

FOR LEASE

NOW LEASING - PHASE 3

30700 FRASER HIGHWAY, ABBOTSFORD, B.C.

BRAND-NEW CRU & RESTAURANT
OPPORTUNITIES IN FINAL PHASE OF
PHARMACY AND BANK-ANCHORED PROJECT

Join:

SHOPPERS
DRUG MART



Highstreet Shopping Centre

Walmart

LONDON
DRUGS

Marshalls

CINEPLEX

LIVINGSTONE STREET

FRASER HIGHWAY (27,777 VPD)

MT LEHMAN ROAD

Multi-Family &
Townhouse Development
Complete

GARDNER
PARK

TRANS CANADA HIGHWAY (65,669 VPD)

SUBJECT SITE

Marcus & Millichap

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SALIENT DETAILS

Municipal Address:	30700 Fraser Highway, Abbotsford, B.C.
Availability:	1,260 SF - 10,980 SF (approx. if contiguous)
Access:	<ul style="list-style-type: none">• All directions off Livingstone Avenue• Right in/right out on Fraser Highway
Parking:	Approx. 249 parking stalls
Timing:	12 - 18 Months from Lease Execution
Traffic Counts:	Fraser Highway: 27,777 VPD Highway 1: 65,669 VPD
Operating Costs:	Estimated at \$14.00 PSF
Asking Rents:	Please Contact Listing Agent

ABBOTSFORD



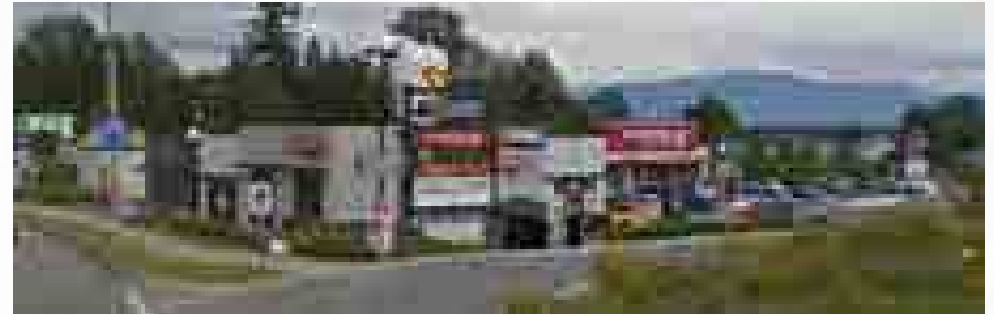
Abbotsford is the fifth largest Municipality in BC, with an estimated population of 158,245 people



The market has had a population growth rate of 9.5% from 2015-2020 and is estimated to grow by 8.4% from 2015-2020



The Mt. Lehman and Trans-Canada Highway interchange is the western gateway to Abbotsford



HIGHLIGHTS



Anchored by Shoppers Drug Mart and TD Bank



Exceptional location to service West Abbotsford and transient highway traffic



Ample parking with approximately 231 stalls



Unparalleled exposure and access to both Fraser Highway and Trans-Canada Highway



Primary trade area of approximately 42,000 people with household incomes exceeding \$94,000 per annum



In close proximity to High Street development anchored by Wal-Mart, London Drugs, Marshalls, and Cineplex



Adjacent to Mosaic's multi-family development

30700 FRASER HIGHWAY, ABBOTSFORD, B.C.

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#	Status	Tenant	Size (approx.)
9	Under Negotiation	CRU 1: Veterinary	7,000 SF
	Available	CRU 2:	1,260 SF*
	Available	CRU 3:	1,260 SF*
	Available	CRU 4:	1,260 SF*
	Available	CRU 5:	2,000 SF
	Available	CRU 6: Restaurant Opportunity	1,200-5,200 SF

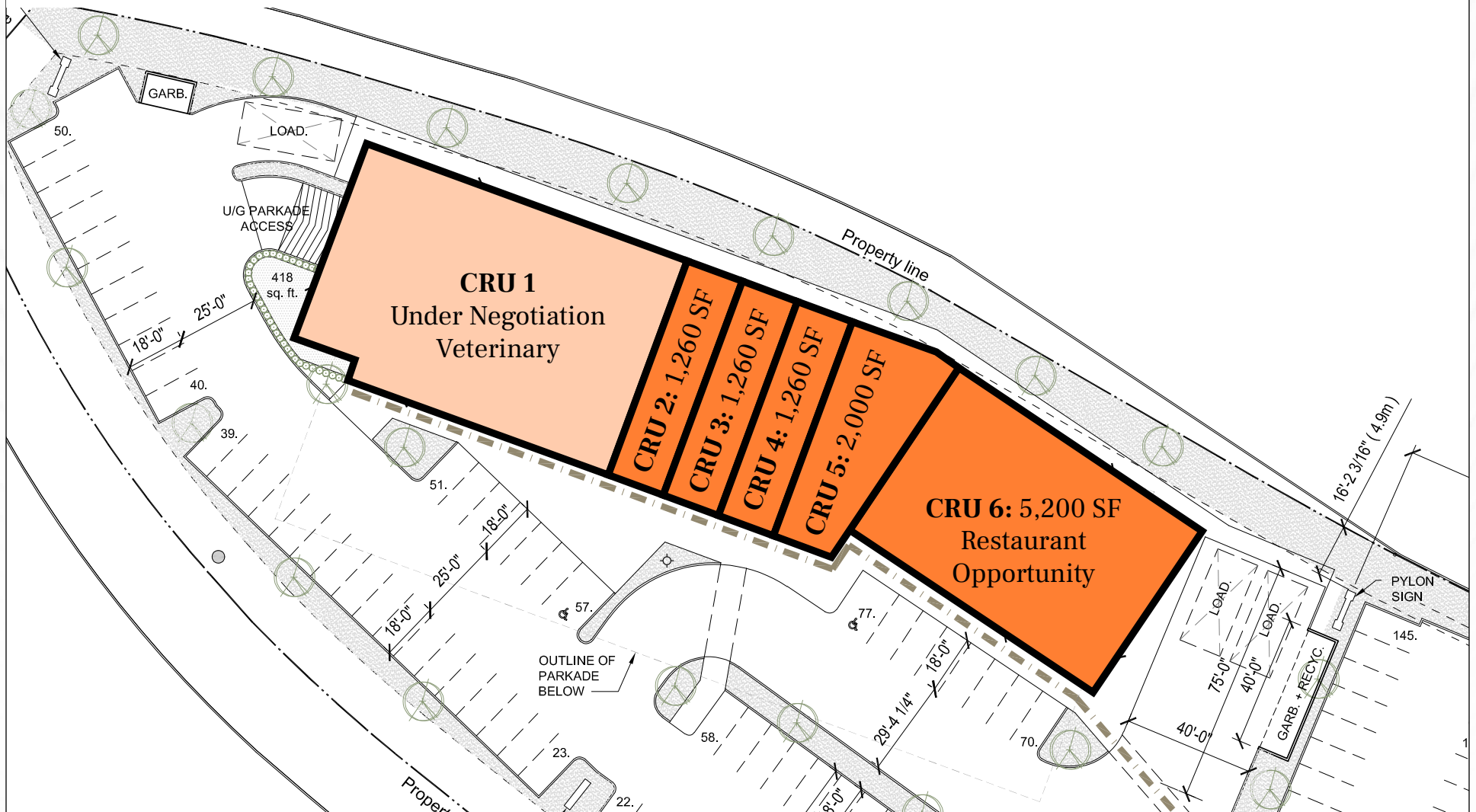
*Contiguous up to 3,780 SF and up to 10,980 SF

#	Status	Tenant
1	Leased	Shoppers Drug Mart, Fido, Vape Shop, Pizza, Pita Pit
2	Leased	TD Bank
3	Leased	Barcelo's / Boardwalk Burgers
4	Leased	Starbucks
5	Leased	Popeye's
6	Leased	Pizza Hut / BarBurrito
7	Leased	Scotiabank
8	Leased	McDonald's

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BUILDING 9 - FLOOR PLAN



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2020 Demographics	3KM	5KM	Abbotsford
Population	42,528	75,426	158,245
Households	12,494	24,214	52,381
Average Household Income	\$94,581	\$91,165	\$103,472



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|---|--|--|---|
| <p>1. Subject Site:</p> <p>2. Tim Hortons, Esso</p> <p>3. Chevron</p> <p>4. Multi-Family & Townhouse Development</p> | <p>5. St. John Brebeuf Secondary School</p> <p>6. St. James Elementary School</p> <p>7. Blue Jay Elementary</p> <p>8. Highstreet Shopping Centre: Old Navy, H&M, RBC, London Drugs, Walmart,</p> | <p>Marshall's, Cineplex, BMO</p> <p>9. Sandman Hotel</p> <p>10. Fraser Valley Auto Mall</p> <p>11. Mt. Lehman Station: Co-Op Grocery, Shell, McDonald's, Quiznos, Sun Life</p> | <p>Financial, Panago</p> <p>12. Rich Hansen Secondary</p> <p>13. Centre Ice Sports Arena</p> <p>14. Eugene Reimer Middle School</p> |
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