

# FOR LEASE

32905 VENTURA AVENUE, ABBOTSFORD, BC

PROMINENT COMMERCIAL UNIT IN THE HEART OF ABBOTSFORD



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**Marcus & Millichap**



## OPPORTUNITY OVERVIEW

32905 Ventura Avenue is strategically located in the heart of Abbotsford's City Centre, just off South Fraser Way, the city's primary commercial corridor. Situated within a multi-tenant retail plaza, the property is surrounded by a complementary mix of retail, service, and professional office users and is zoned C5 – City Centre Commercial, permitting a wide range of commercial uses. The opportunity benefits from prominent pylon signage, providing exceptional exposure to passing traffic. The surrounding trade area is one of Abbotsford's strongest retail nodes, anchored by major destinations including Real Canadian Superstore, Sevenoaks Shopping Centre, Save-On-Foods, Best Buy, and numerous restaurants, financial institutions, and service providers, all within close proximity. South Fraser Way experiences some of the highest traffic volumes in the city and enjoys excellent connectivity, with convenient access to Highway 1 and multiple BC Transit routes. Abbotsford, the largest municipality in the Fraser Valley Regional District, is home to more than 160,000 residents and continues to experience strong population and economic growth, making this an outstanding location for retailers, service providers, and office users alike.

## SALIENT DETAILS

|                           |                                            |
|---------------------------|--------------------------------------------|
| <b>Address:</b>           | <b>32905 Ventura Avenue, Abbotsford BC</b> |
| <b>Unit Size:</b>         | 1,580 SF                                   |
| <b>Zoning:</b>            | <b>C5 - City Centre Commercial Zone</b>    |
| <b>Parking:</b>           | Ample Onsite Parking                       |
| <b>Timing/Possession:</b> | Immediate                                  |
| <b>Lease Rate:</b>        | \$28.00/SF                                 |
| <b>Additional Rent:</b>   | \$7.90/SF (2026 est.)                      |

## HIGHLIGHTS



Located near Bourquin Exchange, providing connections to Abbotsford's broader BC Transit network. The nearby Ventura Avenue corridor also has local bus service.



Surrounded by Major Retail Destinations – Close to West Oaks Mall, Clearbrook Town Square, and other established retail centres along South Fraser Way.



Conveniently situated immediately north of Sevenoaks Shopping Centre, a major indoor shopping destination with 100+ retailers, services and food establishments.



Conveniently positioned near South Fraser Way, George Ferguson Way and major Abbotsford transportation routes.



C5 - City Centre Commercial zoning supports a wide range of retail, restaurant and service uses, offering flexibility for tenants.

PHOTO GALLERY



**SUBJECT  
PROPERTY**



**BOURQUIN  
BUS EXCHANGE**

**SEVENOAKS  
SHOPPING CENTRE**

**WESTOAKS MALL**

**save on foods**



**BCLIQUEUR**



**CANADIAN TIRE**

**GLADWIN RD**

**REAL CANADIAN  
SUPERSTORE**

**SOUTH FRASER WAY**

**GEORGE ERGUSON WY**

**GARDEN ST**

**SIMON AVE**

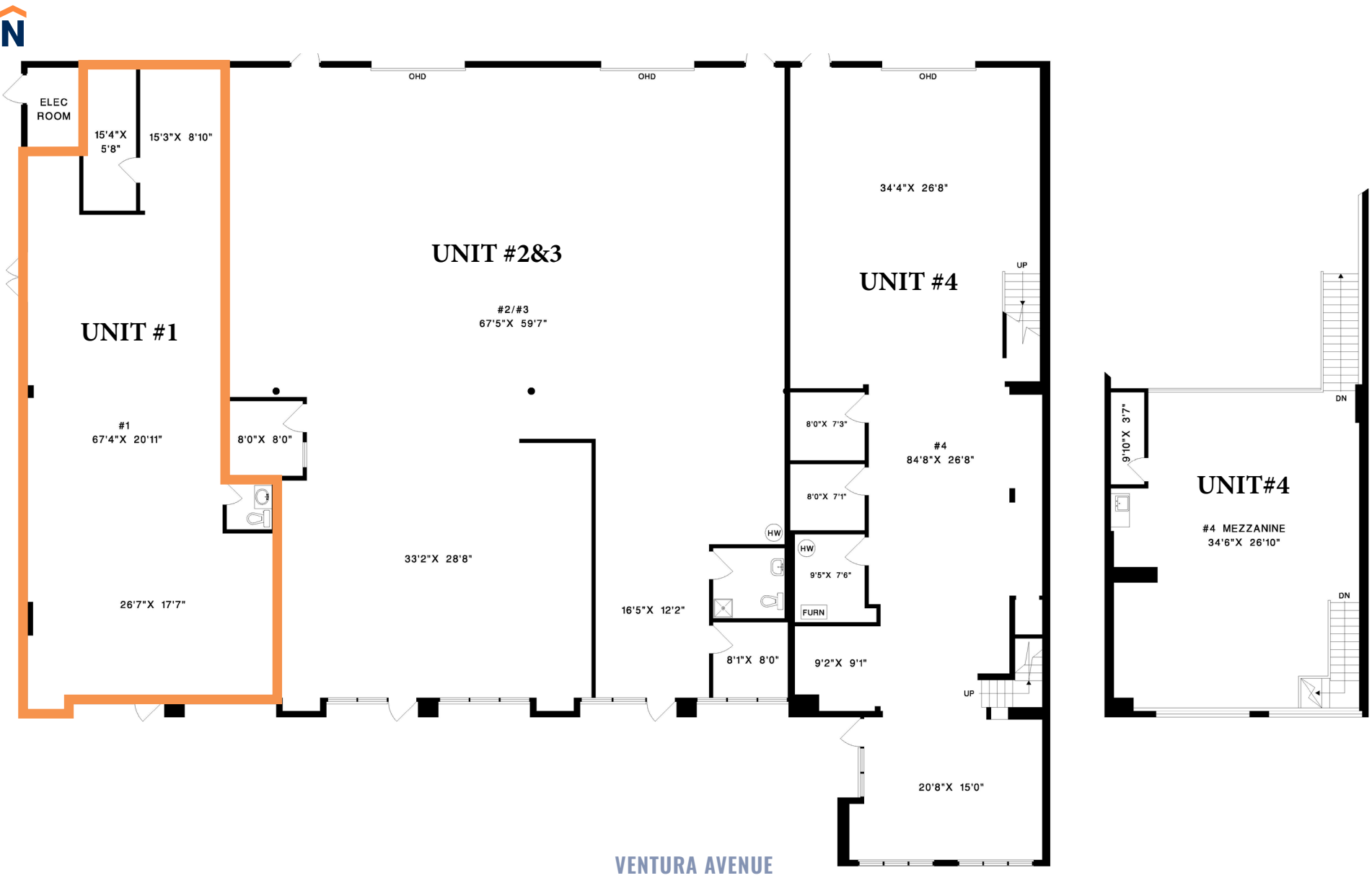
## LOCATION OVERVIEW

Abbotsford, the largest municipality in the Fraser Valley and the 5th largest in British Columbia, is home to 173,194 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.

32905 VENTURA AVENUE, ABBOTSFORD BC  
SITE PLAN

UNIT #1 - 1,580 SF



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