

Retail | For Lease

1920 N Parallel Road

Parallel Marketplace, Abbotsford, BC



4,800 SF Freestanding Building with Drive-Thru

Contact

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CBRE

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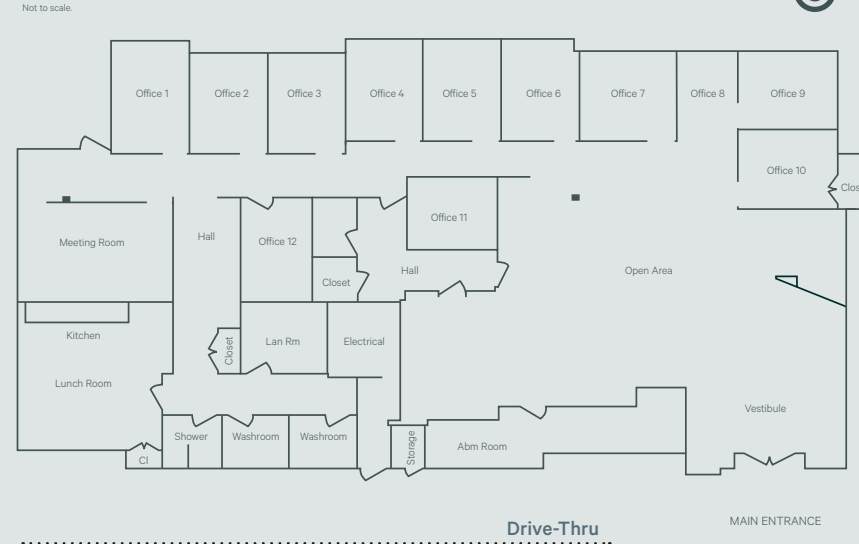
Retail Opportunity For Lease

High-profile freestanding building & CRU unit in a well tenanted centre at the base of Sumas Mountain, a growing high-income area in East Abbotsford.

Excellent opportunity for any service-based tenant like medical, professional services for real estate office to utilize the office improvements, or for a daycare or restaurant to re-purpose the drive-thru area for own use. With stunning views, this beautiful building is a rare opportunity to showcase your business to an affluent area.



Free Standing Building Floorplan



The Location

The neighbourhood blends suburban charm with modern amenities, all set against the scenic backdrop of the Fraser Valley.

Located in the heart of East Abbotsford, the spaces are within the vibrant Parallel Marketplace—a bustling retail hub anchored by Co-op Grocery, Anytime Fitness, Angry Otter Liquor, Ellwood Veterinary Hospital and more.

This area offers exceptional convenience with direct access to the Trans-Canada Highway and proximity to Old Yale Road, making it central to locals and highway traffic. Surrounded by a mix of restaurants, shops, and essential services, it's a prime location for both residents and businesses.



Salient Facts

- Free-Standing Building
- 4,800 SF
- CRU Space | Under Contract
- 1,574 SF
- Asking Net Rent
- Contact Agent
- Operating Costs & Taxes
- \$14.67 PSF (2026)
- +5% Management Fee on Gross Rent
- Available
- Immediately
- Zoning
- C3 - Community Commercial Zone
- Parking Ratio
- 3.8 stall / 1,000 SF leased



Demographics

Abbotsford



170,854
POPULATION (2024)



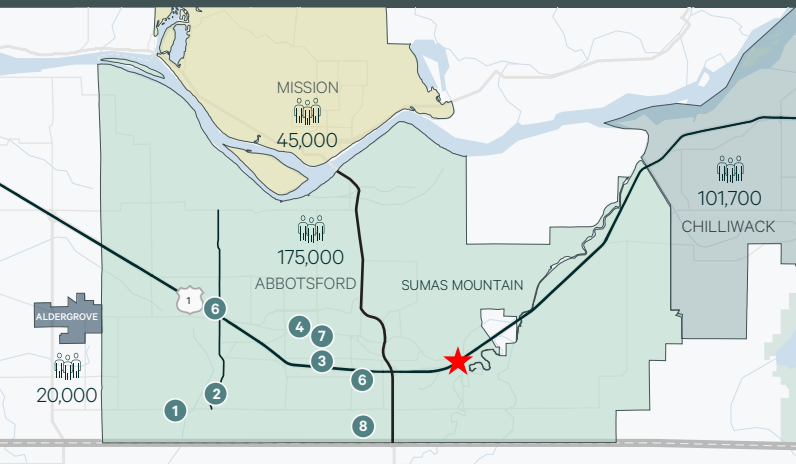
2.1%
POPULATION GROWTH
(2024-2027)



68.1%
OWNED DWELLINGS



\$124,326
HOUSEHOLD INCOME



- 1 ABBOTSFORD AIRPORT
- 2 ABBOTSFORD TRADEX
- 3 ABBOTSFORD REGIONAL HOSPITAL & CANCER CENTRE
- 4 ABBOTSFORD LAW COURTS
- 5 UNIVERSITY OF THE FRASER VALLEY
- 6 ABBOTSFORD AUTOMALL
- 7 7 OAKS REGIONAL MALL
- 8 US BORDER

Drive Times	
Highway #1	2 mins
Abbotsford City Centre	12 mins
Canada / US Border	12 mins
Abbotsford Airport	14 mins
Mission	23 mins
Chilliwack	20 mins

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