



For Lease

Large Format Retail Unit Available **at ML Plaza**

Unit 1 - 33324 South Fraser Way | Abbotsford, BC

Opportunity to lease a 8,853 SF unit with separate loading in Abbotsford.

ML Plaza is located in the central business district and retail hub of Abbotsford. It is conveniently accessible from McCallum Road, Highway 1, and Highway 11. Located along South Fraser Way, ML Plaza benefits from excellent visibility and high daily traffic counts, supported by a strong population and a significant household count.

Co-tenancy includes Tasty Indian Bistro, Dave's Hot Chicken, Panago Pizza, Pharmasave, Osmow's Shawarma, ICICI Bank, and many more.



Direct exposure
to South Fraser
Way



Ample parking
onsite



Close proximity
to numerous
amenities

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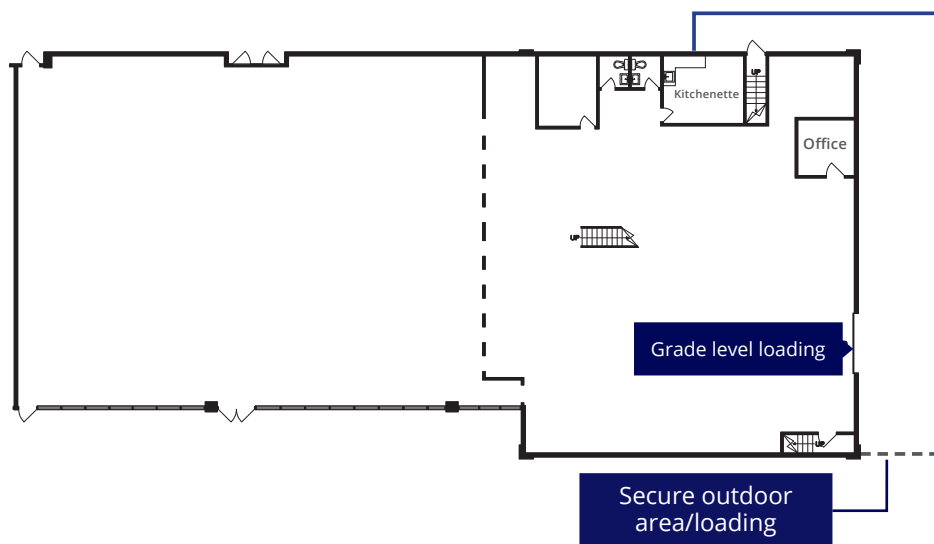
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Colliers

Available Unit

Building Features

- High exposure building located directly on South Fraser Way
- All directional access
- Ample onsite parking available
- Many amenities within walking distance
- Recent façade upgrades completed as part of an overall renovation of the shopping centre



Unit 1

Gross Leasable Area	8,853 SF
Power	200a, 120/208v, 3 phase
HVAC	4 x 3-ton York units
Net Rent	\$30.00 PSF
Additional Rent (2025)	\$14.50 PSF
Retail Space Suitable For	<ul style="list-style-type: none"> • Hardware • Pet Supplies • Home Decor • Appliances • Sporting Goods • Outdoor • Electronics • Books • Crafts • Baby & Kids • Discount Stores • Automotive
Availability	Immediately

**Subject to management fee on net rent*

Site Plan

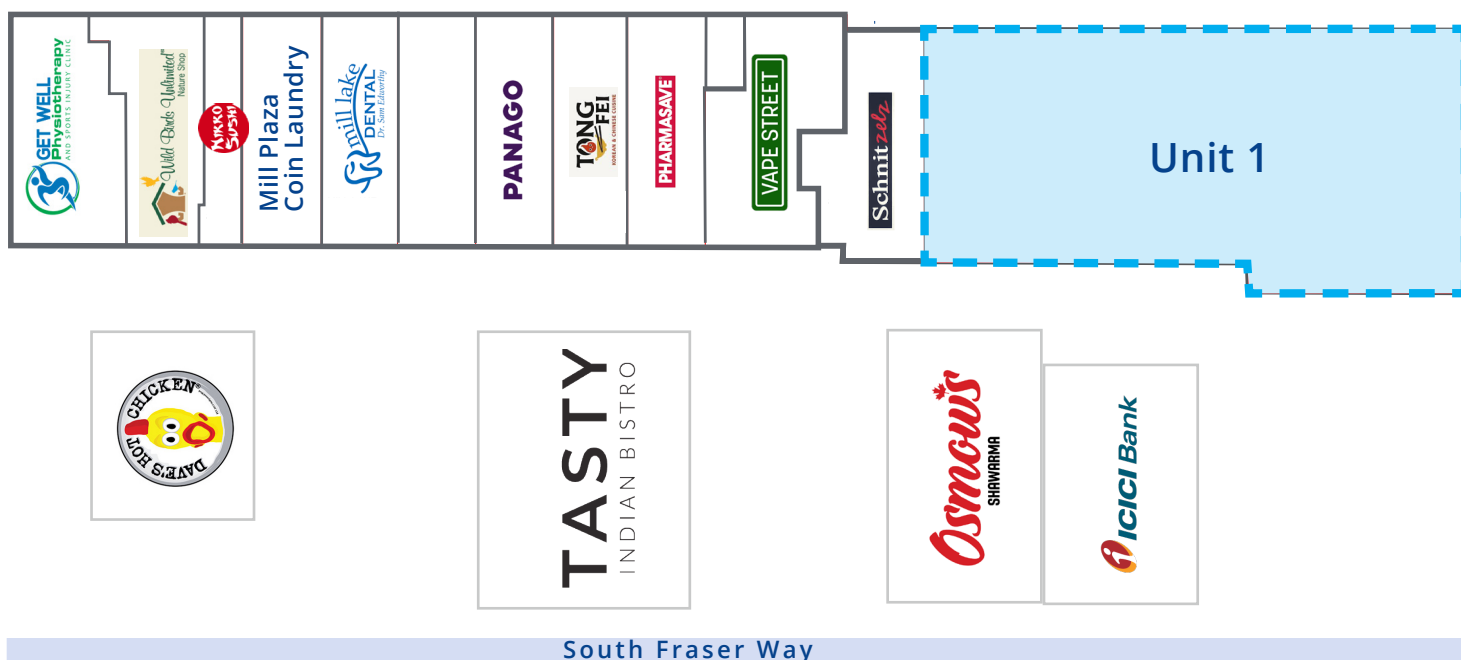
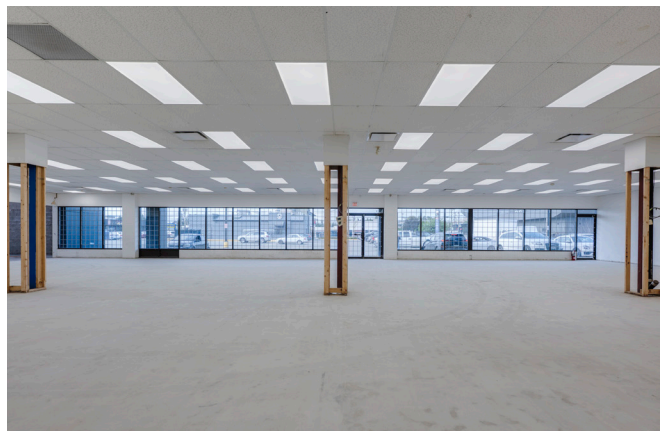
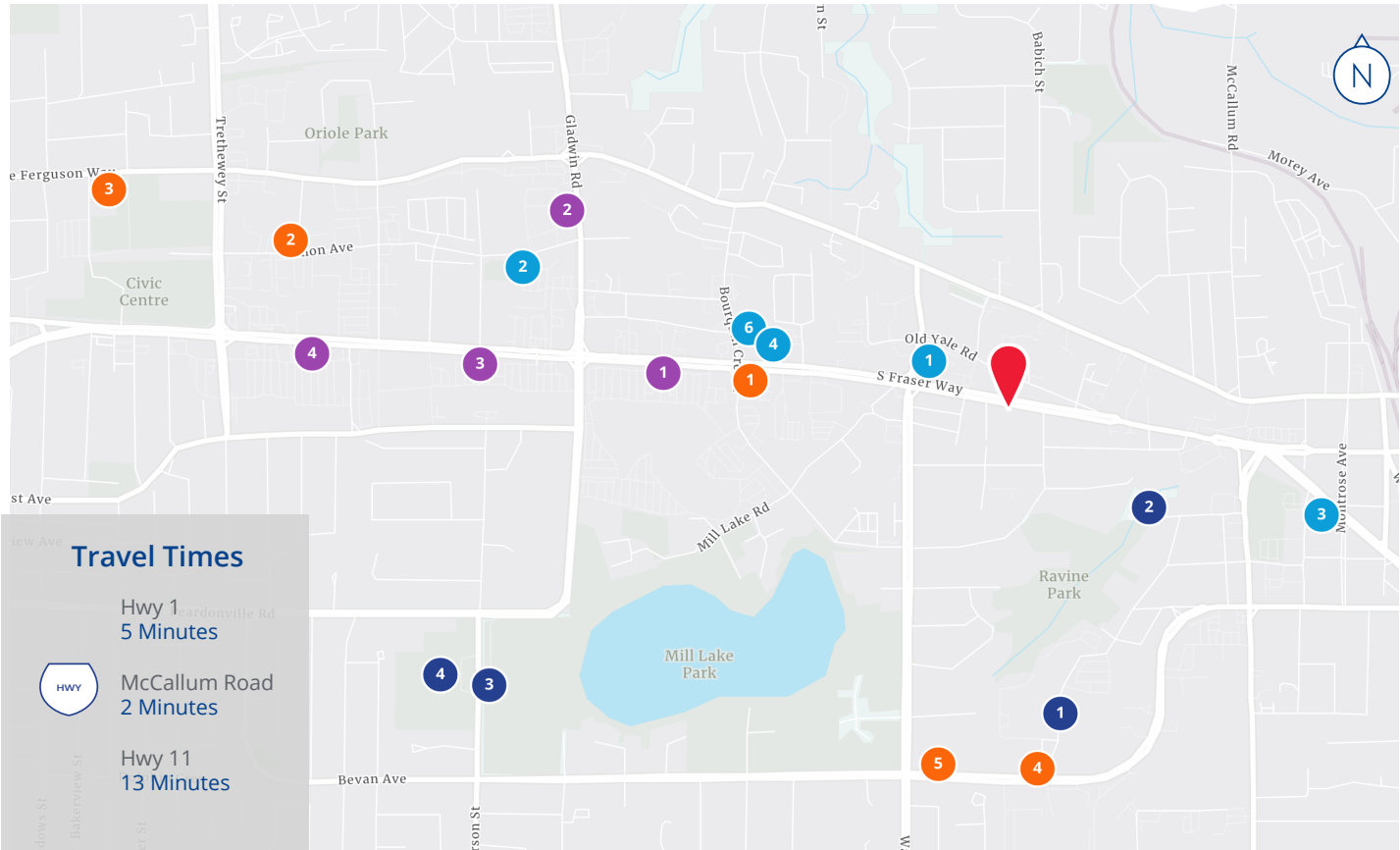


Photo Gallery



Amenities Map



Amenities

RETAIL	RESTAURANTS & COFFEE SHOPS	SERVICES	PARKS & ENTERTAINMENT
<div>1. Sevenoaks Shopping Centre</div> <div>2. Real Canadian Superstore</div> <div>3. Save-On-Foods</div> <div>4. Clearbrook Town Square</div>	<div>1. White Spot</div> <div>2. Denny's</div> <div>3. Townhall Abbotsford</div> <div>4. Red Robin Gourmet Burgers and Brews</div> <div>5. A & W Canada</div> <div>6. McDonald's</div> <div>7. Chopped Leaf</div>	<div>1. Bank of Montreal</div> <div>2. Lifelabs Medical Laboratory Services</div> <div>3. Abbotsford Fire Department</div> <div>4. Abbotsford Community Library</div> <div>5. Abbotsford Middle School</div>	<div>1. Abbotsford Arts Centre</div> <div>2. Switzer Park</div> <div>3. Mill Lake Park</div> <div>4. M.S.A Arena</div>

Demographics

Current Population
(2024)



77,302

Population Projection
(2034)



84,163

Average Household
Income (2024)



\$99,804

Income Projection
(2034)



\$138,058

**Demographics are based on 3 km radius and 2034 projections*



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