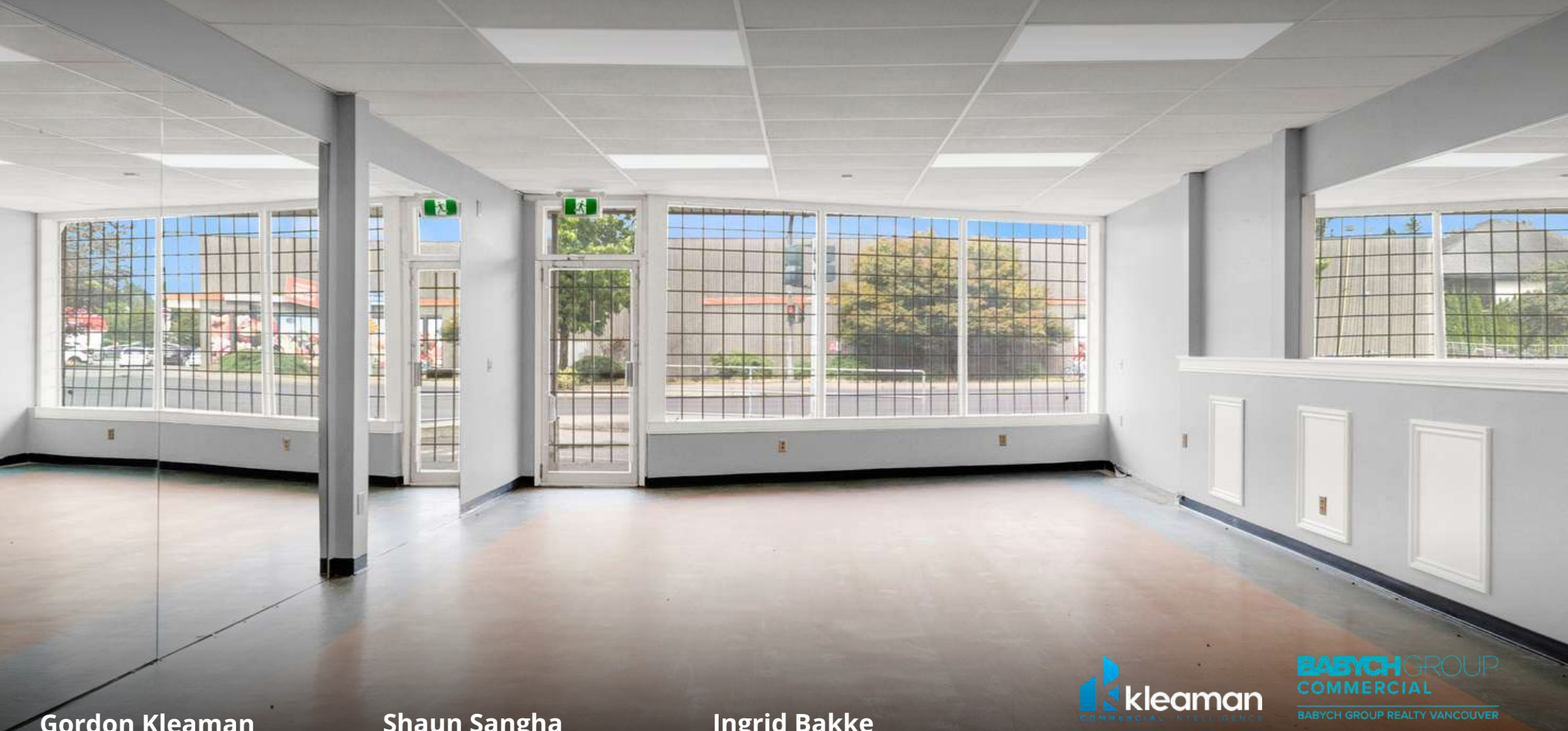


3,358 SF Retail Space for Lease

Currently Configured as Two Units | Available Individually or Combined

2518 Clearbrook Road, Abbotsford



Gordon Kleaman

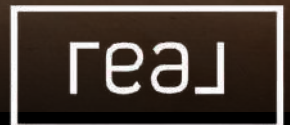
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FOR LEASE

2518 Clearbrook Road, Abbotsford

PROPERTY DETAILS

PID	LEGAL DESCRIPTION	BUILDING SIZE		ADDITIONAL RENT	AVAILABILITY
000-494-500	LOT 225 EXCEPT: PART NOW ROAD PLAN LMP51070, SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 43654	Left Side Retail Unit	1,963 SF	\$11.31 PSF (2026 est.)	Immediate
		Right Side Retail Unit	1,395 SF	ASKING RENT	ZONING
		Total	3,358 SF	\$23.00 PSF	C5 (City Centre Commercial Zone)



FOR LEASE

2518 Clearbrook Road, Abbotsford

2518 Clearbrook Road offers exceptional leasing flexibility, allowing tenants to secure space that best suits their business needs.

The property is available as one contiguous main floor premises comprising approximately 3,358 SF, ideal for businesses seeking a larger footprint with excellent exposure and a functional layout suitable for retail, showroom, office, medical, and service commercial uses.

The main floor is currently demised into two separate retail units, each featuring its own private entrance, storefront, and washroom facilities, allowing for immediate occupancy as independent premises or the opportunity to combine both units into one larger space.

The available configurations include:

- Left Side Retail Unit: Approximately 1,963 SF
- Right Side Retail Unit: Approximately 1,395 SF
- Entire Main Floor: Approximately 3,358 SF

Whether you're an established business seeking a flagship location or a growing company looking for room to expand, 2518 Clearbrook Road offers a rare opportunity to lease flexible commercial space in one of Abbotsford's most established commercial corridors.



Left Side Retail Unit



Right Side Retail Unit

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FOR LEASE

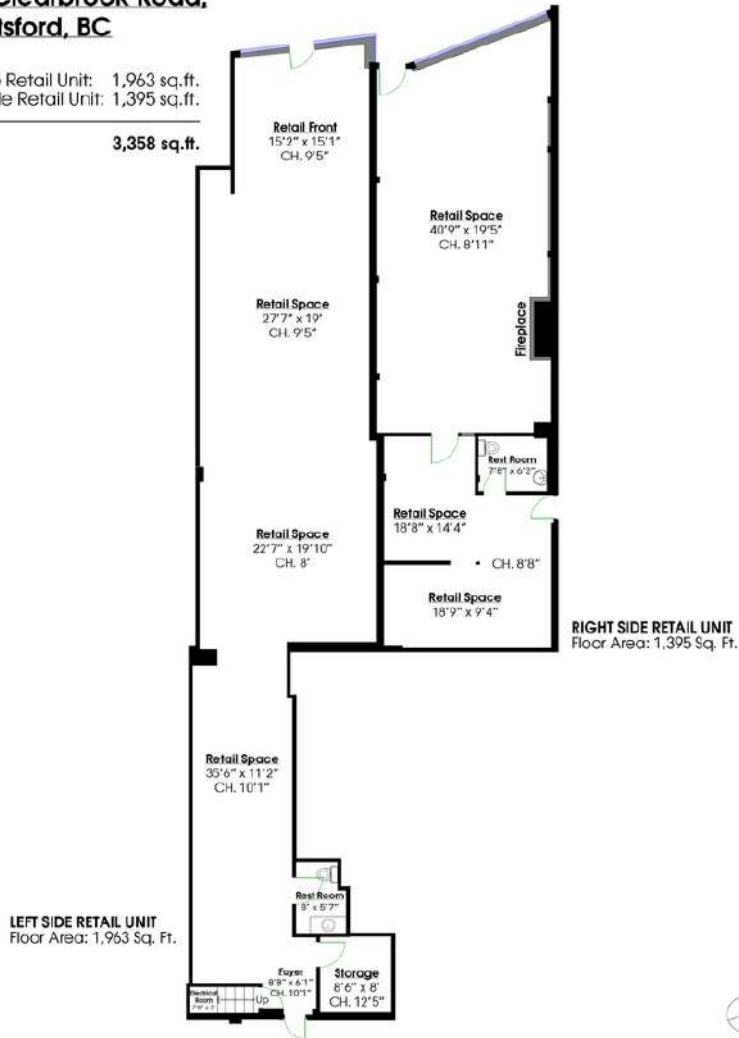
2518 Clearbrook Road, Abbotsford

FLOORPLAN

2518 Clearbrook Road,
Abbotsford, BC

Total**
Left Side Retail Unit: 1,963 sq.ft.
Right Side Retail Unit: 1,395 sq.ft.

Total: 3,358 sq.ft.



Main Level	
Foyer	8' 8" x 6' 1"
Storage	8' 6" x 8'
Electrical Room	7' 8" x 3'
Rest Room	8' x 5' 7"
Retail Space	35' 6" x 11' 2"
Retail Space	22' 7" x 19' 10"
Retail Space	27' 7" x 19'
Retail Front	15' 2" x 15' 1"
Retail Space	18' 9" x 9' 4"
Retail Space	18' 8" x 14' 4"
Rest Room	7' 8" x 6' 2"
Retail Space	40' 9" x 19' 5"

Totals	
Left Side Retail Unit	1,963 Sq. Ft.
Right Side Retail Unit	1,395 Sq. Ft.
Total:	3,358 Sq. Ft.



**While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. E&O Insured for \$1,000,000

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LOCATION

Strategically positioned along Clearbrook Road, one of Abbotsford's busiest north-south commercial corridors, 2518 Clearbrook Road offers exceptional visibility, accessibility, and exposure in the heart of the city's established commercial district. Serving as a major connector between Highway 1, South Fraser Way, and the surrounding residential neighbourhoods, Clearbrook Road experiences consistent vehicle traffic and serves a broad customer base throughout the Fraser Valley.

The property is surrounded by a diverse mix of retail, professional office, medical, financial, and service-oriented businesses, making it an ideal location for businesses seeking strong exposure within a well-established commercial hub. The area benefits from a dense residential population, nearby schools, healthcare facilities, and major employment centres, creating consistent demand for a wide variety of commercial uses.

Located just minutes from Highway 1, South Fraser Way, and the Abbotsford Regional Hospital and Cancer Centre, the property offers excellent regional connectivity while remaining highly accessible for local customers and employees. Frequent public transit service along Clearbrook Road further enhances accessibility, while the surrounding commercial node continues to attract both local businesses and national retailers.

As Abbotsford continues to experience steady population growth and commercial investment, the Clearbrook corridor remains one of the city's most desirable business locations. Combining a central location, strong surrounding demographics, and convenient access to major transportation routes, 2518 Clearbrook Road presents an outstanding opportunity for businesses looking to establish or expand within one of the Fraser Valley's fastest-growing markets.



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SURROUNDING AMENITIES

Dining & Cafés

- Starbucks
- Tim Hortons
- White Spot
- Numerous local cafés and restaurants along South Fraser Way

Retail & Services

- Sevenoaks Shopping Centre
- Real Canadian Superstore
- London Drugs
- Save-On-Foods
- Shoppers Drug Mart
- RBC Royal Bank
- TD Canada Trust
- Scotiabank
- BMO Bank of Montreal
- Canada Post

Medical & Professional Services

- Abbotsford Regional Hospital & Cancer Centre
- LifeLabs
- Multiple dental and medical clinics

Community & Recreation

- Matsqui Recreation Centre
- Exhibition Park
- Mill Lake Park
- Abbotsford Recreation Centre
- Clearbrook Library
- Abbotsford Exhibition Park

Transit & Connectivity

- Minutes to Highway 1 (Mt. Lehman & Clearbrook interchanges)
- Easy access to South Fraser Way and Marshall Road
- Frequent BC Transit bus service
- Approximately 10 minutes to Abbotsford International Airport (YXX)



Left Side Retail Unit



Left Side Retail Unit



Left Side Retail Unit



Left Side Retail Unit



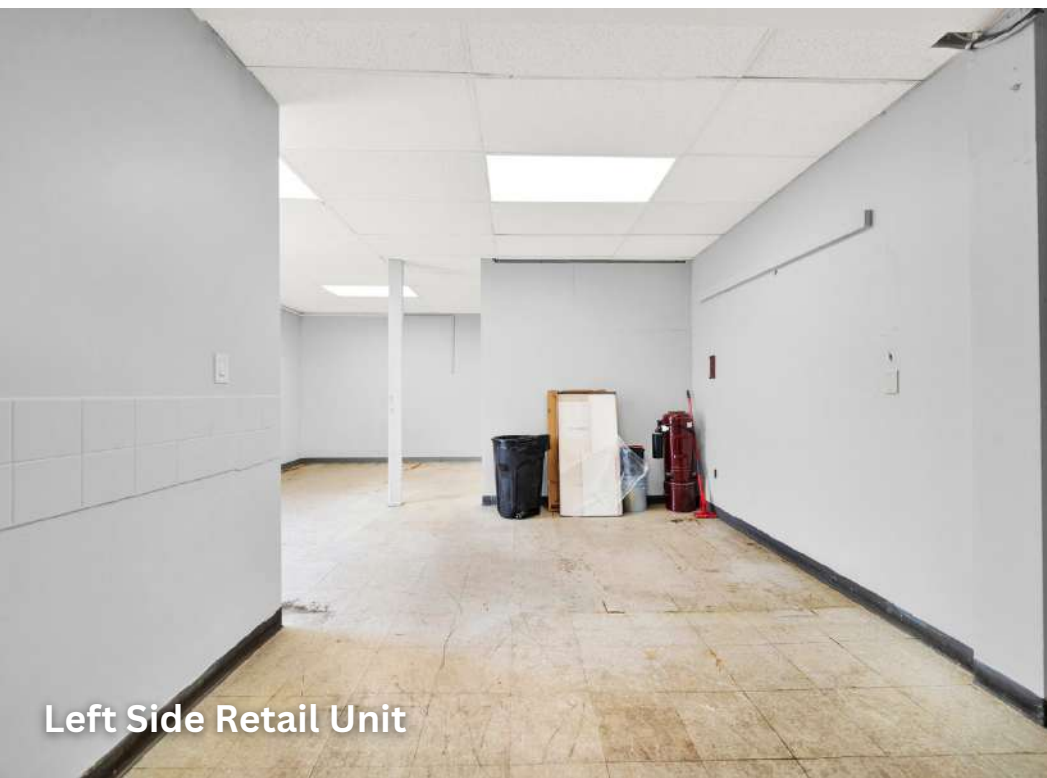
Left Side Retail Unit



Left Side Retail Unit



Left Side Retail Unit



Left Side Retail Unit



Left Side Retail Unit



Left Side Retail Unit



Left Side Retail Unit



Left Side Retail Unit



Right Side Retail Unit



Right Side Retail Unit



Right Side Retail Unit



Right Side Retail Unit



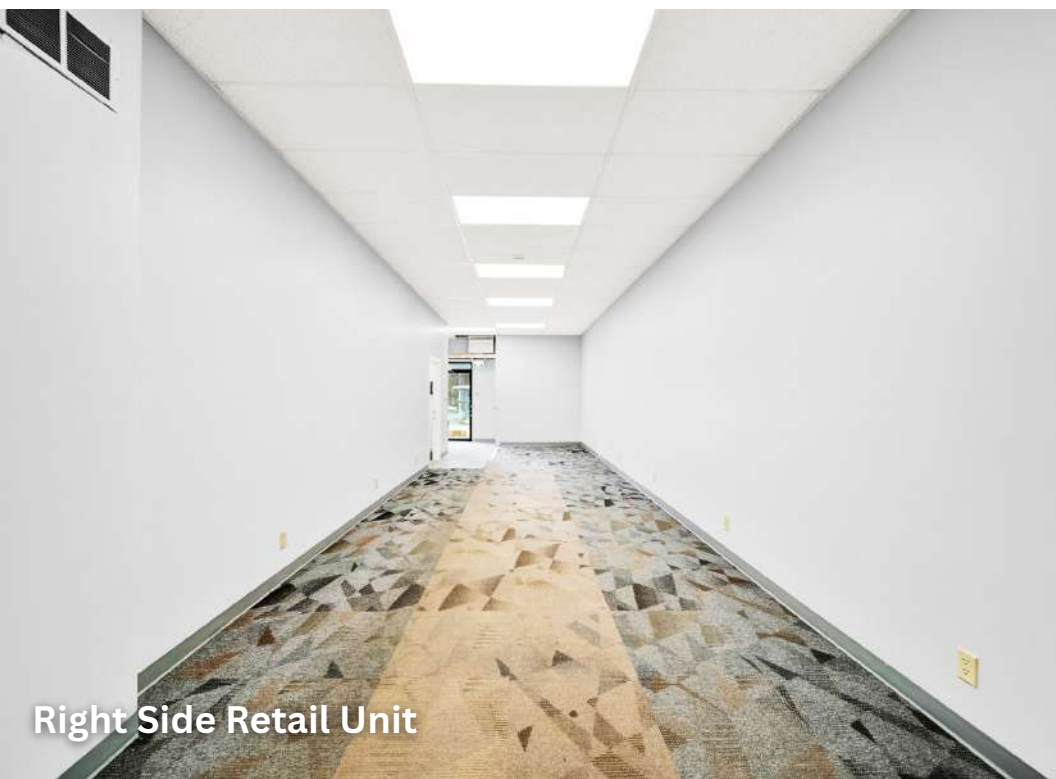
Right Side Retail Unit



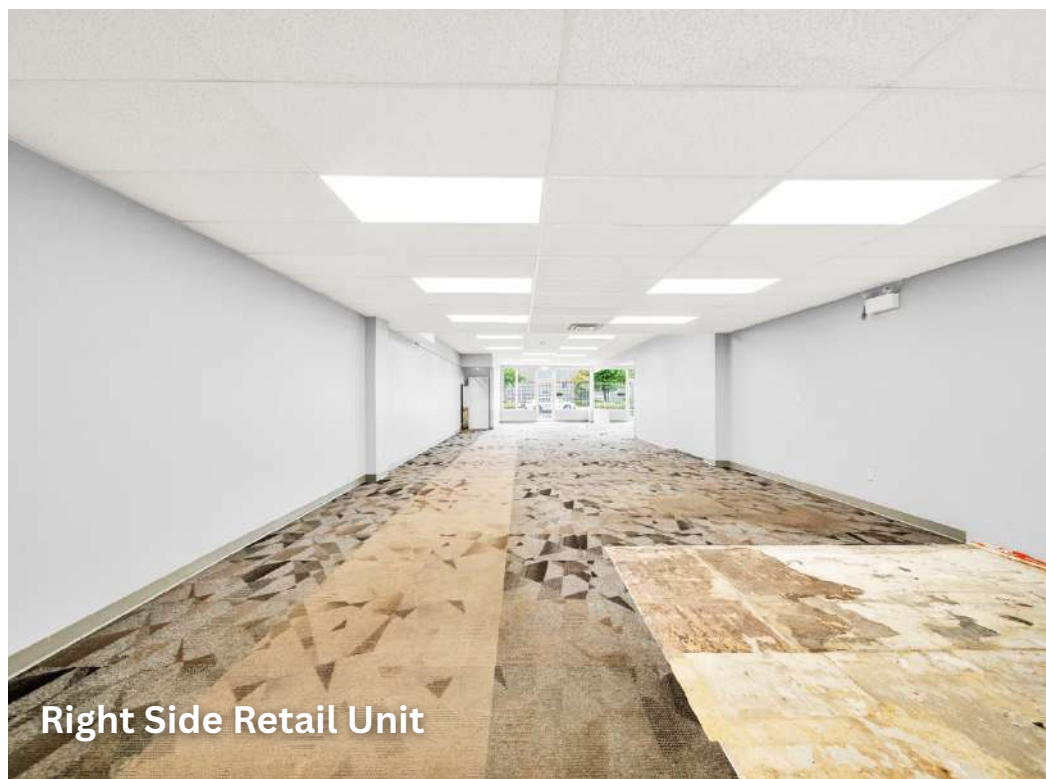
Right Side Retail Unit



Right Side Retail Unit



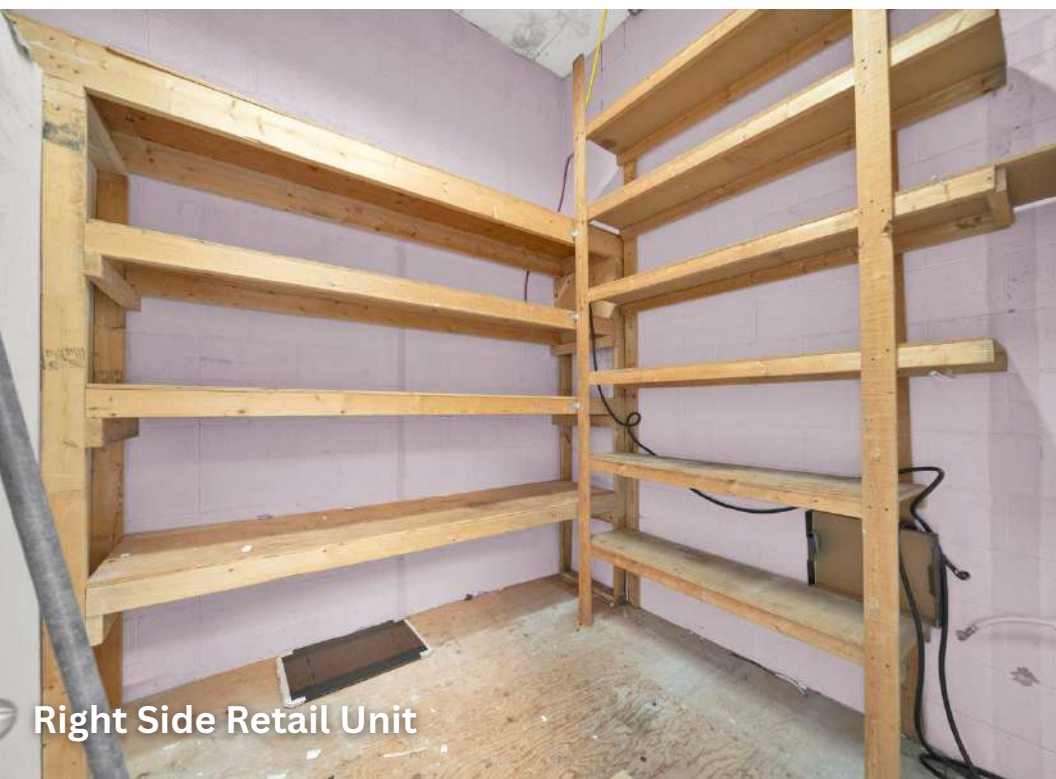
Right Side Retail Unit



Right Side Retail Unit



Right Side Retail Unit



Right Side Retail Unit



Right Side Retail Unit

