SITINGS Axford real estate



ABBOTSFORD CENTRE MALL

33655 Essendene Ave &
33585 South Fraser Way
Abbotsford, BC

SALE BROCHURE

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ABBOTSFORD CENTRE MALL

On behalf of the Vendors, Sitings Realty Ltd. (“Sitings”) and Axford Real Estate Inc. (“Axford”) are pleased to offer the 100% fee simple interest in 33655 Essendene Ave & 33585 South Fraser Way, Abbotsford, BC known as Abbotsford Centre Mall. Abbotsford Centre Mall consists of 49,887 rentable SF of retail on 3.71 acres of land situated in Abbotsford BC, one of the fastest growing suburbs of Greater Vancouver. Abbotsford has significant employment drivers such as a regional hospital, a large post secondary educational institution, an International Airport, convention centre and a large commercial agricultural sector creating a strong average household income of $120,000 per year. The immediate area surrounding the properties is historic downtown Abbotsford, an amenity rich neighbourhood with trendy shops, services and restaurants. The subject property has excellent vehicle access with expansive frontage and proximity to major regional roads.

Relatively affordable home prices, a solid employment base, and a wealth of amenities make Abbotsford an appealing place to live and work. These factors support continued residential construction and business activity growth, and therefore the underlying potential of real estate in the Abbotsford market.



offering highlights



CENTRAL ABBOTSFORD, ADJACENT TO THE HISTORIC DOWNTOWN

Immediate neighborhood has attractive retail amenities, including independent coffee shops, bakeries, restaurants, and retailers.

COVETED TENANT MIX

Anchored by 3 reputable, strong covenant tenants: Dollar Tree, Fraser Health and Sprott Shaw College.

STRATEGIC LOCATION

High exposure location with over 200' of frontage on South Fraser Way.

SECURE INCOME

Secure cash flow derived from tenants with strong covenants.

GROWING NUMBERS

Steady population growth with 6.5% growth since 2018 and additional 9%+ growth planned by 2028

POTENTIAL INCOME GROWTH

The shopping centre is fully leased with average rents below market.

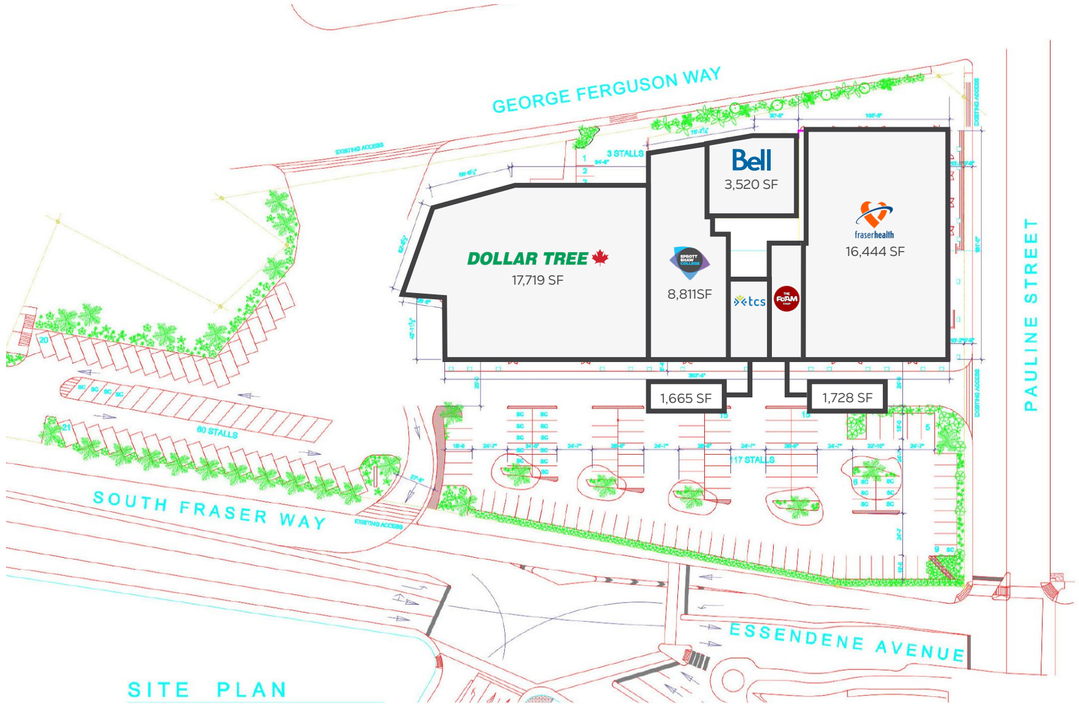
OPTIMAL DESIGN

Ample parking, excellent street exposure, extensive frontage and easy access from 3 major roads – McCallum Road, South Fraser Way, and George Ferguson Way.

FUTURE UPSIDE

Abbotsford's official community plan designates the land for higher density use, driven by the strong population growth in the Abbotsford market.

site plan



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salient facts

Property Type	Big Box Anchored Community Shopping Centre	
Municipal Address	33655 Essendene Avenue & 33585 South Fraser Way, Abbotsford BC	
Rentable Area	49,887 SF	
Site Area	33655: 3.17 Acres 33585: 0.537 Acres **3.71 Acres TOTAL**	
Zoning/OCP	C7 / OCP: Historic Downtown Commercial Address (urban Centre - Mixed use 2.5 FSR)	
Year Built	1977	
Assessed Value (2026)	Building	$ 174,000
	Land	$19,962,000
	TOTAL	**$20,136,000**
Tenancies	Dollar Tree, Sprott Shaw College, Fraser Health, Bell, Thompson Community and BC Foam	
Current NOI (2026)	Contact Listing Agents	
Occupancy	Fully Leased	
Parking	180 Stalls (4.2 stalls/1000 SF)	
Data-Room	Contact Listing Agents	









Anchored by Dollar Tree, Fraser Health and Sprott Shaw College, Abbotsford Centre Mall provides stable holding income from international, regional and government covenant tenants. Given the properties strategic location within Abbotsford Historic Downtown Neighborhood, there is opportunity to upside to potential future redevelopment. At the same time, the properties benefit from stable holding income and present an attractive covered land opportunity to investors and developers alike.

	TENANT	SIZE	
CRU	NAME	SQFT	%
1B	Sprott Shaw	8,811	17.66%
5C	BC Foam	1,728	3.46%
9N	Thompson Community	1,665	3.34%
20	Bell Canada	3,520	7.06%
5	Dollar Tree	17,719	35.52%
1A	Fraser Health	16,444	32.96%
		49,887	



tenancies

location overview

MALLS & SHOPPING CENTRES

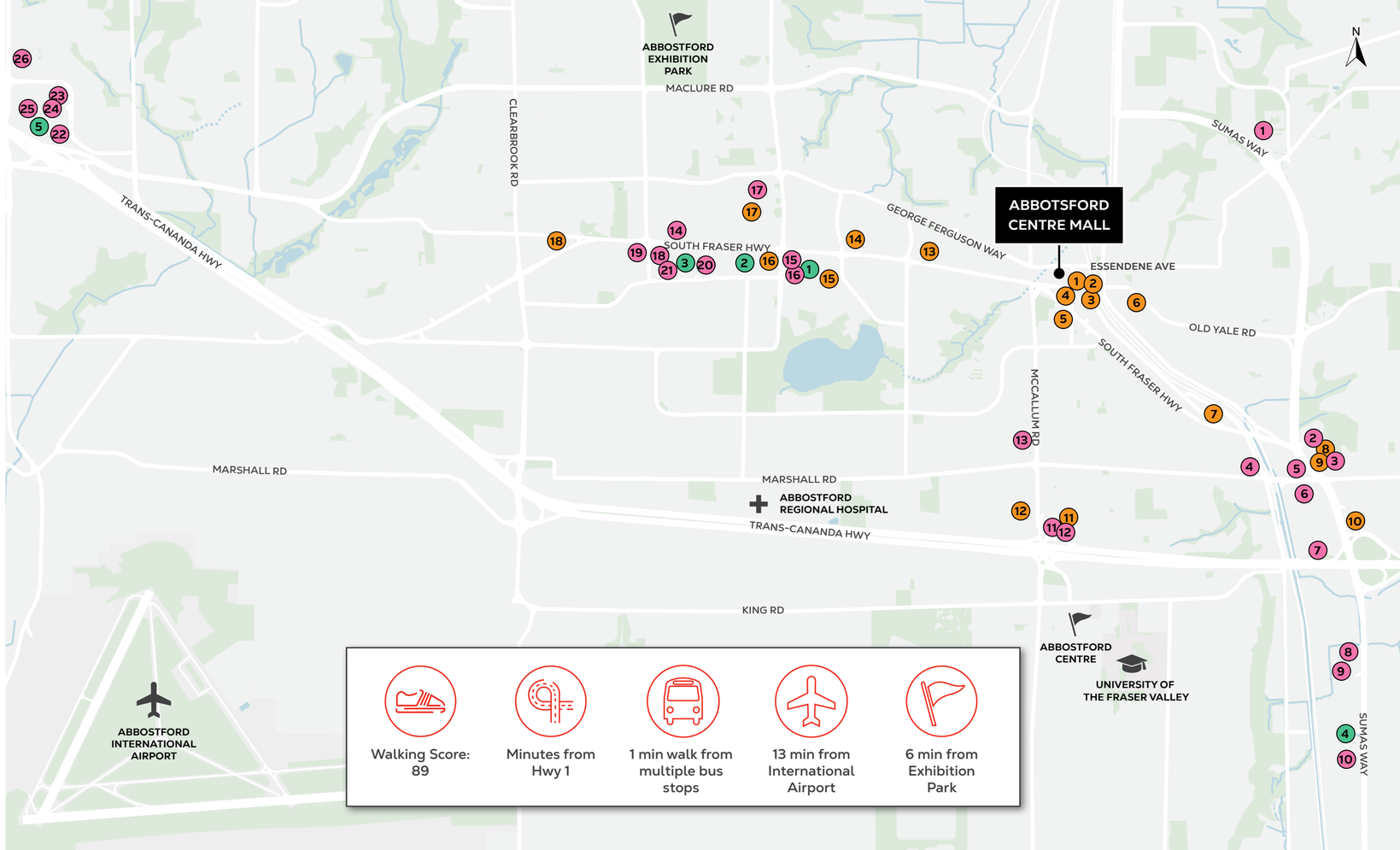
1. Sevenoaks Shopping Centre
2. West Oaks Mall
3. Clearbrook Towne Centre
4. Abbotsford Power Centre
5. Highstreet Shopping Centre

RESTAURANTS & COFFEE SHOPS

1. Oldhand Coffee
2. Aurora Rosters
3. BRGR BRGR
4. Bow & Stern
5. Townhall
6. Paliotti's
7. The Keg
8. S+L Kitchen & Bar
9. Boston Pizza
10. Cactus Club
11. Browns Socialhouse
12. Tim Hortons
13. White Spot
14. Red Robin
15. Earls
16. Tim Hortons
17. Denny's
18. Starbucks

RETAILERS

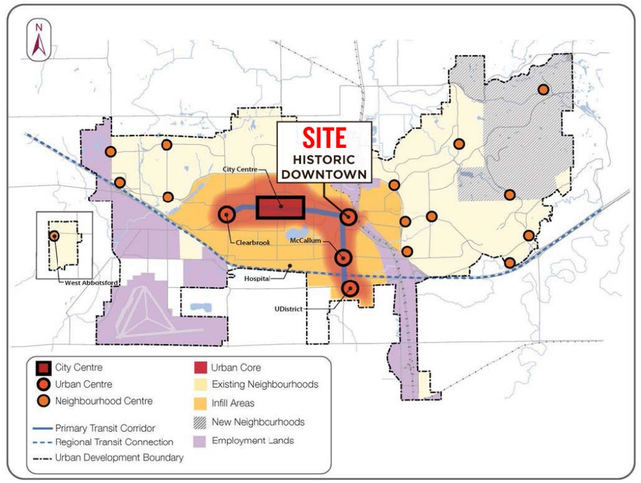
1. Choices Market
2. Save-on-Foods
3. BC Liquor
4. No Frills
5. The Brick
6. Home Depot
7. Walmart
8. Winners/HomeSense
9. Rona
10. Costco
11. Cabela's
12. Everything Wine
13. Shoppers Drug Mart
14. Canadian Tire
15. London Drugs
16. Shoppers Drug Mart
17. Real Canadian Superstore
18. BC Liquor
19. Shoppers Drug Mart
20. Save-on-Foods
21. Chalo FreshCo
22. Walmart
23. PetSmart
24. Sephora
25. H&M
26. Co-op



ABBOTSFORD

Abbotsford, BC, presents a compelling investment opportunity with its thriving economic, social, and housing prospects. Economically, the city benefits from a robust agricultural sector and burgeoning industries in technology and manufacturing, creating a dynamic environment for future growth. Socially, Abbotsford is known for its vibrant, diverse community, excellent recreational and retail amenities, and cultural events that enhance quality of life. Notably, the city is home to Abbotsford International Airport, which enhances connectivity and accessibility, making it a strategic location for multi-family housing developments. Housing in Abbotsford is more affordable compared to neighboring Vancouver, making it an attractive option for families and professionals seeking a balance between urban amenities and suburban tranquility.

Abbotsford Centre Mall is positioned in the “Historic Downtown” Neighbourhood, which is set apart from other neighbourhoods in Abbotsford by its remnants of the past, including historic buildings and streets used by horse carriage and rail, before the arrival of vehicles. Historic Downtown is a key commercial node in the city – it has a unique identity, sought after retailers and food operators pull customers and residents to the neighbourhood. Half a block from where Essendene and Montrose Avenues intersect – which is the centre of the core retail area – Abbotsford Centre Mall has excellent connectivity, with nearly all retail areas being within convenient walking distance to the site.











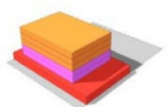


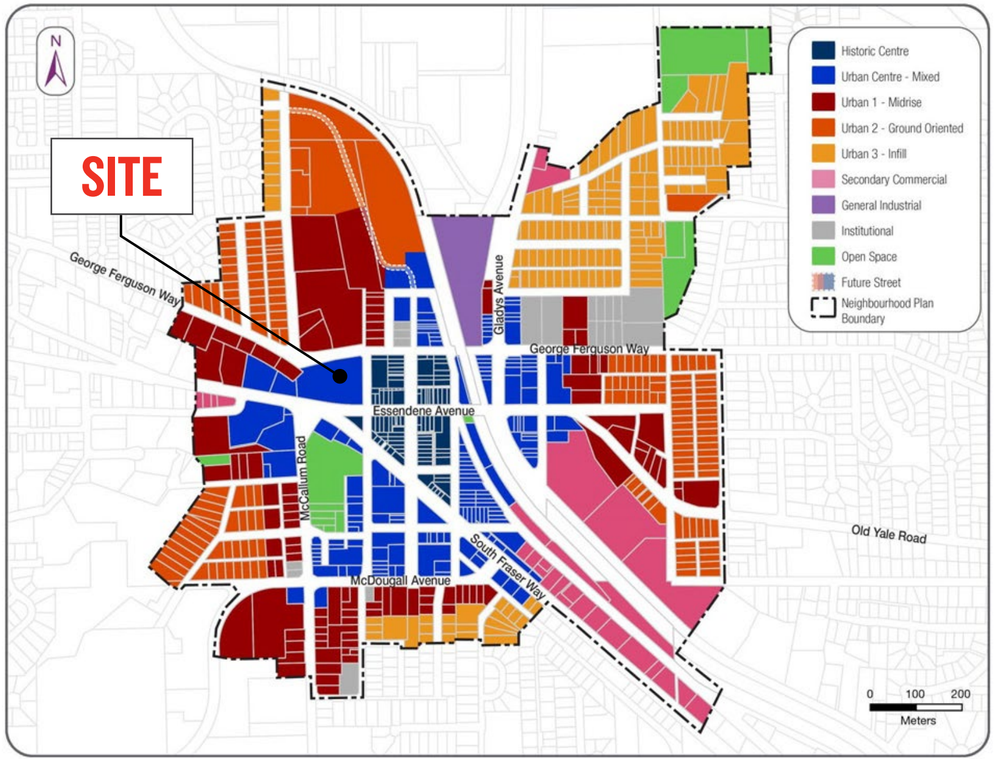
SUMMARY

This Official Community Plan (OCP), commonly referred to as Abbotsforward, identifies the area in which the site is located as “Historic Downtown” - an Urban Centre within Abbotsford’s Urban Core, which is where redevelopment and intensification of uses are focused. More broadly, 75% of new residential growth will be directed to existing built up areas of the City, the majority of which will be in the Urban Core. Urban Centres like Historic Downtown are secondary to the City Centre in terms of intensity and scale. However, in addition to serving surrounding neighbourhoods, they also have city-wide draw and function. Historic Downtown in particular has distinct character for community gatherings, employment, and destination amenities. Redevelopment is designed to support higher residential density in mixed use buildings to accommodate growing population base that can be supported by this strong commercial core.

Further information on the OCP/ Historic Downtown Neighbourhood plan can be found on the Abbotsford City website here:

OCP/ Historic Downtown Neighbourhood

Urban Centre – Mixed Use 	Enable a mix of uses to support the Historic Centre with higher residential density and commercial uses Support main street retail character on certain streets outside the Historic Centre	Mixed use buildings Heights are a maximum of 6 storeys	Mixed use (residential and commercial) Multi unit residential Commercial	1.0 to 2.5 FSR (an additional up to 0.5 FSR may be granted when 6 storeys cannot be achieved at 2.5 FSR)



Source: https://laws.abbotsford.ca/civix/document/id/coa/coabylaws/historicdowntown



OFFERING PROCESS

Prospective purchasers are invited to submit Offers to Purchase the Property through Sitings Realty & Axford for consideration by the Vendors.

Data Room access & additional information available to qualified parties upon the execution of a Confidentiality Agreement.

For pricing guidance, please contact the Listing Agents.

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