

# FOR LEASE

HIGH EXPOSURE RETAIL OPPORTUNITY IN ABBOTSFORD

33470 & 33480 SOUTH FRASER WAY, ABBOTSFORD, BC



**Stefan Safrata**

Personal Real Estate Corporation  
Director, Investments & Leasing  
(604) 398-4352  
Stefan.Safrata@MarcusMillichap.com

**Joey Yoo**

Personal Real Estate Corporation  
Director, Investment Sales  
(604) 675-5236  
Joey.Yoo@MarcusMillichap.com

**Marcus & Millichap**

1100 - 1111 West Georgia Street  
Vancouver, BC V6E 4M3  
(604) 638-2121



## 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

<b>Address:</b>	<b><u>33470 &amp; 33480 South Fraser Way, Abbotsford, BC</u></b>
<b>PIDs:</b>	003-643-166 011-306-149
<b>Building Size:</b>	3,240 SF
<b>Lot Size:</b>	16,005 SF
<b>Zoning:</b>	<b><u>C4 - Service Commercial</u></b>
<b>Timing/Possession:</b>	Upon Landlord Notice
<b>Asking Rent:</b>	Contact Listing Agents
<b>Est. Additional Rent:</b>	\$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 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**

ROBERTS AVE

SOUTH FRASER WAY (28,918 VPD)

OLD YALE RD

ESSENDENE AVE

GEORGE FERGUSON WAY



## Restaurant Opportunity - Proposed Building Rendering



Marcus & Millichap



# Marcus & Millichap

## ML PLAZA

TASTY  
INDIAN BISTRO

Osmow's  
panago



THE RAIL DISTRICT BY INFINITY HOMES  
600+ UNITS MASTERPLANNED COMMUNITY

SOUTH FRASER WAY (28,918 VPD)



SUBJECT PROPERTY

DOWNTOWN  
ABBOTSFORD

MCCALLUM CENTRE

planet  
fitness

LifeLabs

Pizza  
Factory

FRASER VALLEY  
MEATS  
EST. 1989

HIGHWAY 11

ABBOTSFORD SENIOR  
SECONDARY SCHOOL

MCCALLUM RD (26,396 VPD)

ABBOTSFORD REGIONAL  
HOSPITAL

NOFRILLS

THE  
HOME  
DEPOT

Walmart

MCCALLUM JUNCTION

Best  
Buy  
Shops

Visions  
ELECTRONICS

Starbucks

BROWNS  
SOCIALHOUSE  
restaurant bar socialize

EVERYTHING  
WINE

MCDONALD'S

TRANS CANADA HIGHWAY

ABBOTSFORD INTERNATIONAL AIRPORT  
DRIVE TIME : 15 MIN

Demographics	5-min radius	10-min radius
2024 Total Population	50,108	137,473
% Population Change (2024-2029)	6.2%	6.8%
2024 Households	20,282	45,961
2024 Avg. Household Income	\$92,534	\$115,827
Avg. Household Food Spending	\$96 M	\$248 M



# Marcus & Millichap

## Stefan Safrata

Personal Real Estate Corporation  
Director, Investments & Leasing  
(604) 398-4352  
Stefan.Safrata@MarcusMillichap.com

## Joey Yoo

Personal Real Estate Corporation  
Director, Investment Sales  
(604) 675-5236  
Joey.Yoo@MarcusMillichap.com

## Marcus & Millichap

1100 - 1111 West Georgia Street  
Vancouver, BC V6E 4M3  
(604) 638-2121



The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2025 Marcus & Millichap. All rights reserved.