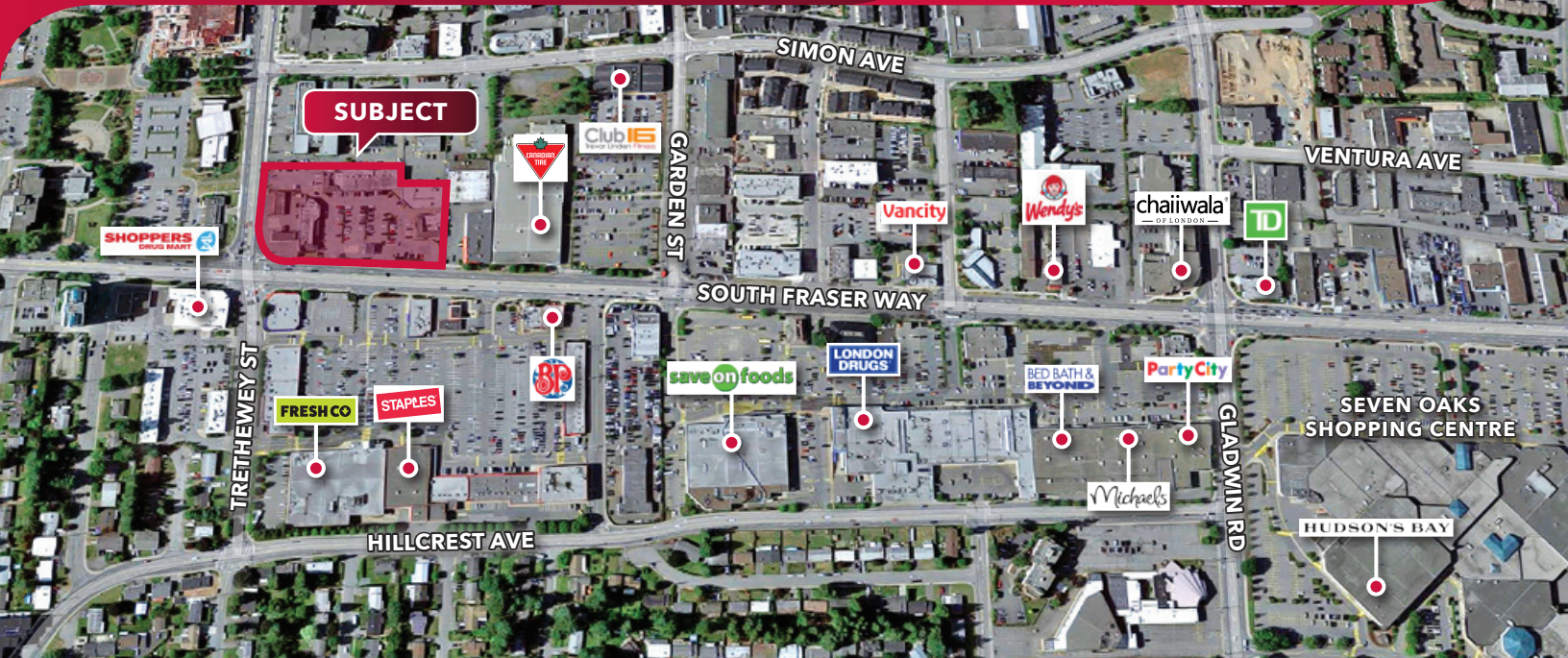


FOR LEASE | RETAIL
32465 SOUTH FRASER WAY
ABBOTSFORD, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,148 or 8,260 SF of Retail Space with Excellent Exposure**
- ▶ **In the Heart of Abbotsford's Main Commercial Corridor**

Location

Fraserway Place is a 27,000 square foot neighbourhood strip centre fronting South Fraser Way, Abbotsford's main commercial artery. The centre is directly across from the FreshCo anchored Clearbrook Town Square, which has a gross leasable area of approximately 188,000 square feet. Fraser Way Place enjoys east and westbound access and egress from three entrances on South Fraser Way as well as north and south bound access from Trethewey Street.

Sean Ogilvie

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Available Spaces

Unit 8B – 2,148 SF
 Unit 9 – 8,260 SF

Zoning

C-5 (City Centre Commercial)

Rental Rate

From \$28.00 PSF NNN

Taxes & Operating Costs

\$12.00 PSF (2022 estimate)

Parking

Approximately 150 surface stalls

Availability

Unit 8B – 30 days
 Unit 9 – March 15, 2023

Highlights

- ▶ Direct exposure to South Fraser way
- ▶ Good loading
- ▶ Large pylon signage available
- ▶ East & west access/egress
- ▶ "Centre ice" location – within one block of Freshco, Save-On-Foods, London Drugs, Shoppers Drugs, Canadian Tire, BC Liquor, and many more.

Traffic Count

Over 28,128* vehicles per day on South Fraser Way

*City of Abbotsford



Demographics	1 km	3 km	10 min
Total Population	14,210	76,177	116,823
Households	5,983	26,736	39,221
Persons per Household	2.33	2.77	2.90
Average Household Income	\$76,196	\$86,891	\$97,392
Owned Dwellings	3,882	16,258	25,403
Rented Dwellings	2,101	10,478	13,819
Total Daytime Population	14,949	75,801	116,772

Source: Environics Analytics 2021 Estimate

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