

FOR LEASE

32490 SIMON AVENUE, ABBOTSFORD, BC
RARE LARGE-FORMAT COMMERCIAL OPPORTUNITY

WEST OAKS MALL

save on foods

DOLLARAMA

Michaels

RIOCAN CLEARBROOK TOWN SQUARE

FRESH CO

staples

GoodLife FITNESS

SOUTH FRASER WAY (-28,918 VPD)

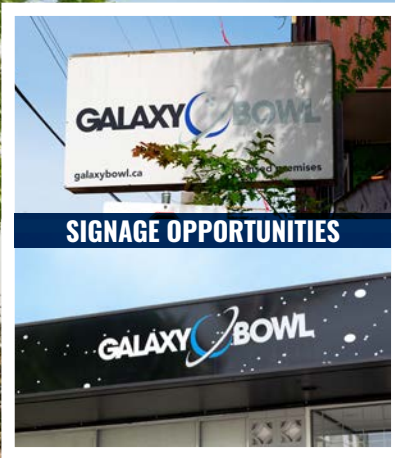


AUBURN
ABBOTSFORD

134 UNITS,
6 STOREY MIXED-USE
BUILDING



Marcus & Millichap



OPPORTUNITY OVERVIEW

Prime opportunity to lease 15,600 SF of a rare large format standalone building located just one block north of South Fraser Way, 32490 Simon Avenue offers exceptional accessibility and exposure within Abbotsford's established commercial core. The property is surrounded by major retail destinations, recreational amenities, and dense residential neighbourhoods, making it an ideal location for a wide range of commercial, entertainment, recreational, educational, and assembly uses.

SALIENT DETAILS

Address: **32490 Simon Avenue, Abbotsford, BC**

Building Size: 15,600 SF

Site Size: 58,806 SF (1.35 Acres)

Zoning: **C4 - Service Commercial Zone**

Current Tenant: **Galaxy Bowl**

Expiry: April 30, 2029 with no renewal options

Timing/Possession: Contact Listing Agents

Asking Rent: Contact Listing Agents

Est. Additional Rent: Contact Listing Agents



HIGHLIGHTS



Positioned along Abbotsford's primary thoroughfare, South Fraser Way, with strong visibility to both vehicular and pedestrian traffic benefiting from 21,783 vehicles per day.



Ample parking located at the front of the property.



Situated within a rapidly growing area, just 1km of the Subject Property, this region has experienced a population growth of 20.1% population between 2020 and 2025, and is projected to continue expanding by over 0.4% from 2025 to 2030.



Located across from the Sevenoaks retail district; right next to Auburn by Diverse Properties: 134-unit, 6-storey mixed-use building currently under construction.



LOCATION OVERVIEW

Abbotsford, the largest municipality in the Fraser Valley and the 5th largest in British Columbia, is home to 173,194 residents and is consistently ranked as one of the fastest-growing communities and local economies in Canada. Located just 60 minutes east of Vancouver, the city boasts excellent connectivity, with an international airport and border crossing providing seamless access to both domestic and global markets.

Situated in the heart of the Fraser Valley, Abbotsford is home to key regional economic drivers, including the Abbotsford International Airport, the University of the Fraser Valley, and a diverse range of industries. Its central location, access to major transportation networks, and proximity to both the U.S. and Asia-Pacific ports make it an ideal hub for international companies entering the North American market.

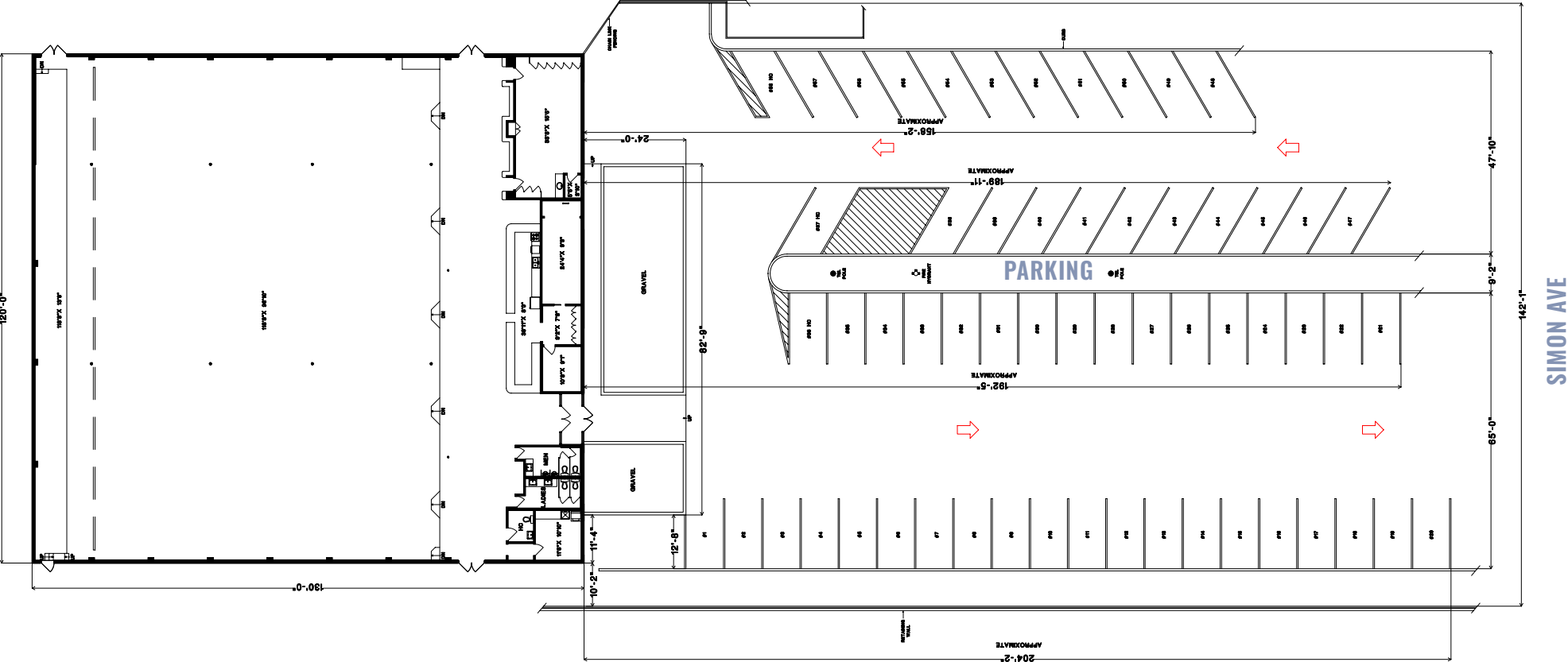


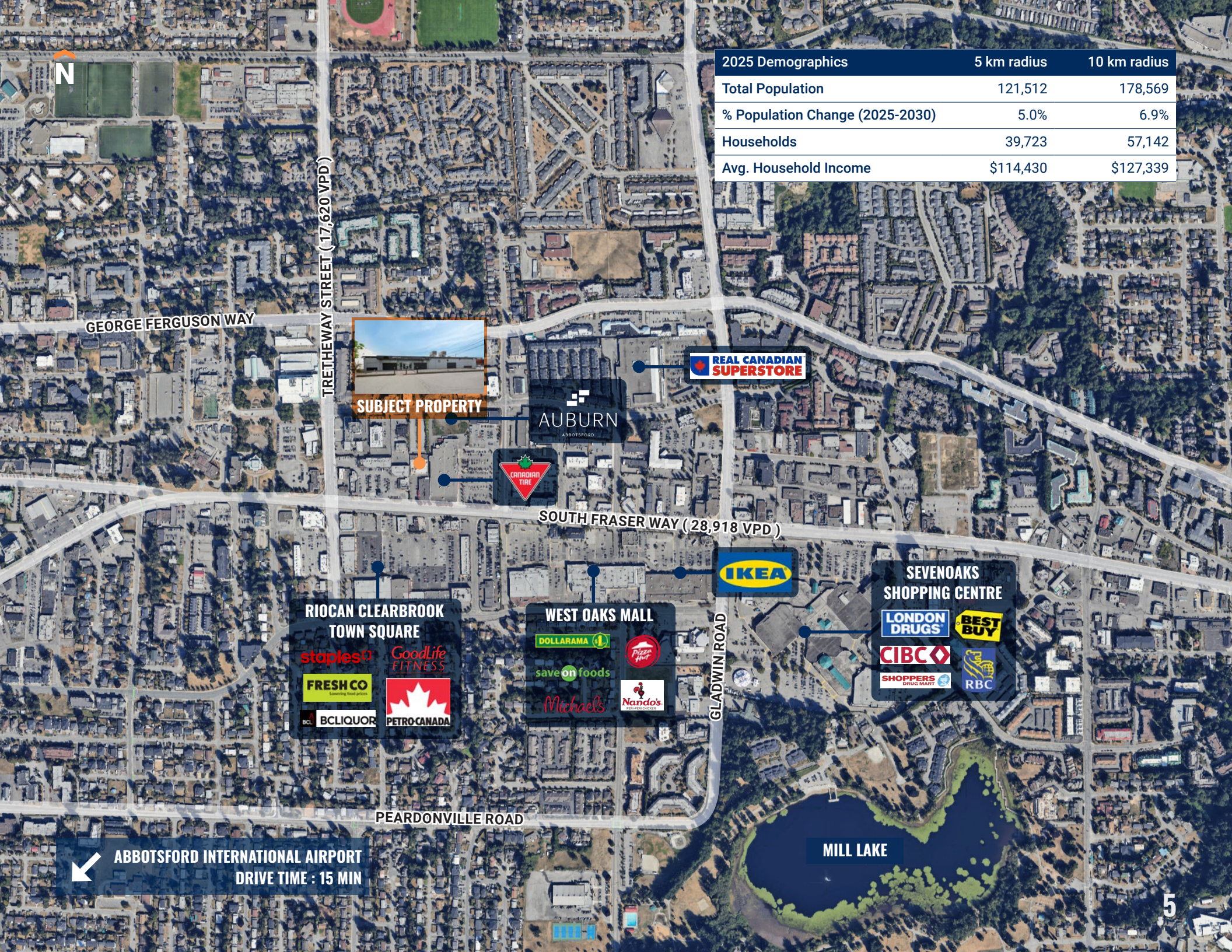
SUBJECT PROPERTY

SOUTH FRASER WAY (28,918 VPD)
SIMON AVENUE
TRETHERWAY STREET
GEORGE FERGUSON WAY

32490 SIMON AVENUE, ABBOTSFORD, BC
FLOOR PLAN

TOTAL BUILDING SIZE: 15,600 SF





2025 Demographics	5 km radius	10 km radius
Total Population	121,512	178,569
% Population Change (2025-2030)	5.0%	6.9%
Households	39,723	57,142
Avg. Household Income	\$114,430	\$127,339

GEORGE FERGUSON WAY

TRETHEWAY STREET (17,620 VPD)



SUBJECT PROPERTY

AUBURN
ABBOTSFORD

REAL CANADIAN
SUPERSTORE



SOUTH FRASER WAY (28,918 VPD)

IKEA

RIOCAN CLEARBROOK
TOWN SQUARE



WEST OAKS MALL



SEVENOAKS
SHOPPING CENTRE



GLADWIN ROAD

PEARDONVILLE ROAD

MILL LAKE

← ABBOTSFORD INTERNATIONAL AIRPORT
DRIVE TIME : 15 MIN

Marcus & Millichap

Stefan Safrata

Personal Real Estate Corporation
Director, Investments & Leasing
(604) 398-4352
Stefan.Safrata@MarcusMillichap.com

Joey Yoo

Personal Real Estate Corporation
Director, Investment Sales
(604) 675-5236
Joey.Yoo@MarcusMillichap.com

Marcus & Millichap

1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3
(604) 638-2121

Google Earth

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