

FOR LEASE

#107 1520 MCCALLUM ROAD • ABBOTSFORD • BC

CDW



COLLEGE PARK MALL

CDW
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COMMERCIAL REAL ESTATE

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REMAX
COMMERCIAL
ADVANTAGE



Each office independently owned and operated.

501 - 889 Pender Street, Vancouver, BC





**END CAP UNIT #107
ABBOTSFORD, BC
MIXED-USE
COMMERCIAL BUILDING**

3,352 SF

**LEASE RATE:
\$35.00/SF**

**ADDITIONAL RENT:
\$11.87/SF**

**AVAILABILITY:
SEPTEMBER 1, 2026**

**MLS NUMBER:
C8080169**

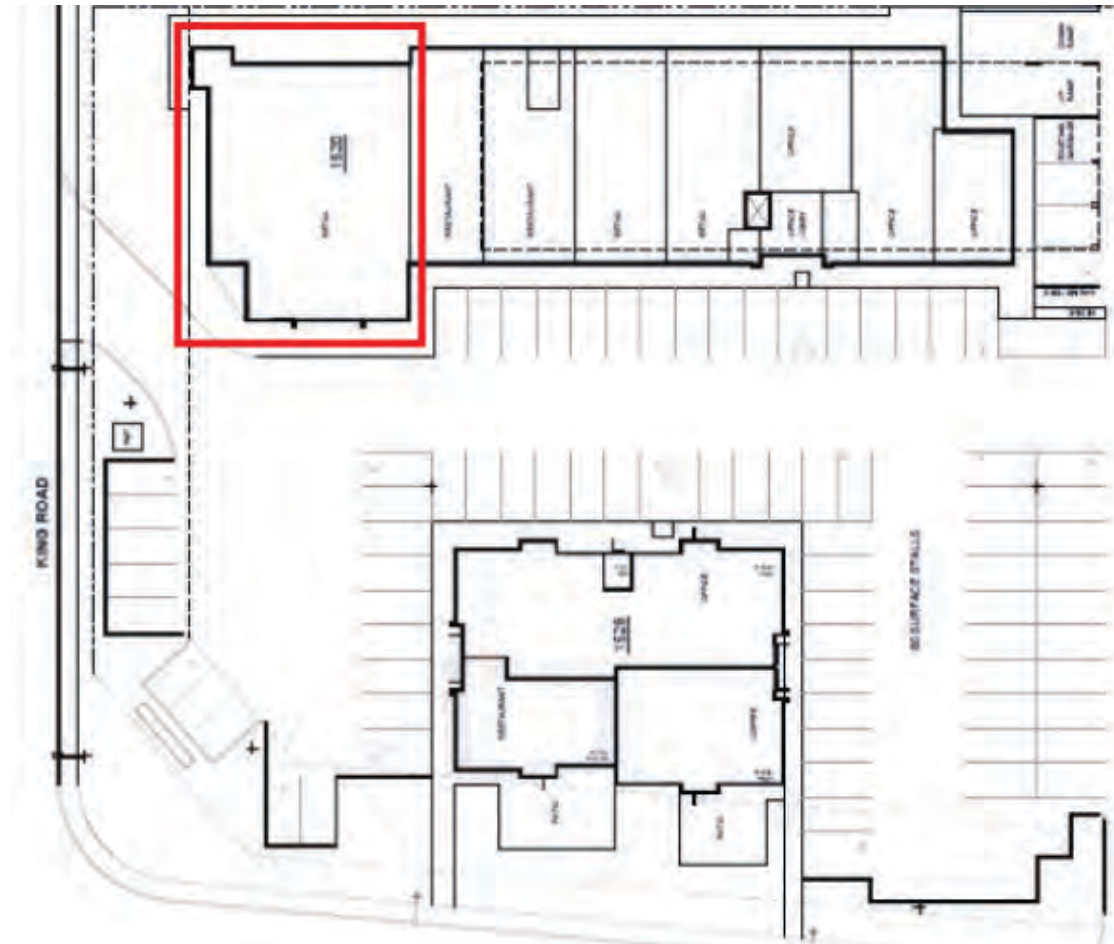
**ZONING:
C3 - COMMUNITY
COMMERCIAL ZONE**

**OPPORTUNITY TO LEASE THE MOST VISIBLE UNIT
IN COLLEGE PARK MALL AS OF SEPTEMBER 1, 2026.**

With the current convenience store tenant vacating, this end cap unit has great visibility from drive-by traffic on both King & McCallum Road. Only seconds from the Highway 1 entrance/exit, this mall benefits from close proximity to the students of UFV and townhome Owners in the Cinema District - the neighboring property - making it the perfect location to add a mini grocery store or market to this complex! Currently an open concept unit, this space could be transformed to fit a number of different businesses that fit the C3 Zoning requirement. *Please note a daycare is NOT permitted as there is already one in this complex.* Call to book your showing today!







GREAT VISIBILITY FROM DRIVE-BY TRAFFIC ON BOTH KING ROAD & MCCALLUM ROAD.

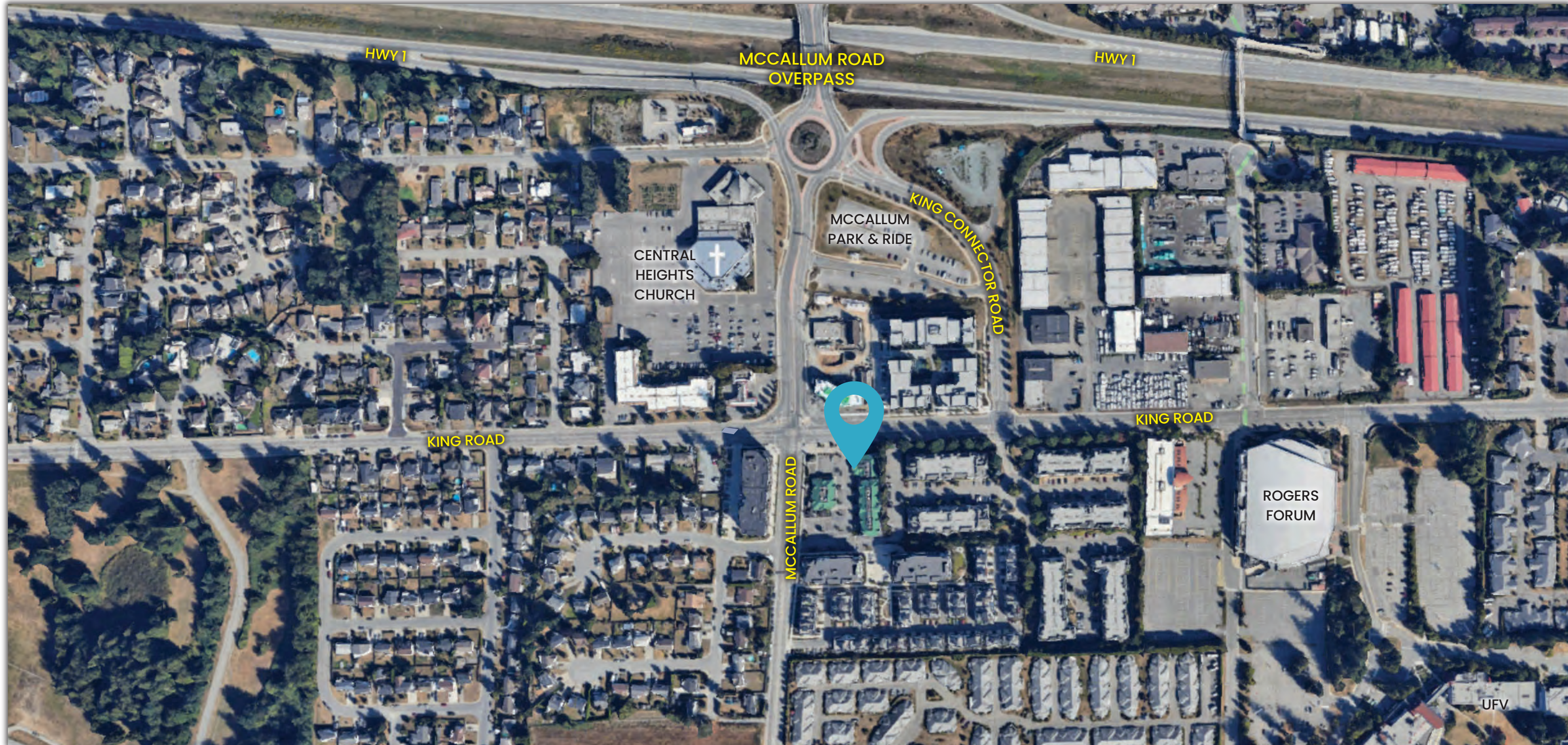
AMPLE PARKING FOR POTENTIAL CLIENTS

WALKING DISTANCE FROM SURROUNDING RESIDENTIAL HOUSING, AND UFW CAMPUS



HIGHLY VISIBLE MIXED USE COMMERCIAL SPACE

LOCATED AT THE CORNER OF
KING ROAD AND MCCALLUM ROAD
IN COLLEGE PARK MALL



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