

FOR LEASE | RETAIL
34150 SOUTH FRASER WAY
ABBOTSFORD, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **4,357 SF**
- ▶ **Grade Loading and Fenced Yard Area**
- ▶ **Great Drive Times to all of Abbotsford, Mission, and Highway 1**
- ▶ **Direct Exposure to South Fraser Way, a Main Traffic Artery**

Location

This large format multi-tenant complex is located on South Fraser Way in East Abbotsford at the corner of Abbotsford Way, linking South Fraser Way to Marshall Road. South Fraser Way and Marshall Road are two of the three main east/west traffic routes. East Abbotsford is home to the highest average household incomes in the district and has seen the largest growth of "higher end" detached homes in recent years.

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Features

- ▶ Fenced yard
- ▶ Grade loading
- ▶ High ceilings
- ▶ Modern lighting
- ▶ Air conditioning

Available Space

4,357 SF plus fenced yard

Zoning

C4

Basic Rent

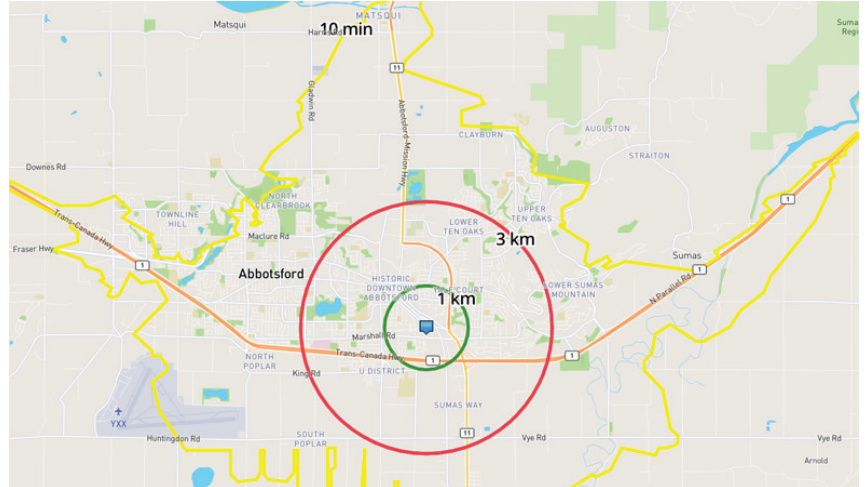
From \$24.00 PSF per year

Taxes & Operating Costs

\$6.10 PSF + 5% management fee (2025 est.)

Availability

With 30 days notice



Demographics	1 km	3 km	10 min drive
Population	9,913	56,295	127,460
Median Age	35.3	39.6	39.1
Average Person Per Household	2.53	2.61	2.85
Households With Children at Home	39.8%	32.2%	46.8%
Average Household Income	\$95,402	\$108,549	\$115,502
Owned Dwellings	47.1%	61.7%	66.3%

Source: Environics Analytics 2024 Estimate



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