



HIGH PROFILE CORNER UNIT FOR LEASE

33258 South Fraser Way,
Abbotsford, BC

LEASING BROCHURE

NICK FISHER
Personal Real Estate Corporation
604.628.2581
nick@sitings.ca

ARJEN HEED
Senior Associate
604.416.5583
arjen@sitings.ca

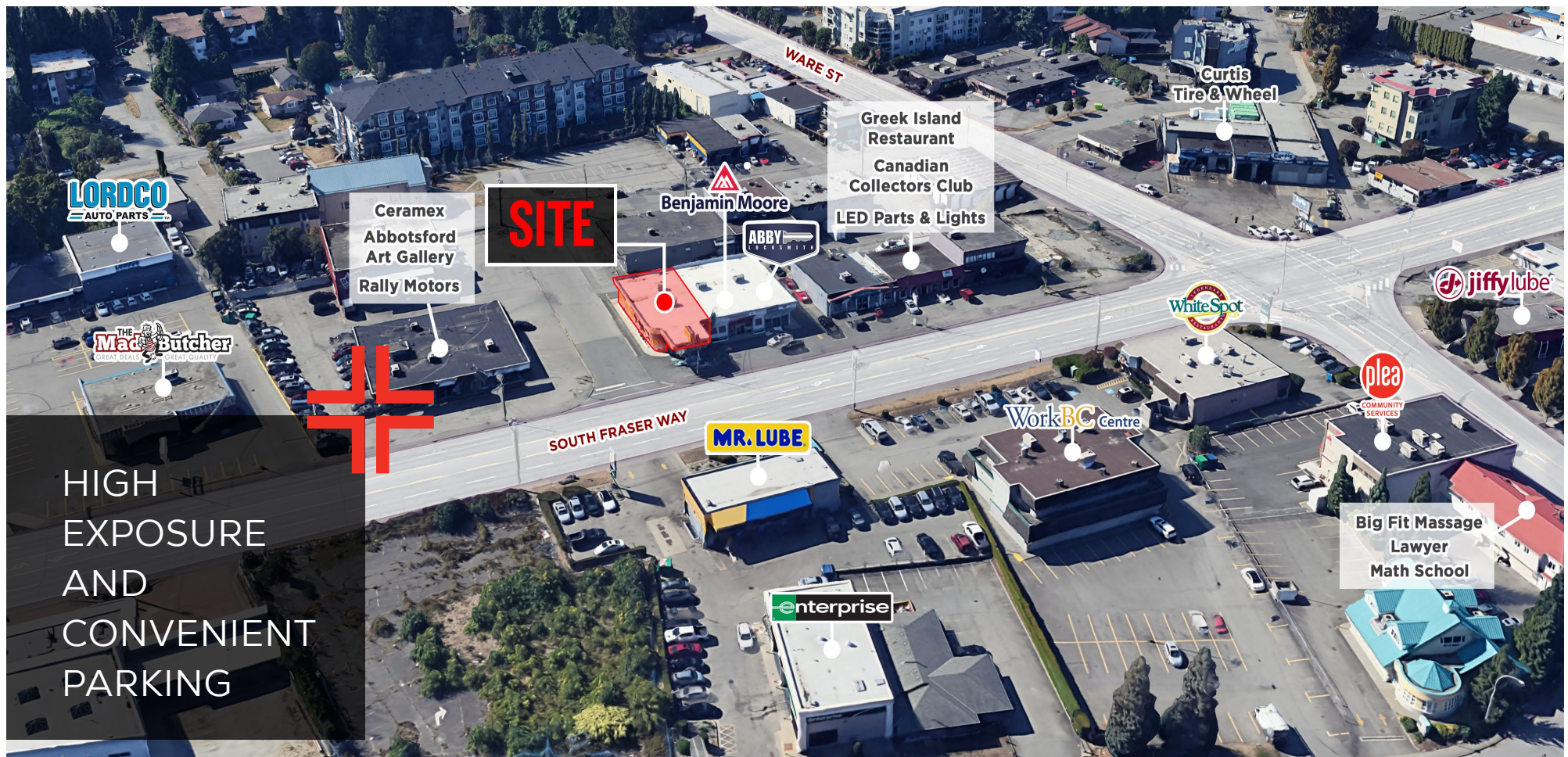


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SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

Ideally situated at the southwest corner of South Fraser Way and Alliance Street, 33258 South Fraser Way (the "Property") boasts a highly visible corner location with direct frontage to one of Abbotsford's primary commercial corridors.

- Prominent retail premises along the vibrant South Fraser Way Commercial Corridor
- Conveniently located near Abbotsford's dominant regional shopping centers: Seven Oaks Shopping Centre and West Oaks Mall
- Easy access to Highway 1 via McCallum Road
- Strategically positioned in the heart of the Fraser Valley, with a population of over 154,000 people in Abbotsford (2021 census)



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DETAILS

✦ Available Size: 3,398 SF

✦ Basic Rent: \$32.00 PSF

✦ Available: Immediately

✦ Additional Rent: \$8.25 PSF (est. 2025)

✦ Commercial Parking: 19 surface parking in common with other tenants

NEARBY TENANTS



ZONING

The property is governed by the C4 – Service Commercial zoning bylaw which permits the following uses:

- Retail
- Automotive
- Child Care
- Pet Care
- Restaurant
- Community Service
- Drive Through Restaurant
- Personal Service
- Liquor Store
- Nursery
- Trade School
- Civic Use
- Coffee Shop
- Recreational Facility

DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2024 Population	14,254	49,153	131,788
2029 Populations Projections	14,876	52,231	140,724
2024 Average HH Income	\$79,803	\$91,452	\$113,911
2024 Daytime Population	17,695	51,149	121,146

CONTACT

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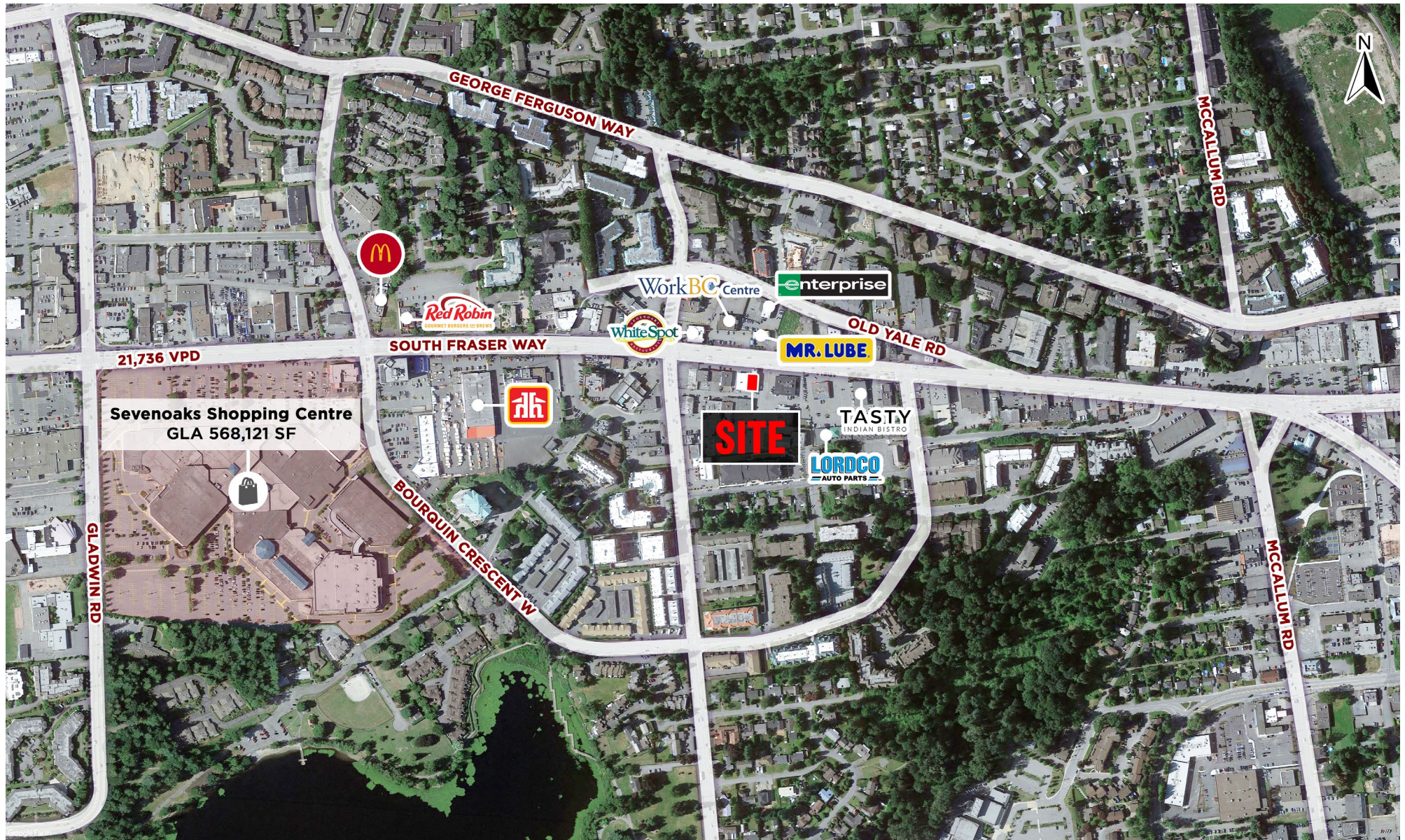
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AERIAL



FLOOR PLAN

