FOR LEASE

HIGH EXPOSURE RETAIL OPPORTUNITY IN ABBOTSFORD

33470 & 33480 SOUTH FRASER WAY, ABBOTSFORD, BC

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Opportunity Overview

Prime opportunity to lease 3,240 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 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: | 33470 & 33480 South Fraser Way, Abbotsford, BC |
|-----------------------|--|
| PIDs: | 003-643-166 011-306-149 |
| Building Size: | 3,240 SF |
| Lot Size: | 16,005 SF |
| Zoning: | C4 - Service Commercial |
| Timing/Possession: | Upon Landlord Notice |
| Asking Rent: | Contact Listing Agents |
| Est. Additional Rent: | \$10.00/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



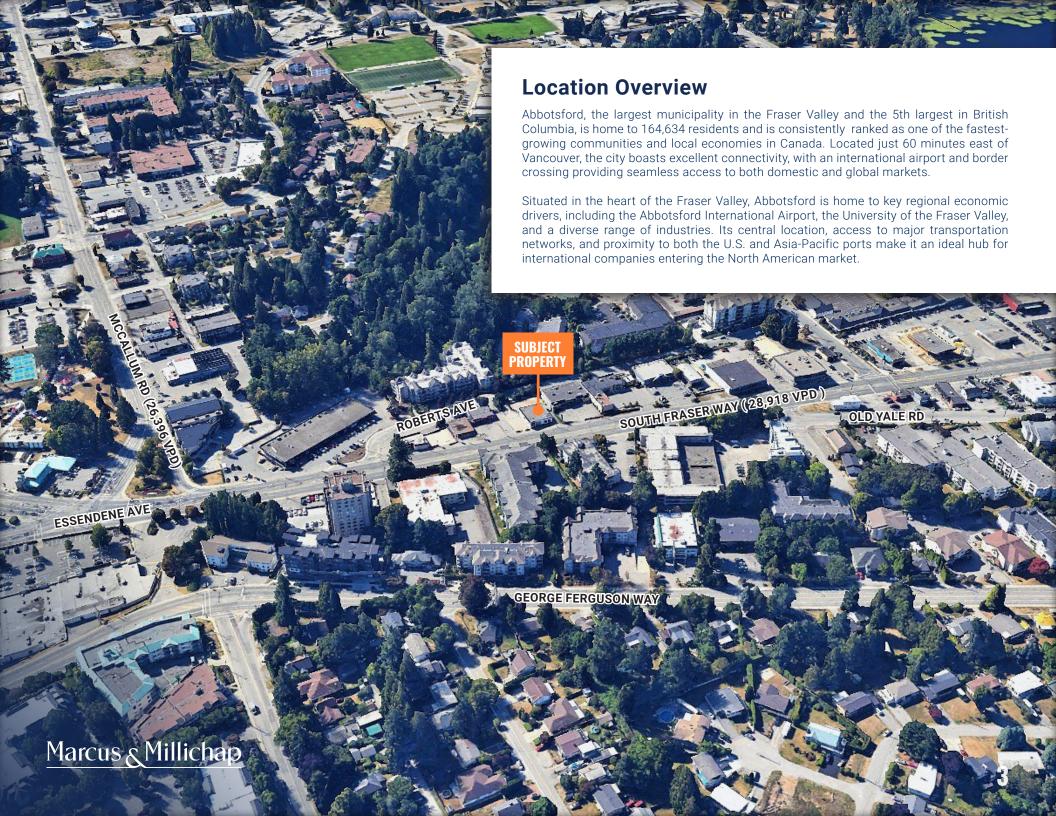
Ample parking located at the side and rear of the property



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.

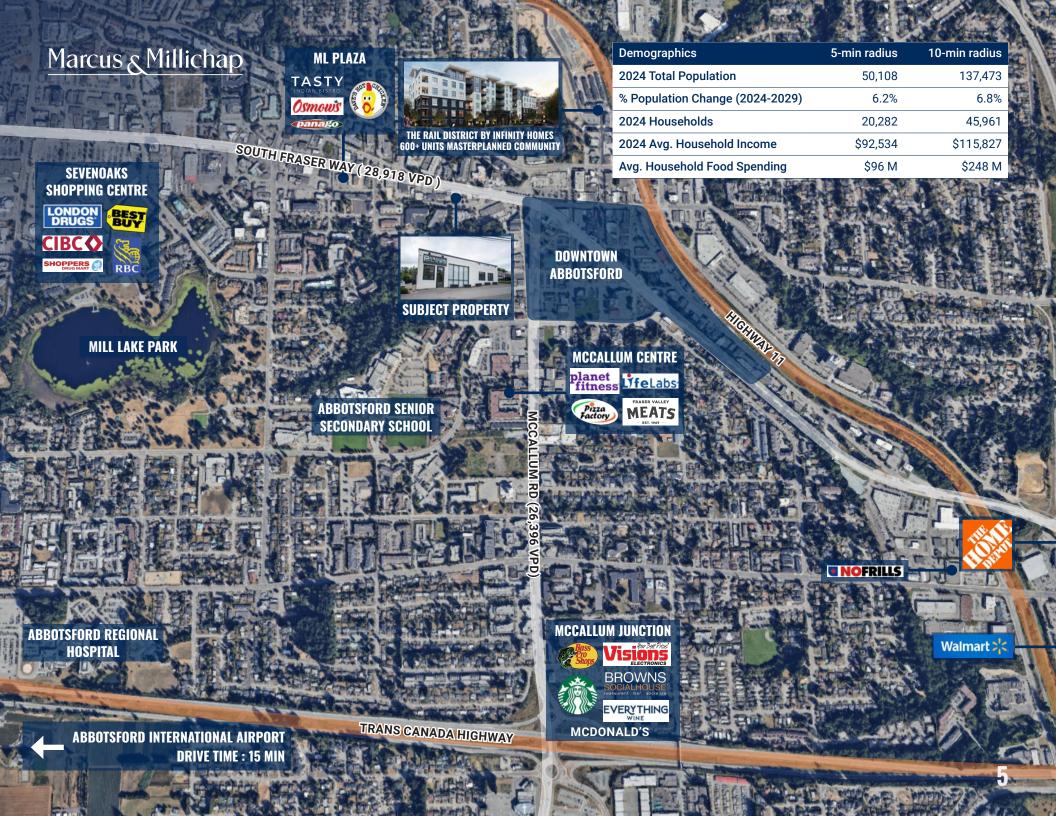


Located within 1000m from the Sevenoaks retail district; 500m of Infinity Properties' Rail District, a 600+ unit master-planned community under contruction.











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