

# FOR LEASE

HIGH PROFILE CORNER OPPORTUNITY IN ABBOTSFORD

33258 SOUTH FRASER WAY, ABBOTSFORD, BC



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## Opportunity Overview

Prime opportunity to lease 3,389 SF of corner 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 cities 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:** **33258 South Fraser Way, Abbotsford, BC**

**PID:** 009-294-791

**Available Size:** 3,389 SF

**Parking:** 19 surface parking in common with other tenants

**Zoning:** **C4 - Service Commercial Zone**

**Timing/Possession:** Immediate

**Asking Rent:** Contact Listing Agents

**Est. Additional Rent:** \$8.25/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**

SOUTH FRASER WAY (28,918 VPD)

WARE STREET (9,320 VPD)

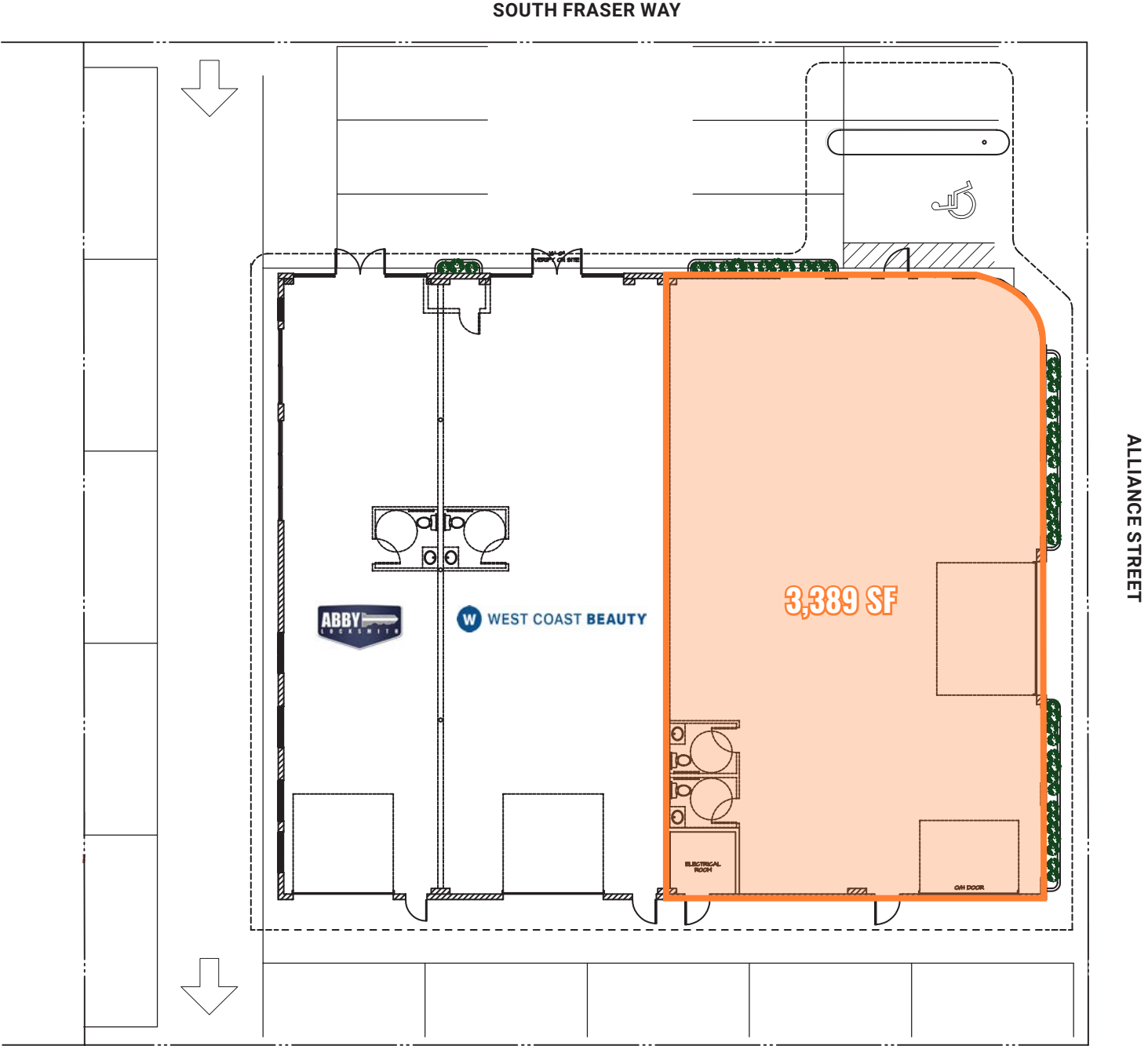
OLD YALE ROAD

GEORGE FERGUSON WAY



33258 SOUTH FRASER WAY, ABBOTSFORD, BC  
FLOOR PLAN

Marcus & Millichap





# Marcus & Millichap



**SUBJECT PROPERTY**



**THE RAIL DISTRICT BY INFINITY HOMES**  
600+ UNITS MASTERPLANNED COMMUNITY

2024 Demographics	5-min radius	10-min radius
Total Population	49,153	131,788
% Population Change (2024-2029)	6.3%	6.8%
Households	19,966	44,187
Avg. Household Income	\$91,452	\$113,911
Avg. Household Food Spending	\$93 M	\$234 M

**SEVENOAKS SHOPPING CENTRE**

**LONDON DRUGS**



**CIBC**

**SHOPPERS DRUG MART**



**MILL LAKE PARK**

**SOUTH FRASER WAY (28,918 VPD)**

**WARE STREET (9,320 VPD)**

**ML PLAZA**

**TASTY INDIAN BISTRO**

**Osmow's**

**panago**



**ABBOTSFORD SENIOR SECONDARY SCHOOL**

**DOWNTOWN ABBOTSFORD**

**MCCALLUM CENTRE**

**planet fitness**

**LifeLabs**

**Pizza Factory**

**FRASER VALLEY MEATS**  
EST. 1989

**MCCALLUM RD (26,396 VPD)**

**ABBOTSFORD REGIONAL HOSPITAL**

**NOFRILLS**



**Walmart**

**MCCALLUM JUNCTION**

**Mass Pro Shops**

**Visions ELECTRONICS**



**BROWNS SOCIALHOUSE**  
restaurant bar socialize

**EVERYTHING WINE**

**MCDONALD'S**

**TRANS CANADA HIGHWAY**

**ABBOTSFORD INTERNATIONAL AIRPORT**  
DRIVE TIME : 15 MIN



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