Leasable Area:	72,143 SF
Access/Egress:	<ul style="list-style-type: none">• All directional access off McCallum Road• All directional access off Bevan Avenue
Traffic Counts:	26,396 VPD along McCallum Road
Parking:	<ul style="list-style-type: none">• 296 parking stalls• Parking ratio of 4.1 per 1,000 SF
Zoning:	C3 - Community Commercial Zone
Timing/Possession:	Immediate
Additional Rent:	\$10.22 (est.) + Management Fee equal to 5% of net rent
Asking Rates:	Please Contact Listing Agent

AVAILABILITIES

Building	Unit	SF Available
Building A:	A2-A7:	8,138 SF
	A10-A14:	1,254 SF - 4,720 SF
	A16-A19:	1,500 SF - 5,455 SF
Building B:	B2:	12,923 SF
Building C:	C2:	2,084 SF



HIGHLIGHTS



Located in the East Central Urban Core of Abbotsford, a city that was deemed one of the fastest growing communities within Metro Vancouver for the period of 2011 - 2020 (16.8%**)



Directly positioned in the heart of prominent commercial node with immediate proximity to major commercial centres and retailers via McCallum Road and Highway 1



Total population of 62,953 within a 3km radius of the subject property

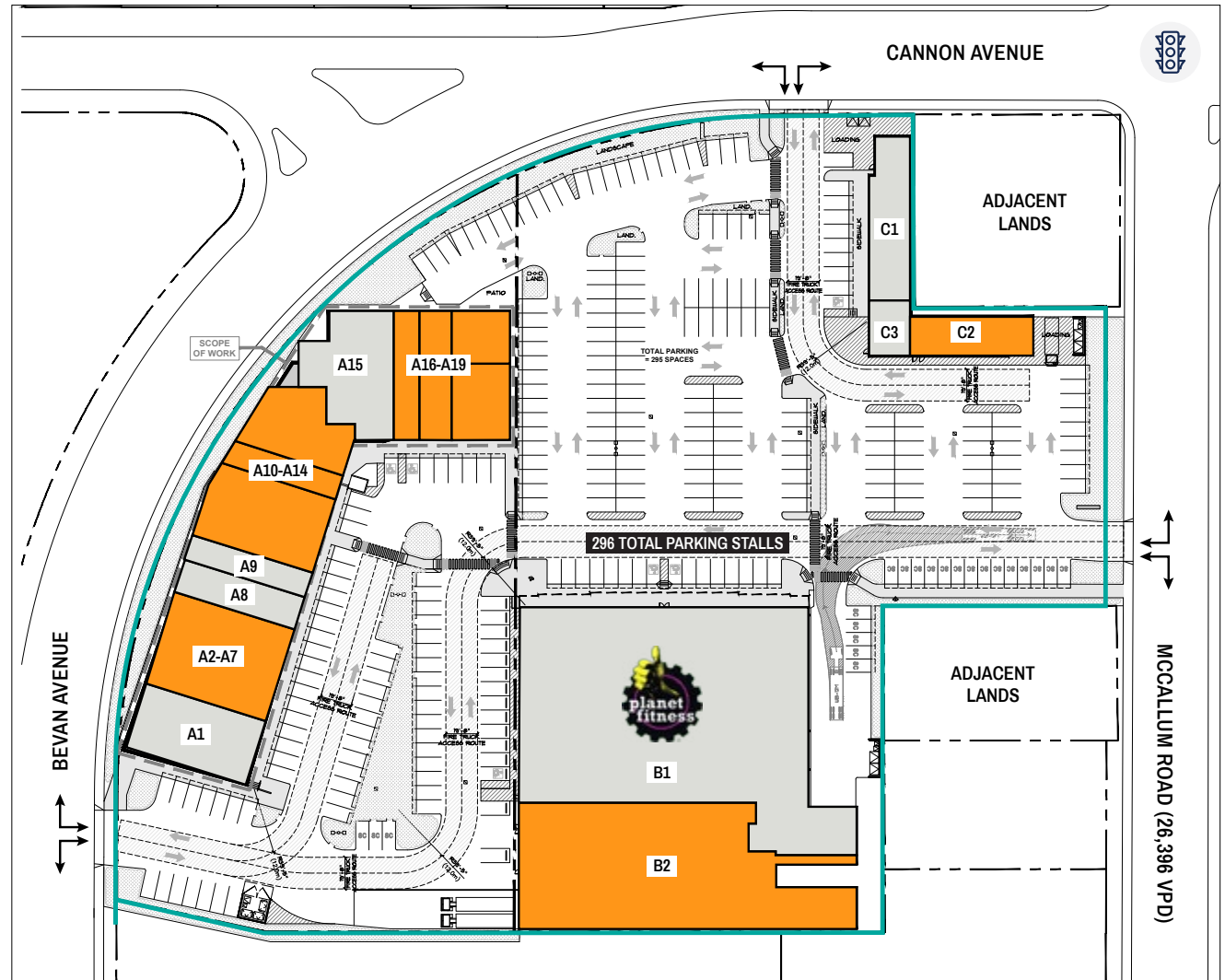
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OVERALL SITE PLAN

Building	Unit	SF Available
Building A:	A1:	K & K Veterinary Group
	A2-A7:	8,138 SF
	A8:	LifeLabs
	A9:	Supplement King
	A10-A14:	1,254 SF - 4,720 SF
	A15:	Community Service
Building B:	B1:	Planet Fitness
	B2:	12,923 SF
Building C*:	C1:	S.K.T. Farmer's Market
	C2:	2,084 SF
	C3:	Pizza Factory

Available Leased Property Outline



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FAST FACTS



Excellent Exposure to Daytime
Vehicular Traffic



Ample On-Site Parking



Total Gross Leasable Area of
73,143 SF



13 Minute Drive to
Abbotsford International Airport

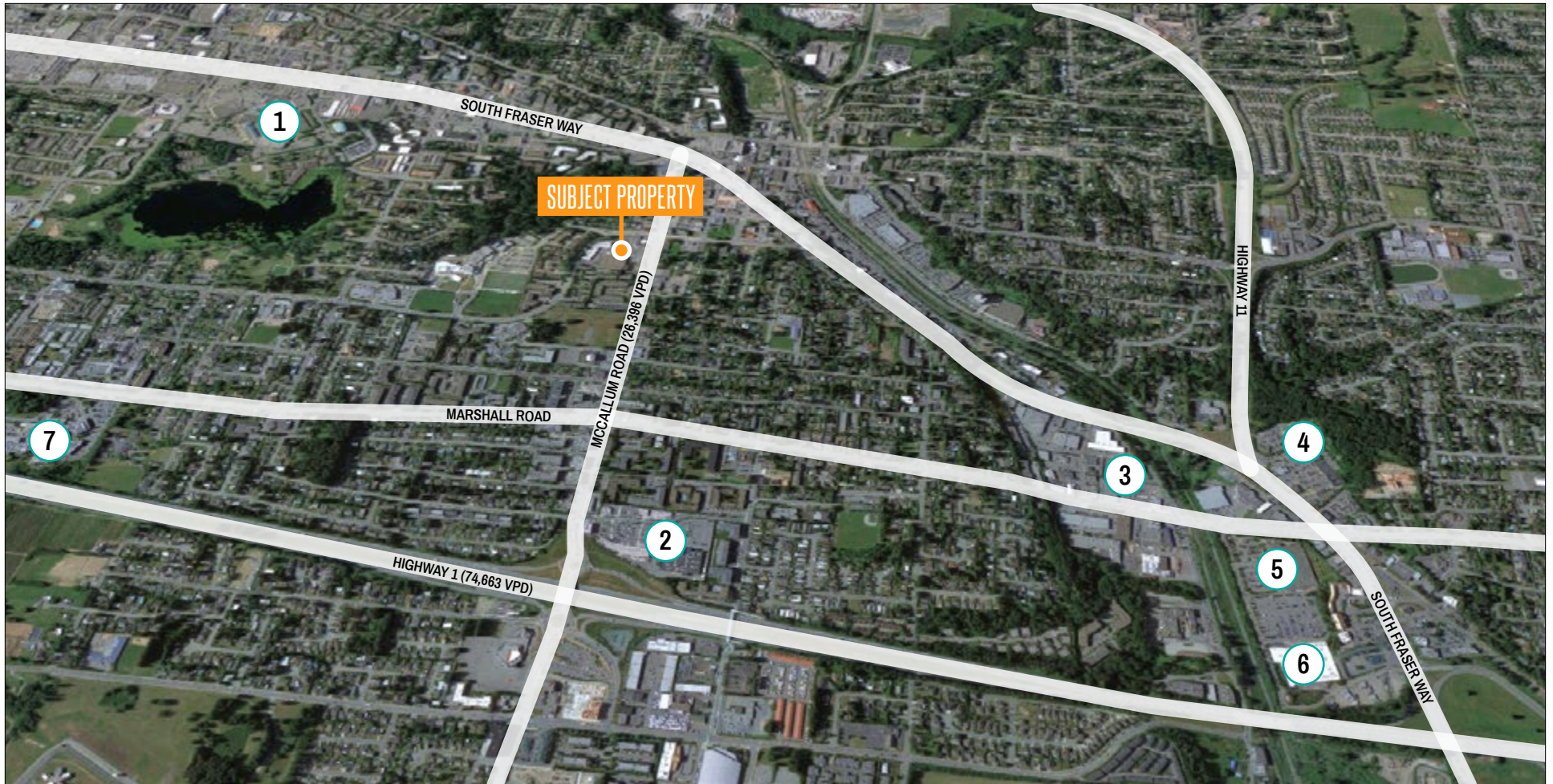
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1. **Sevenoaks Shopping Centre:** Best Buy, CIBC, RBC, Shoppers Drug Mart, Sport Chek, Starbucks
2. **McCallum Junction:** Cabela's, Everything Wine, McDonald's, Starbucks, Browns Socialhouse, Paw Street Market
3. Ray's No Frills
4. Save-On-Foods
5. Home Depot
6. Walmart Supercentre
7. Abbotsford Regional Hospital

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LOCATION HIGHLIGHTS

2020 Demographics	3KM	5KM	10 Min Drive	Abbotsford
Population	62,953	118,905	122,161	158,245
Households	24,120	41,551	42,285	52,381
Average Household Income	\$84,910	\$96,692	\$95,724	\$103,472



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