

FOR SALE / LEASE

MID-FORMAT LEASE OR OWNER/USER OPPORTUNITY IN HISTORIC DOWNTOWN ABBOTSFORD DISTRICT

2524 MCCALLUM ROAD, ABBOTSFORD, B.C.




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Marcus & Millichap

FAST FACTS

 **13,460 SF total area**

 **24' clear ceiling heights**
(14' clear under mezzanine)

 **600 amp, 102/208 volt electrical service**

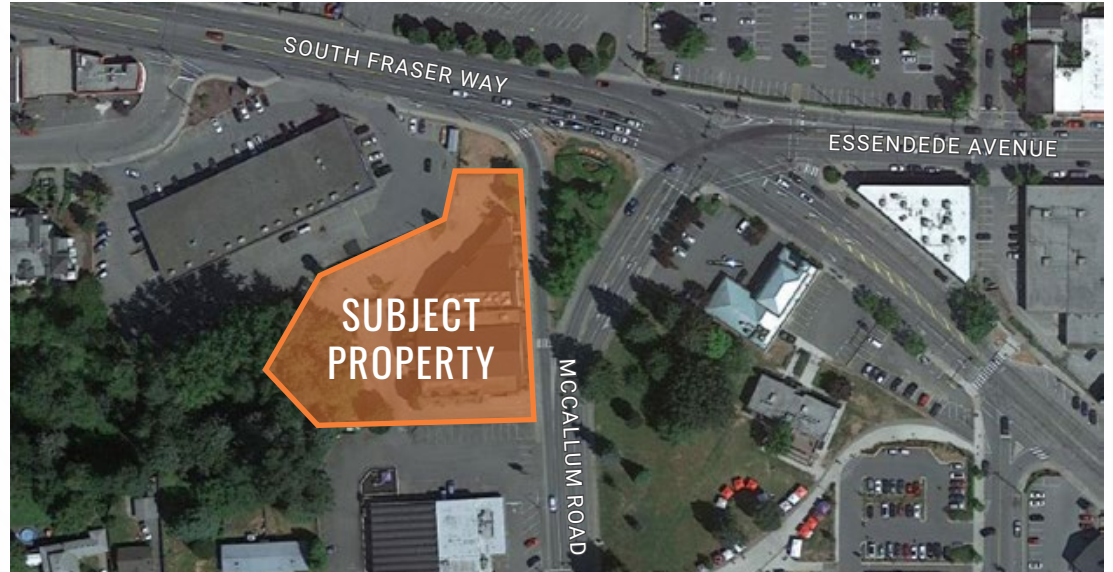
 **4 rooftop HVAC units** providing 35 tons of AC

 **Approx. 76 parking stalls on-site**

 **Pylon signage opportunities** with direct exposure to 5 Corners intersection

 **New/recent building upgrades**

 **26,396 VPD** along McCallum Road



SALIENT DETAILS

Municipal Address: 2524 McCallum Road, Abbotsford, B.C.

Current Availability: Ground Floor: 10,764 SF
Mezzanine: 2,696 SF

Access / Egress: All direction access off McCallum Road
All direction access off Bevan Avenue

Traffic Counts: 26,396 VPD along McCallum Road

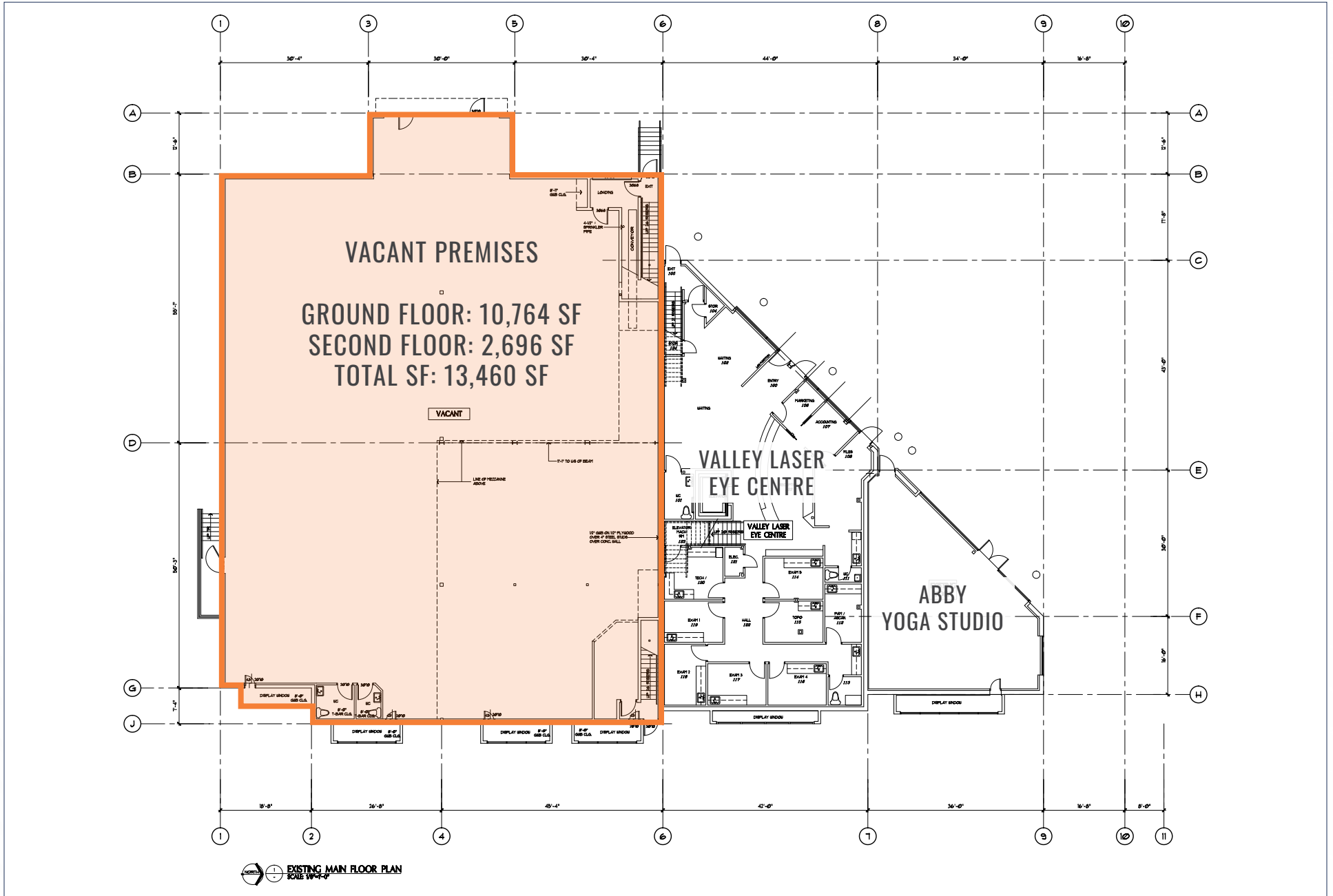
Zoning: [C3 - Community Commercial Zone](#)

Timing/Possession: Immediate

Additional Rent: Contact Listing Agents

Asking Rates: Contact Listing Agents

EXISTING MAIN FLOOR PLAN



PROPERTY PHOTOS



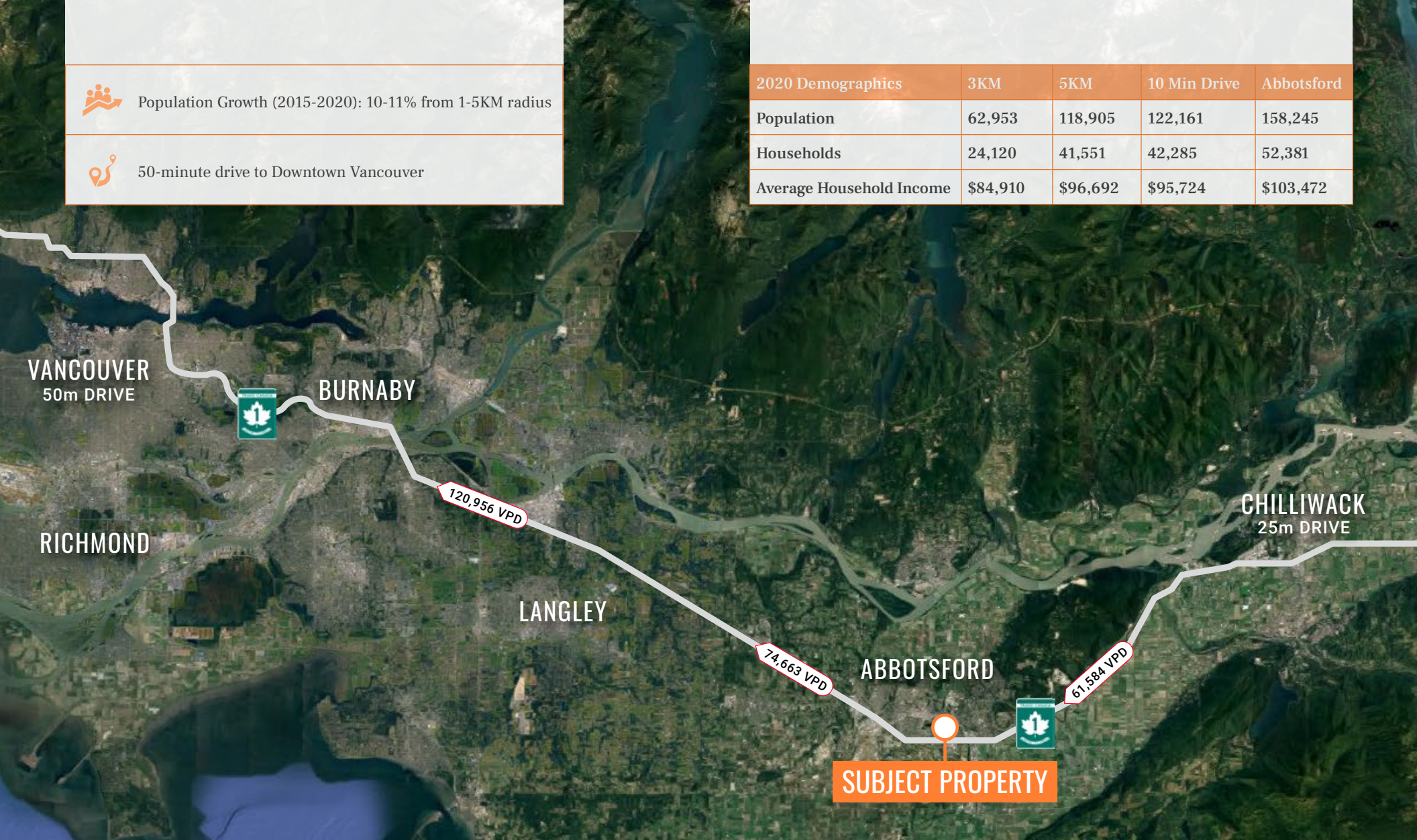


Population Growth (2015-2020): 10-11% from 1-5KM radius



50-minute drive to Downtown Vancouver

2020 Demographics	3KM	5KM	10 Min Drive	Abbotsford
Population	62,953	118,905	122,161	158,245
Households	24,120	41,551	42,285	52,381
Average Household Income	\$84,910	\$96,692	\$95,724	\$103,472



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