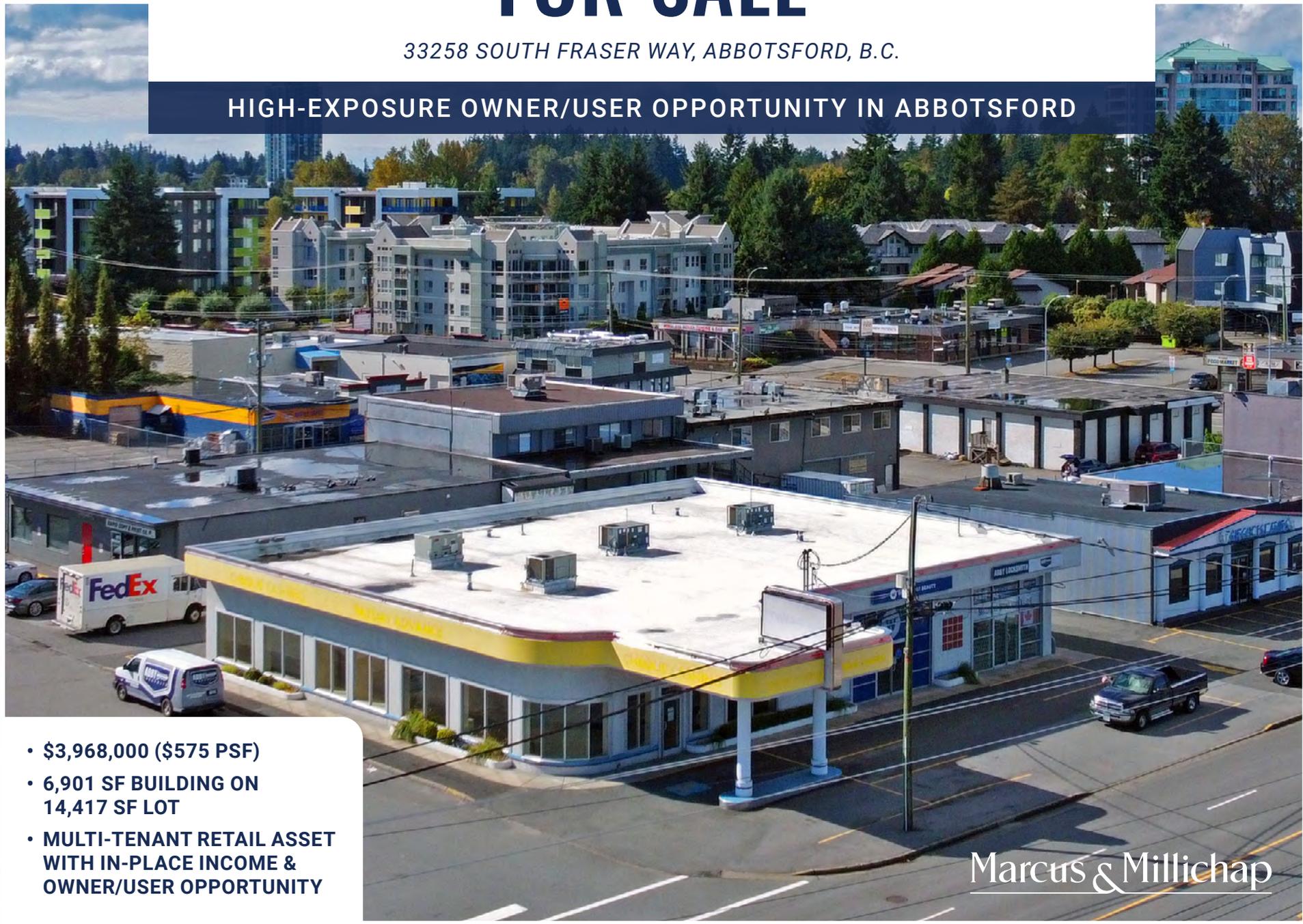


FOR SALE

33258 SOUTH FRASER WAY, ABBOTSFORD, B.C.

HIGH-EXPOSURE OWNER/USER OPPORTUNITY IN ABBOTSFORD



- \$3,968,000 (\$575 PSF)
- 6,901 SF BUILDING ON 14,417 SF LOT
- MULTI-TENANT RETAIL ASSET WITH IN-PLACE INCOME & OWNER/USER OPPORTUNITY

Marcus & Millichap

OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to acquire 33258 South Fraser Way, a high-exposure retail property located on Abbotsford's primary commercial arterial.

The Subject Property offers a rare combination of in-place income, near term owner/user occupancy, and long-term land value optionality in one of Abbotsford's most established retail corridors.

The property consists of approximately 6,901 square feet of retail area situated on a prominent site with direct frontage along South Fraser Way, benefiting from strong daily traffic volumes, exceptional visibility, and excellent signage opportunities.

Cash Money is vacating the property, resulting in approximately 3,389 square feet becoming available and providing a clear opportunity for an owner/user to occupy a highly visible portion of the building with prominent signage along South Fraser Way.

While the balance of the property remains leased, the lease structure and rollover profile provide a defined path for further owner/user occupancy over time, positioning the asset well for users seeking a main corridor retail location in Abbotsford with the ability to control their real estate.



HIGHLIGHTS



Prominent retail property located along South Fraser Way, Abbotsford's primary commercial arterial, benefiting from exceptional exposure with 28,918 vehicles per day, and excellent signage opportunities.



Approximately 3,389 square feet becoming available as Cash Money vacates, offering a near-term owner/user occupancy opportunity in a highly visible portion of the building.



Balance of the property remains leased, providing in-place income while allowing an owner/user to occupy and control the asset over time.



Located within an established retail corridor with close proximity to Seven Oaks Shopping Centre, Downtown Abbotsford, and dense surrounding residential neighbourhoods.



Abbotsford 2050, Abbotsford's 2025 OCP has updated the land use for the Subject Property as Apartment, which allows for 6-storey apartment buildings with a FSR of 2.5x.



Situated within a rapidly growing area, just 1km of the Subject Property, this region has experienced a population growth of 13.6% population between 2017 and 2022, and is projected to continue expanding by over 7.9% from 2022 to 2027.

SALIENT DETAILS

Address: 33258 South Fraser Way, Abbotsford, B.C.

PID: 009-294-791

Building Size: 6,901 SF

Lot Size: 14,417 SF

Parking: 18 Surface Parking Stalls

Zoning: [C-4 Service Commercial Zone](#)

Land Use: [Apartment \(Abbotsford 2050\)](#)

Price: \$3,968,000 (\$575 PSF)



MARKET OVERVIEW

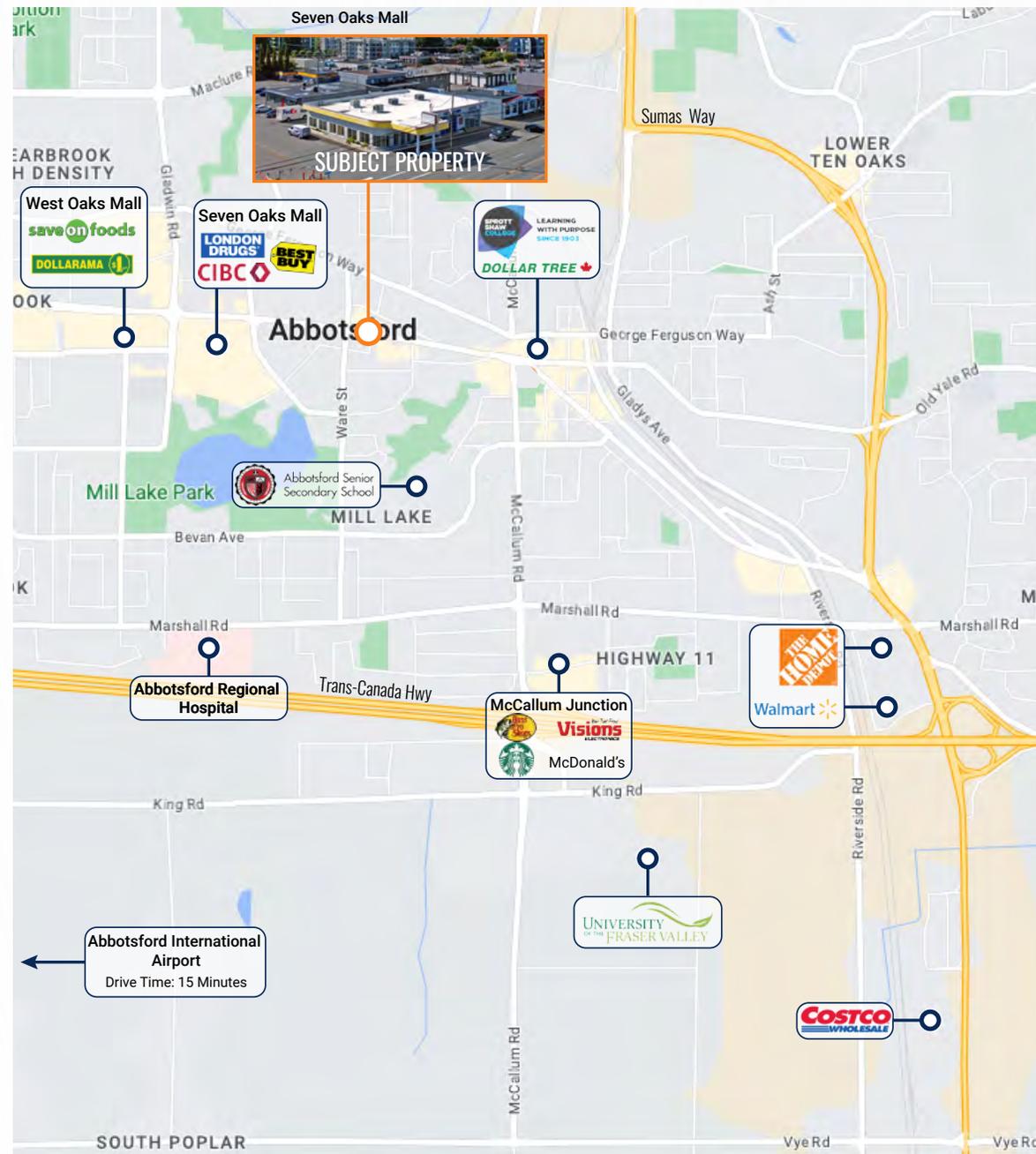
ABBOTSFORD

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.

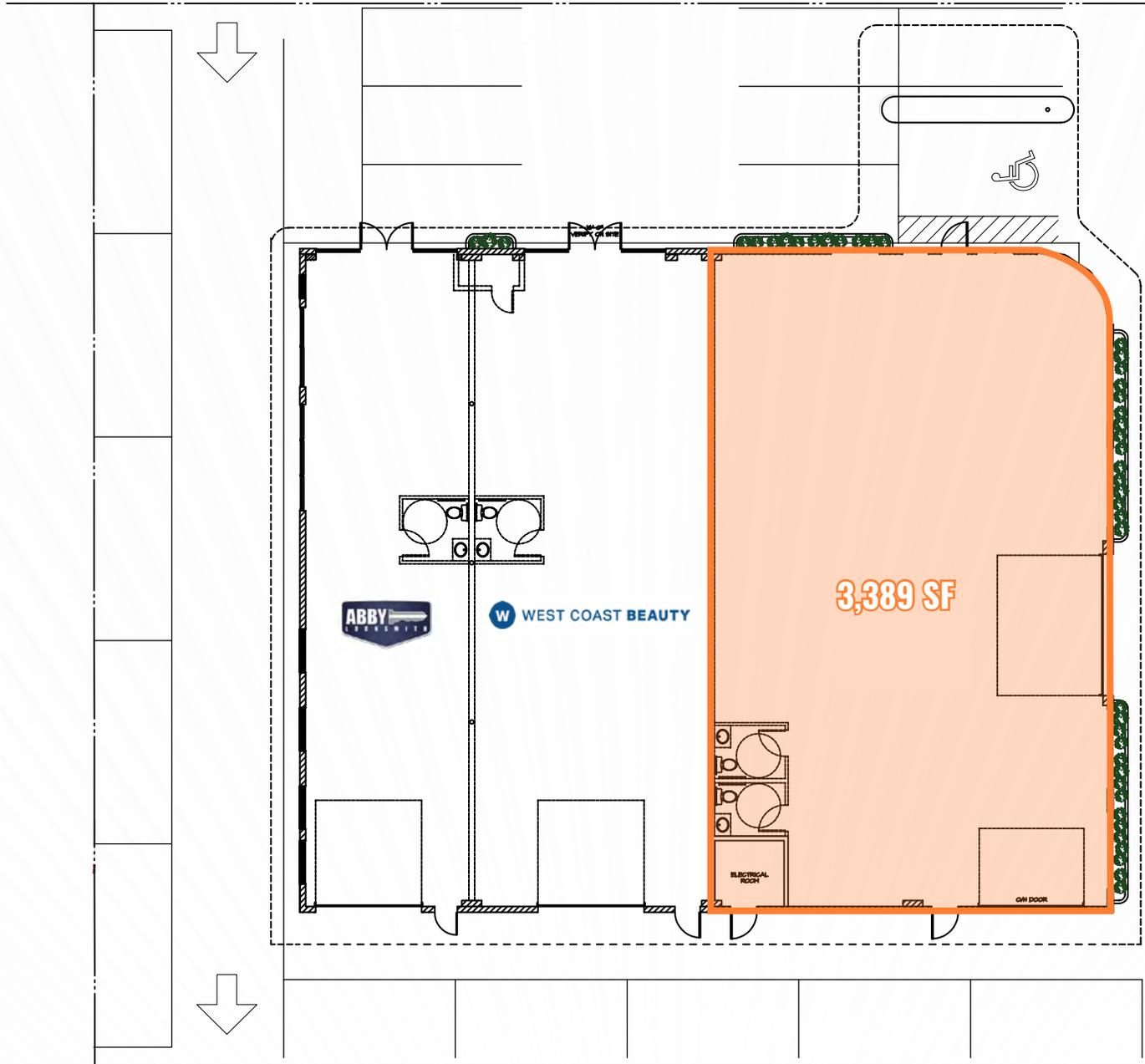
HIGHLIGHTS

-  Largest municipality in the Fraser Valley and the 5th largest in the province.
-  Total Population: 164,634
-  Average Home Price: \$794,744
-  Approximately 30,000 additional citizens expected by 2040
-  Key transportation hub with Abbotsford International Airport (YXX) serving over 1.2 million passengers annually
-  Major Industries: Advanced Manufacturing, Aerospace, Agriculture & Agri-tech, and Information, Communication and Clean Technology
-  Average Household Income: \$108,300
-  Home to University of Fraser Valley (UFV) with over 15,000 students



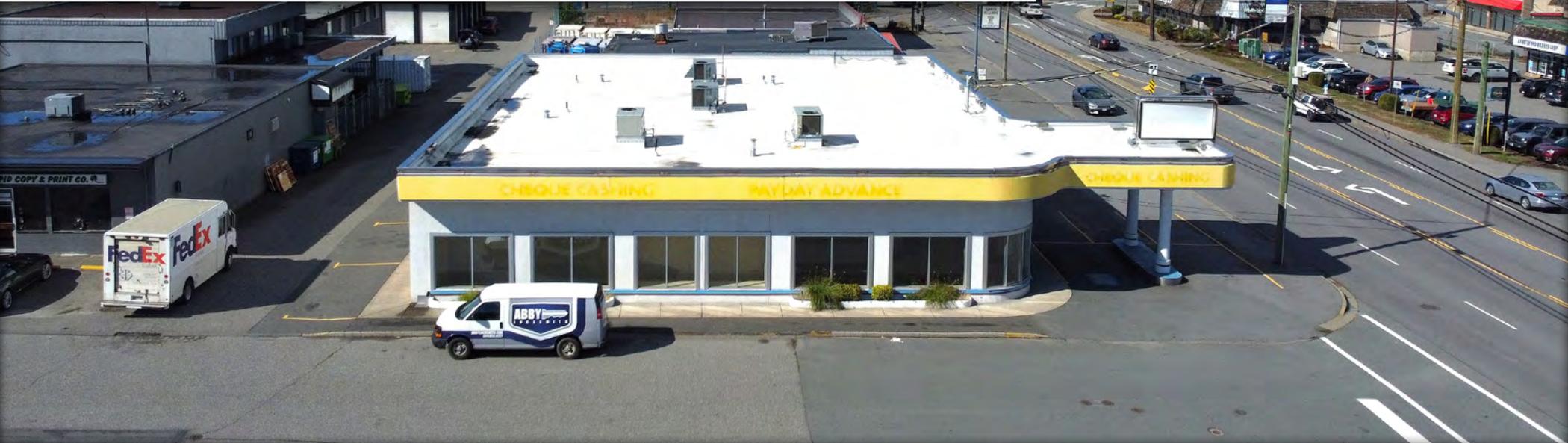
FLOOR PLAN

SOUTH FRASER WAY (28,918 VPD)



ALLIANCE STREET

DENTAL CLINIC OPPORTUNITY - PROPOSED BUILDING RENDERING



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