

FOR SALE - RETAIL SHOWROOM BUILDING

CBRE

Own a Landmark Corner at the Gateway to Abbotsford

32009 South Fraser Way

Abbotsford, BC

Freestanding ±30,906 SF Commercial Building



High-Exposure Showroom / Investment / Future Redevelopment

The Opportunity

CBRE is pleased to present the opportunity to acquire a prominent freestanding commercial building strategically located at the intersection of South Fraser Way and Clearbrook Road—the “Gateway” to West Abbotsford.

This iconic corner property has historically served as a destination retail location, benefiting from strong visibility, established brand recognition, and consistent consumer traffic within one of Abbotsford’s primary commercial corridors.

Featuring approximately 30,906 SF across 3 showroom levels with offices and storage areas, the building offers a functional layout ideally suited for a wide range of retail, showroom, and commercial users.

The site benefits from exposure along two major arterial routes, with 350 feet of frontage, providing exceptional visibility.

Whether for an owner-user or investor, the offering presents:

- Immediate occupancy and/or stable interim income
- Exceptional branding and exposure with wrap around building signage and large display windows
- Long-term redevelopment potential



When location, visibility, and future upside matter, few opportunities compare.

Property Details

ADDRESS	32009 South Fraser Way	
PID	004-033-396, 006-772-382, 006-772-374	
BUILDING SIZE	±30,906 SF (+/-17,131 SF main and +/-13,775 SF second and lower)	
SITE AREA	±0.484 acres	
ZONING	C5 – City Centre Commercial	
OCP	Urban Centre - 3.5 FSR with bonus density	
FRONTAGE	±350 feet on two major roads	
ASSESSMENT (2026)	\$12,014,000	
PROPERTY TAXES (2026)	32009 South Fraser Way	\$38,507.02
	2640 Clearbrook Road	\$49,806.15
	32015 South Fraser Way	\$47,964.99
	Total for Property	\$136,278.16

Key Features

- Irreplaceable corner exposure with long-standing retail identity
- Single tenant flagship or multi-tenant option
- Functional showroom + office + storage
- 20 Large street level windows
- On-site parking + additional street parking
- Grade-level loading

“

A generational opportunity to control one of Abbotsford’s most visible commercial corners.

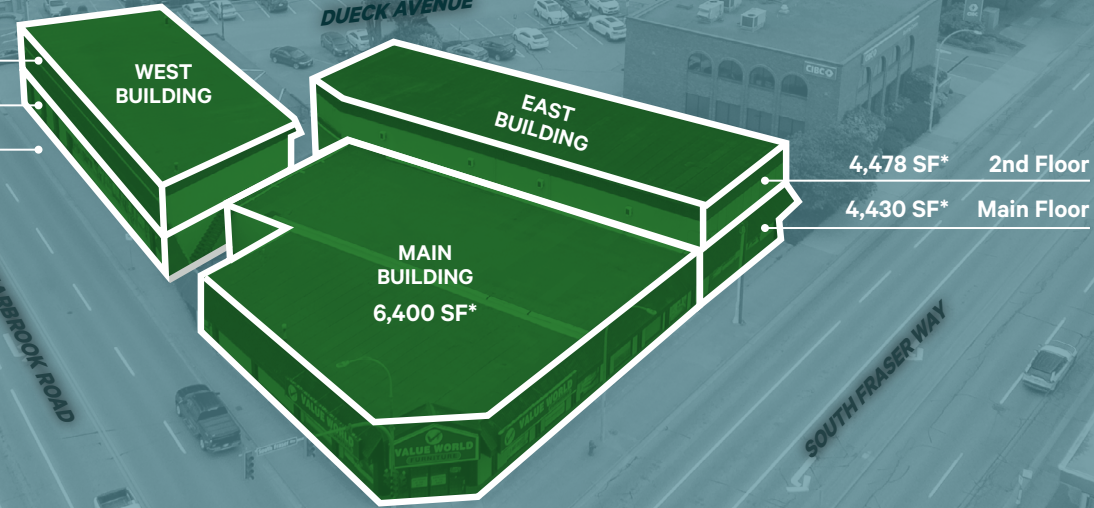
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32009 South Fraser Way
Abbotsford, BC

[View Matterport Link](#)

Site Plan

2nd Floor 3,816 SF*
Main Floor 5,550 SF*
Lower Floor 5,481 SF*



West Main



West Lower



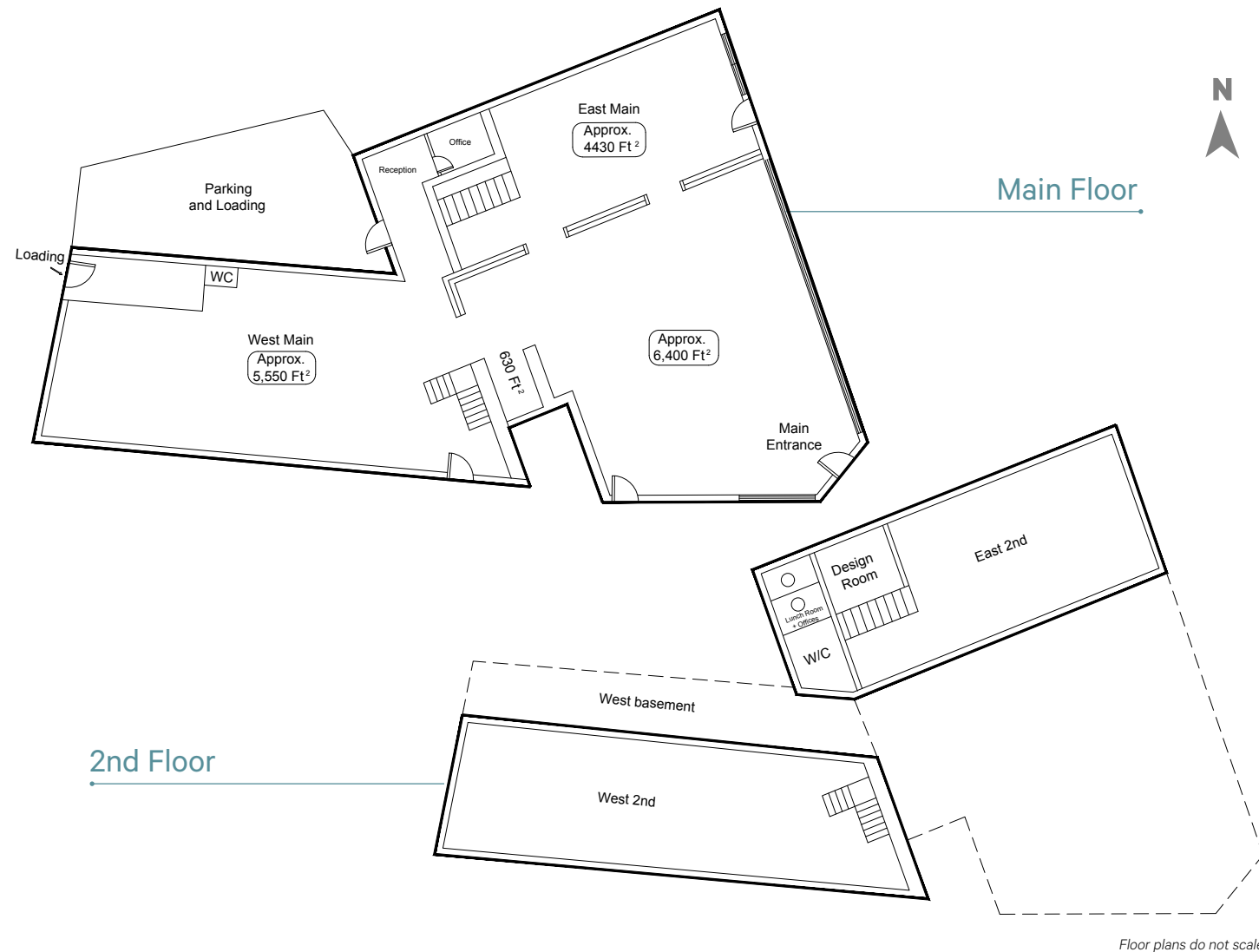
East Main



East Upper



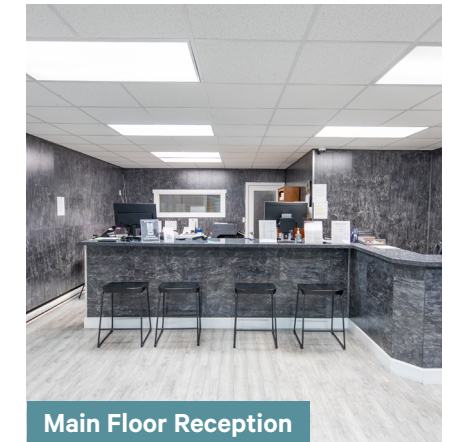
West Main



Floor plans do not scale



Main Showroom



Main Floor Reception

A Rare High-Exposure Asset

Positioned in Abbotsford's established retail corridor, the building offers a rare chance to establish a flagship presence in a highly recognized commercial location.

Well Suited For

- Furniture, appliance, lighting
- Flooring, cabinets, home decor
- Retail - bridal, cultural, department, specialty stores
- Wholesale, retail showroom
- Exhibition or vendor hall concepts

A blend of income, usability, and long-term redevelopment potential

32009 South Fraser Way
Abbotsford, BC

The Gateway to Abbotsford

Located at the intersection of South Fraser Way and Clearbrook Road, the property is widely recognized as a primary entrance into West Abbotsford from Highway 1.

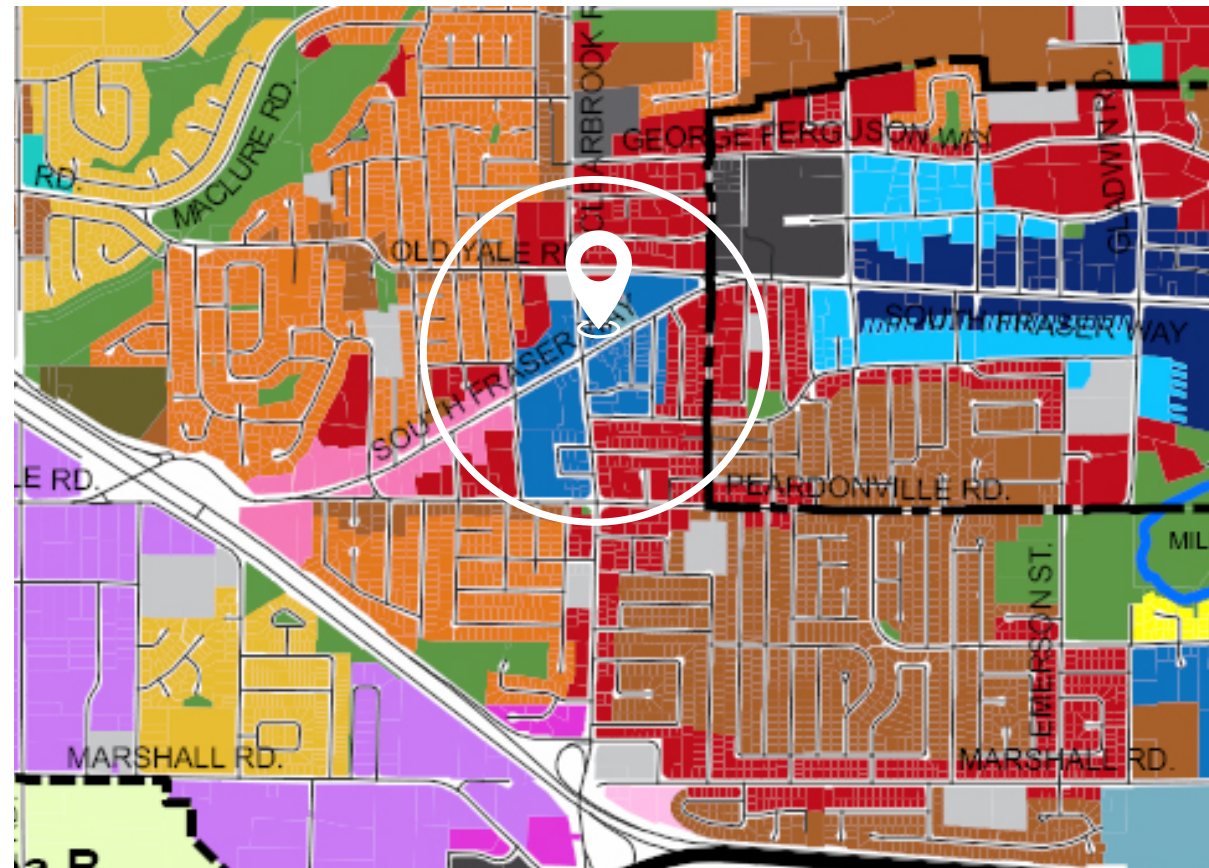
Abbotsford serves as a key regional hub in the Fraser Valley, anchored by major infrastructure including Abbotsford International Airport, regional healthcare services, the University of the Fraser Valley and the current \$2.65B Highway #1 widening. Its connectivity to the U.S. border and the broader Lower Mainland continues to support strong economic and residential growth.

Key Location Advantages

- Signalized corner with high daily traffic
- 350 feet of frontage on two major arterials
- Direct access to Highway 1 via Clearbrook Road
- Excellent ingress and egress
- Strong visibility from all directions

Investment Positioning

- Income in place with flexibility for future repositioning
- Strong underlying land value at a key intersection
- Located within OCP - Urban Centre designation (3.5 FSR future density upside)
- Future regional transit improvements along South Fraser Way
- \$2.65 Billion Highway #1 widening to support regional growth



Established Commercial Node

Surrounded by national and regional retailers, the area serves as a destination for furniture, automotive, service retail, and daily needs shopping.

Nearby Business Include

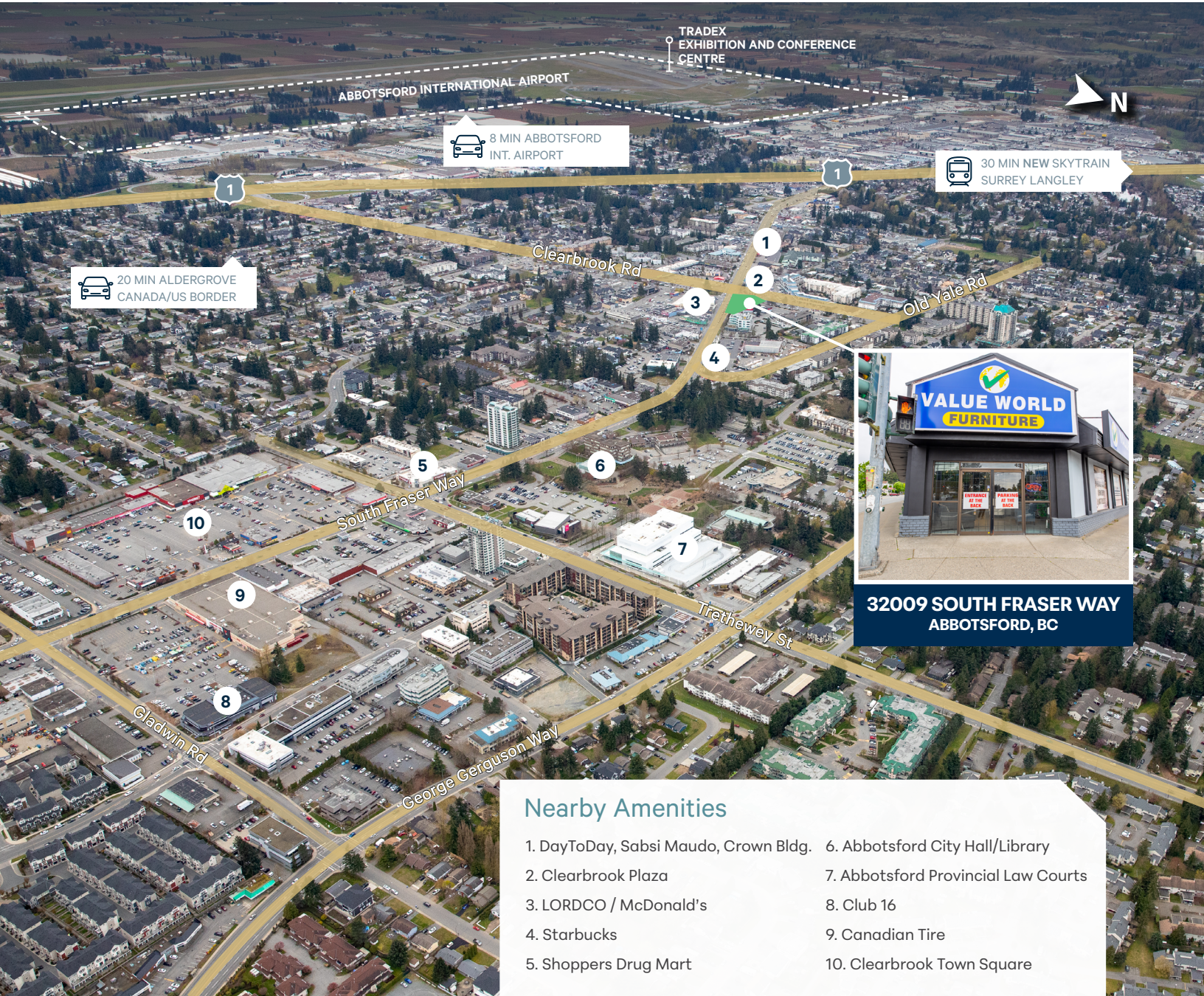


Identified as one of Abbotsford's key "Gateway Corners," this location holds long-term strategic importance within the City's growth framework.

A central commercial hub positioned to benefit from Abbotsford's continued growth.

32009 South Fraser Way
Abbotsford, BC

For Sale



32009 SOUTH FRASER WAY
ABBOTSFORD, BC

Nearby Amenities

- | | |
|---------------------------------------|-------------------------------------|
| 1. DayToDay, Sabsi Maudo, Crown Bldg. | 6. Abbotsford City Hall/Library |
| 2. Clearbrook Plaza | 7. Abbotsford Provincial Law Courts |
| 3. LORDCO / McDonald's | 8. Club 16 |
| 4. Starbucks | 9. Canadian Tire |
| 5. Shoppers Drug Mart | 10. Clearbrook Town Square |

Contact Agent

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Demographic



173,194
Population
(2025)



7.2%
Population Growth
(2025-2030)



68.3%
Owned
Dwellings



\$130,742
Household
Income

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