

COMMERCIAL SPACE FOR SALE AND LEASE



ALDER·GROVE

TOWN CENTRE

CONTEMPORARY RETAIL OPPORTUNITIES
IN HISTORIC ALDERGROVE





YOUR BUSINESS, IN THE HEART OF ALDERGROVE

Welcome to Aldergrove Town Centre, a master-planned creekside community in one of the Lower Mainland's most charming and historic locations. This new urban centre is designed to seamlessly blend the convenience of an urban lifestyle with the charm of country living. Comprised of eight buildings with **45,000 SF** of commercial space, 35,000 SF will be available in the first release, followed by an additional 10,000 SF.

Aldergrove's strategic proximity to the Fraser Highway, Trans-Canada Highway, Abbotsford Airport, and the US border crossing make it a highly desirable place for your business to grow.



Master-planned community
consisting of more than
400 homes



8 buildings with 45,000 SF
of ground oriented
commercial space



Occupancy anticipated
to begin Summer 2025





PROPERTY OVERVIEW

Aldergrove Town Centre (ATC) is an impeccably planned, eight-building master community, currently under construction in the dynamic core of downtown Aldergrove. This multi-phased development enjoys a prime position near the bustling nexus of 272nd and Fraser Highway, ideally tailored to magnetize both drive-by and foot traffic with its allure. The site boasts unparalleled access from every principal direction through major arterial conduits, including 264th Street and the Trans-Canada Highway. ATC is set to be the celebrated epicenter of downtown Aldergrove, serving as the heartbeat for the current community and a beacon for generations to come. ATC offers a premier setting for an exceptional mix of professional, residential, recreational, and leisure opportunities to enrich your days and evenings. Aldergrove Town Centre is poised to be everything you need and the ultimate destination for your business desires to truly flourish.



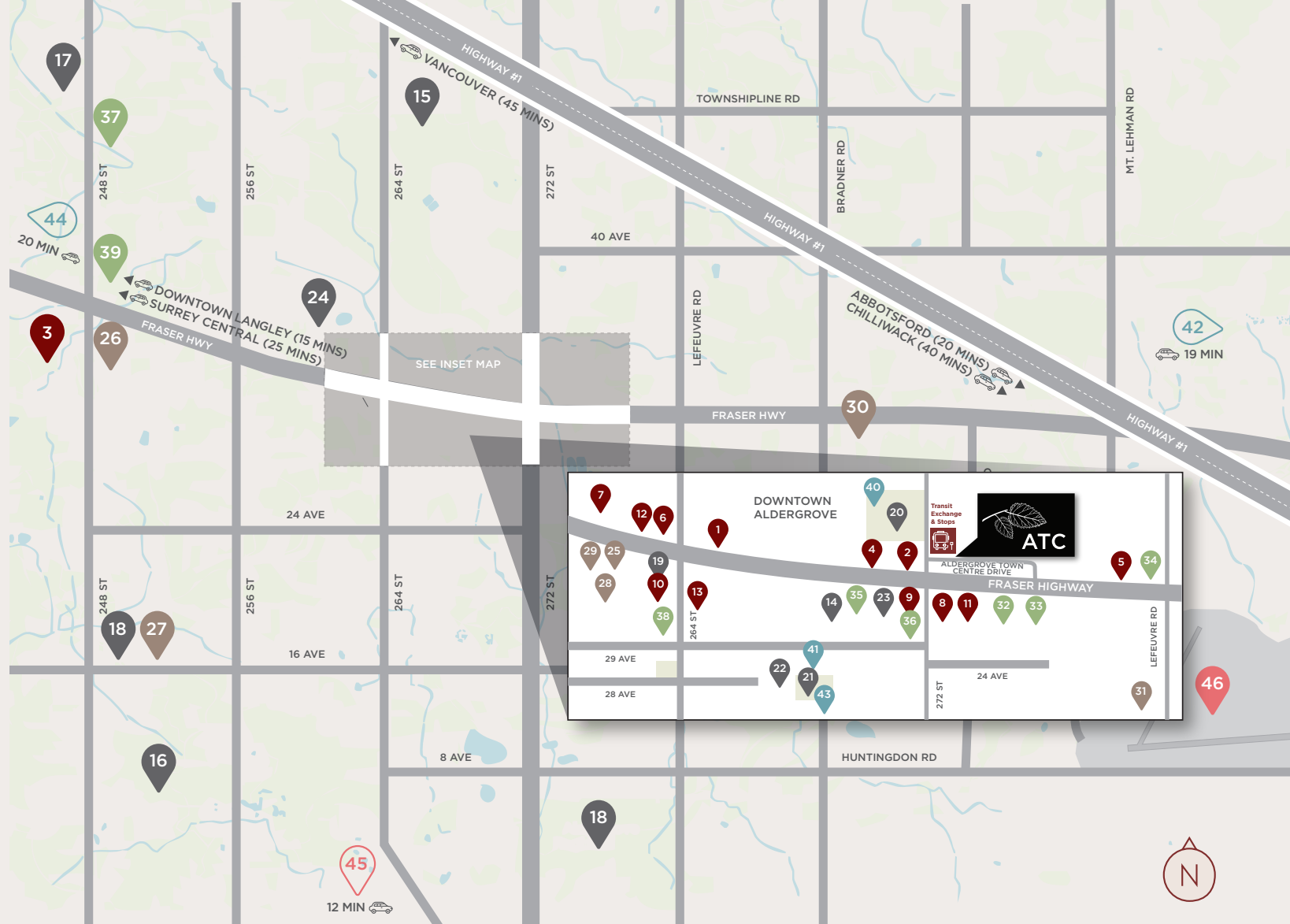
DRIVE TIMES

Downtown Langley	15 mins
Surrey Central	25 mins
Vancouver	45 mins

Abbotsford	10 mins
Chilliwack	40 mins
US Border - Lynden	13 mins
Abbotsford International Airport	12 mins

LOCATION MAP & AMENITIES

Here, your business will thrive in this growing community offering easy access to transit, urban services, and amenities.



EAT

1. Fox & Hounds Pub and Restaurant
2. Brick Alley Bistro
3. Hilltop Diner Cafe
4. Bob's Bar n' Grill
5. Station House Pub & Grill
6. Tomo Sushi
7. Mazatlan Authentic Mexican Cuisine
8. strEATS Alder Grove Kitchen
9. Veronica's Gourmet Perogies

10. Columbia Coffee House
11. Ocean Park Pizza & Steak House
12. Starbucks
13. White Spot Alder Grove

PLAY

14. Otter Co-op Outdoor Experience Waterpark
15. Greater Vancouver Zoo
16. Blackwood Lane Vineyards & Winery
17. Krause Berry Farms & Estate Winery

18. Alder Grove Regional Park
19. Oxygen Yoga & Fitness
20. Philip Jackman Park
21. Alder Grove Athletic Park
22. Alder Grove Library
23. Alder Alley
24. Twilight Drive-In Theatre

SHOPPING & CONVENIENCES

25. Shoppers Drug Mart
26. Alder Grove Retail Centre
27. Kensington Prairie Farm Ltd.
28. BC Liquor Stores Alder Grove

29. Bosley's by Pet Valu
30. Devan Greenhouses
31. Campbell's Gold Honey Farm & Meadery

GROCERS & MARKETS

32. Alder Natural Food
33. FreshCo Alder Grove
34. Hamilton Farms
35. Alder Grove Punjabi Market
36. Chu Asian Grocery Market
37. JD Farms Specialty Turkey
38. Save-On-Foods
39. Bonetti Meats

SCHOOLS

40. Parkside Centennial Elementary School
41. Alder Grove Community Secondary School
42. University of the Fraser Valley
43. Betty Gilbert Middle School
44. Kwantlen Polytechnic University

TRAVEL

45. U.S. Border - Lynden
46. Abbotsford International Airport

HISTORY & DEMOGRAPHICS

Aldergrove, one of the oldest farm communities in the Lower Mainland, traces its roots back to the late 1800s when it was founded at the crossroads of Yale Road and the trail to the United States. Originally named ‘Alder Grove’ for its abundant alder trees, it became a crucial stop on the Great Northern Railway in Langley. This strategic location for logging company timber camps propelled Aldergrove’s commercial growth, shaping its history as a peaceful and friendly community.



WITHIN 3KM RADIUS

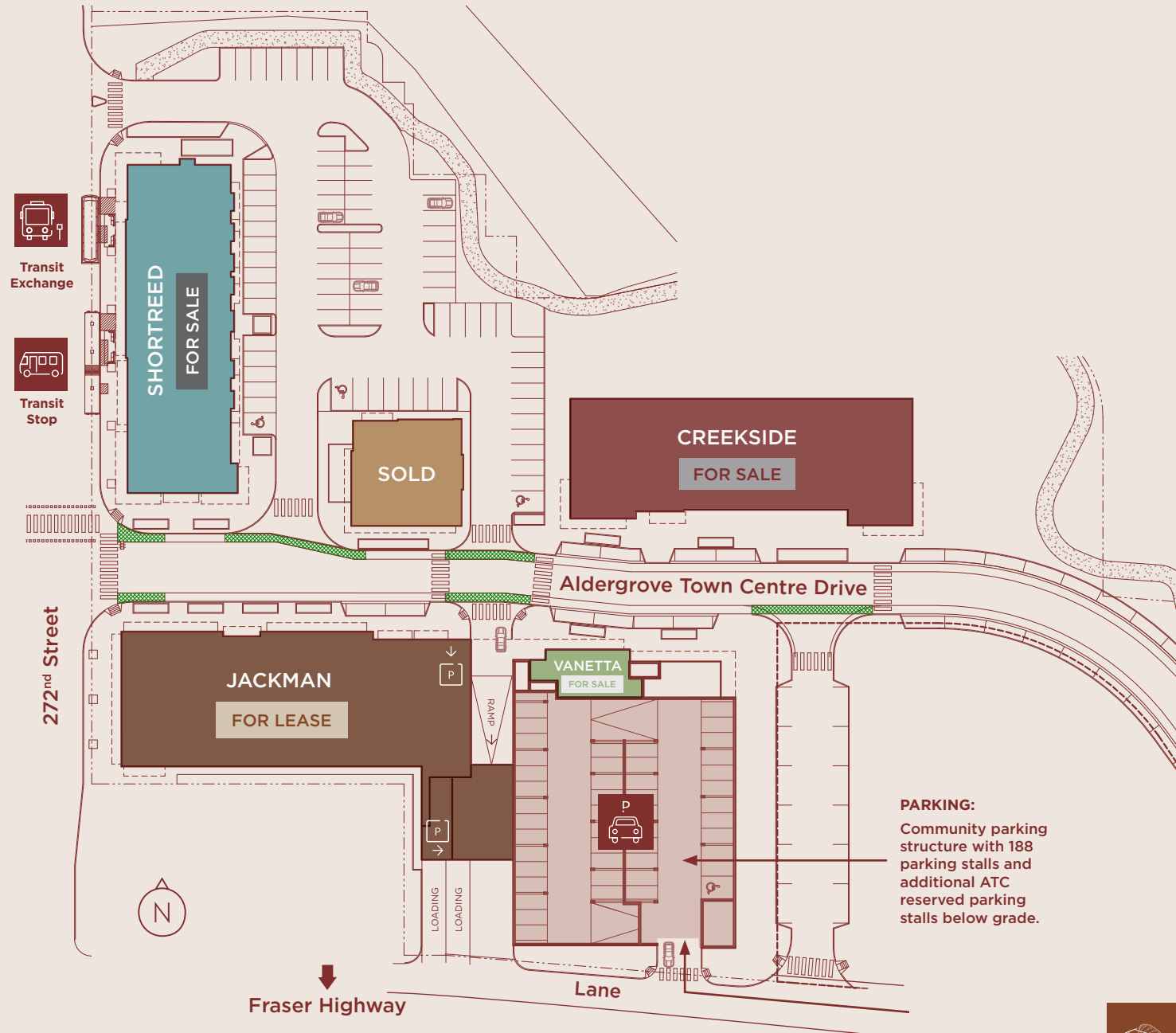
Population	19,511
Average Age	39
Under 20	4,874
20 - 64	11,435
64+	2,225
Average Household Income	\$130,339
Households	6,250



SITE MAP

JACKMAN 27218 ATC Drive	1,666 SF - 12,552 SF
SHORTREED 27215 ATC Drive	1,381 SF - 4,712 SF
VANETTA 27254 ATC Drive	1,432 SF
CREEKSIDE 27249 ATC Drive	1,258 SF - 1,409 SF

COMMERCIAL PARKING PHASE 1	62 stalls
P1	42 stalls
COMMUNITY PARKING STRUCTURE	188 stalls
TOTAL	292 stalls





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TOWN CENTRE

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