

Retail | For Sublease/Assignment

**CBRE**

Abbotsford Power Centre

**1225 Sumas Way**

Abbotsford, BC

115,407 SF Anchor Tenant Opportunity



## Contact

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# Abbotsford Power Centre - 1225 Sumas Way, Abbotsford BC

115,407 SF Anchor Tenant Opportunity

## The Opportunity

Step into a high-traffic, high-visibility location along Sumas Way—an ideal setting for national retailers, service providers, or destination businesses seeking a commanding presence in Abbotsford's thriving commercial corridor. With immediate access to Highway 1, this expansive site offers excellent signage opportunities, generous parking, and flexible space configurations to suit a variety of tenant needs. Surrounded by established retail anchors and a growing residential population, this location is primed to drive foot traffic and elevate your brand. Don't miss the chance to position your business at the gateway to the Fraser Valley.

### Available Space

115,407 SF + Building  
5,000 SF Outdoor Selling Area

### Parking

Minimum 4.5 stalls  
1,000 SF of GLA

### Expiry Date

February 25, 2028  
For a Lease Assignment - Nine 5-year renewal options at set rates

### Asking Rate

Contact Listing Agents

### Taxes & Operating Cost

\$5.50 PSF (2025 estimate)

### Available

Immediately



## Additional Details

- Double dock loading
- Grade loading
- 5,000 SF of outdoor sales area
- Dual vestibule entrance
- 18' clear height
- 36' x 34' column span



### Notable Neighbours in the Area

- |                      |                               |                              |                        |                        |
|----------------------|-------------------------------|------------------------------|------------------------|------------------------|
| 1 Dollarama          | 5 ICBC Mountainview Insurance | 9 Kal Tire                   | 13 Braber              | 17 Petsmart            |
| 2 Quiznos Sub        | 6 KMS Tools & Equipment       | 10 Fountain Tire             | 14 Alding Enterprises  | 18 Winners / HomeSense |
| 3 Tommy Gun's        | 7 Mark's Workwearhouse        | 11 Gas Station               | 15 J&D Farmers         |                        |
| 4 Angry Otter Liquor | 8 Costco                      | 12 Pacific Industrial Movers | 16 Tim Hortons/Wendy's |                        |





## The Location

Situated along the bustling Sumas Way corridor, 1225 Sumas Way offers unmatched visibility and accessibility in one of Abbotsford's most dynamic commercial districts. This high-profile location benefits from immediate access to Highway 1, proximity to the Sumas U.S. border crossing, and a strong mix of national retailers and service providers nearby including Costco, Marks, KMS Tools, Jordan's, Ashley Home, Starbucks, and more.

The area is well-connected by major transportation routes and supports a steady flow of both local and cross-border traffic. With a blend of industrial, retail, and service commercial uses in the vicinity, this site is perfectly positioned to attract a diverse customer base and support a wide range of tenant operations.



### Zoning - N10

- + Automotive Repair
- + Building Supply
- + Garden Centre
- + Liquor Store
- + Nursery
- + Office
- + Retail
- + Restaurant



### OCP - Regional Commercial

- + Serve a city-wide or regional area
- + Large format commercial malls
- + Indoor industrial uses
- + Large format retail centres, generally one-storey
- + Commercial



# Abbotsford Power Centre

115,407 SF Anchor Retail Opportunity

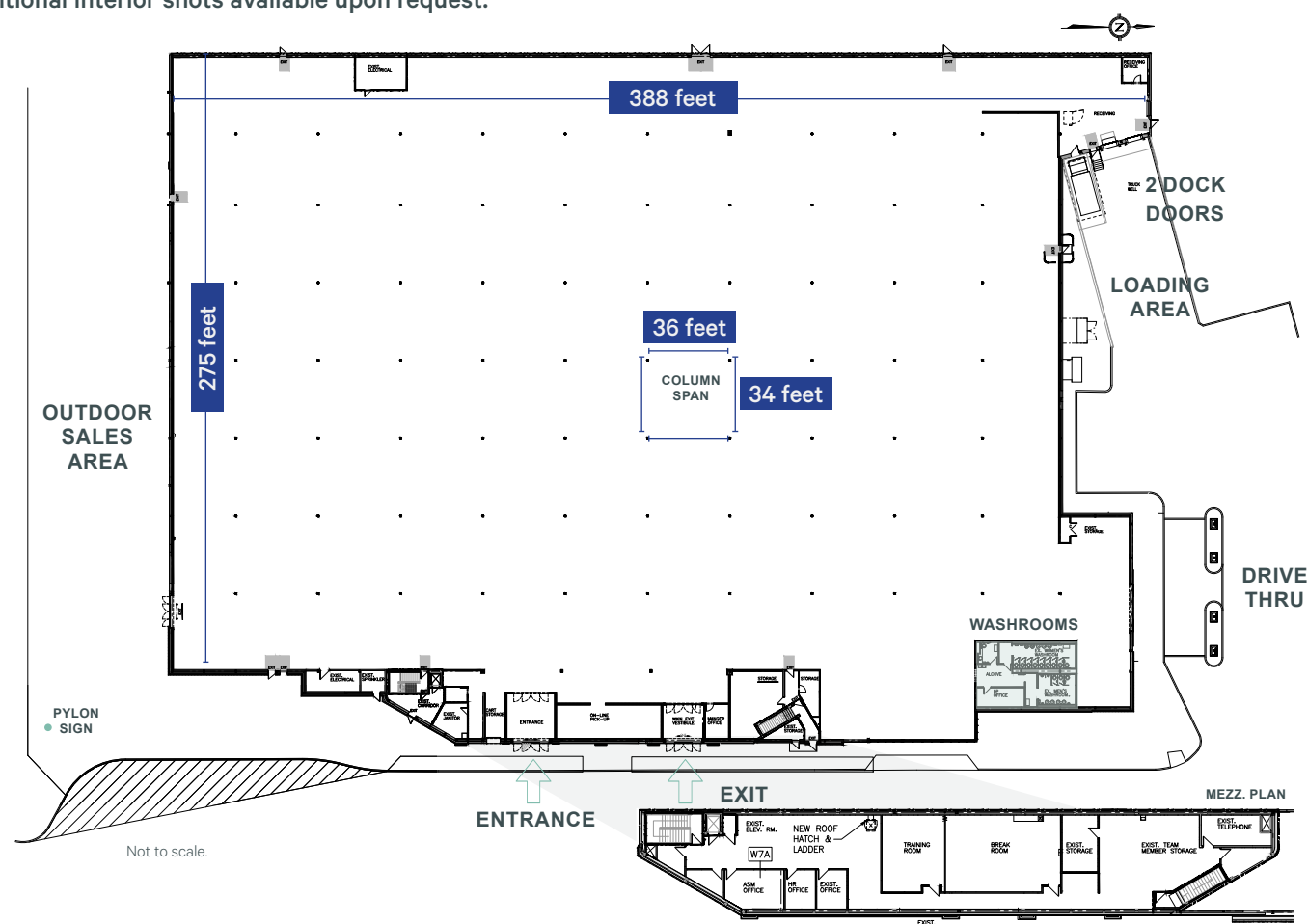
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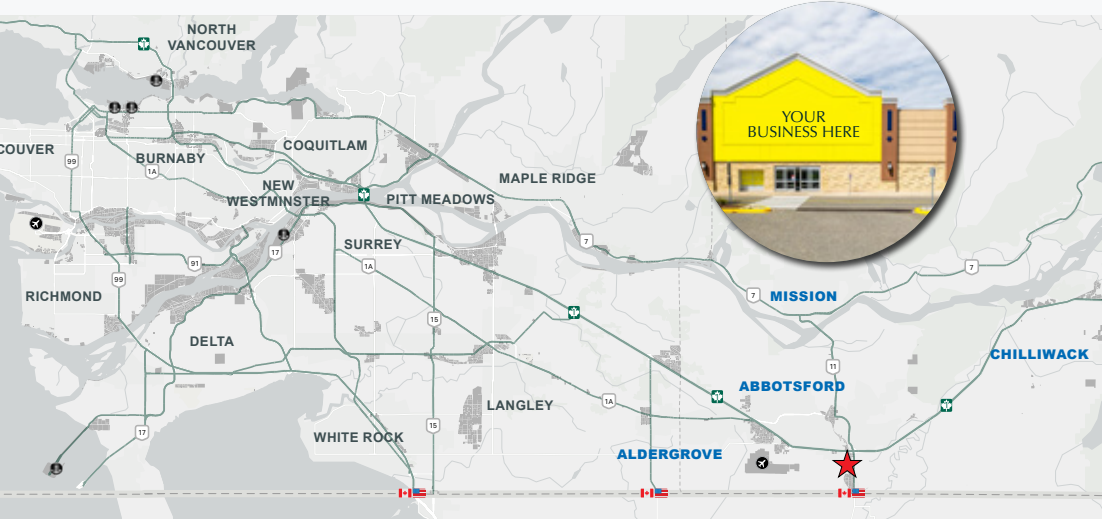
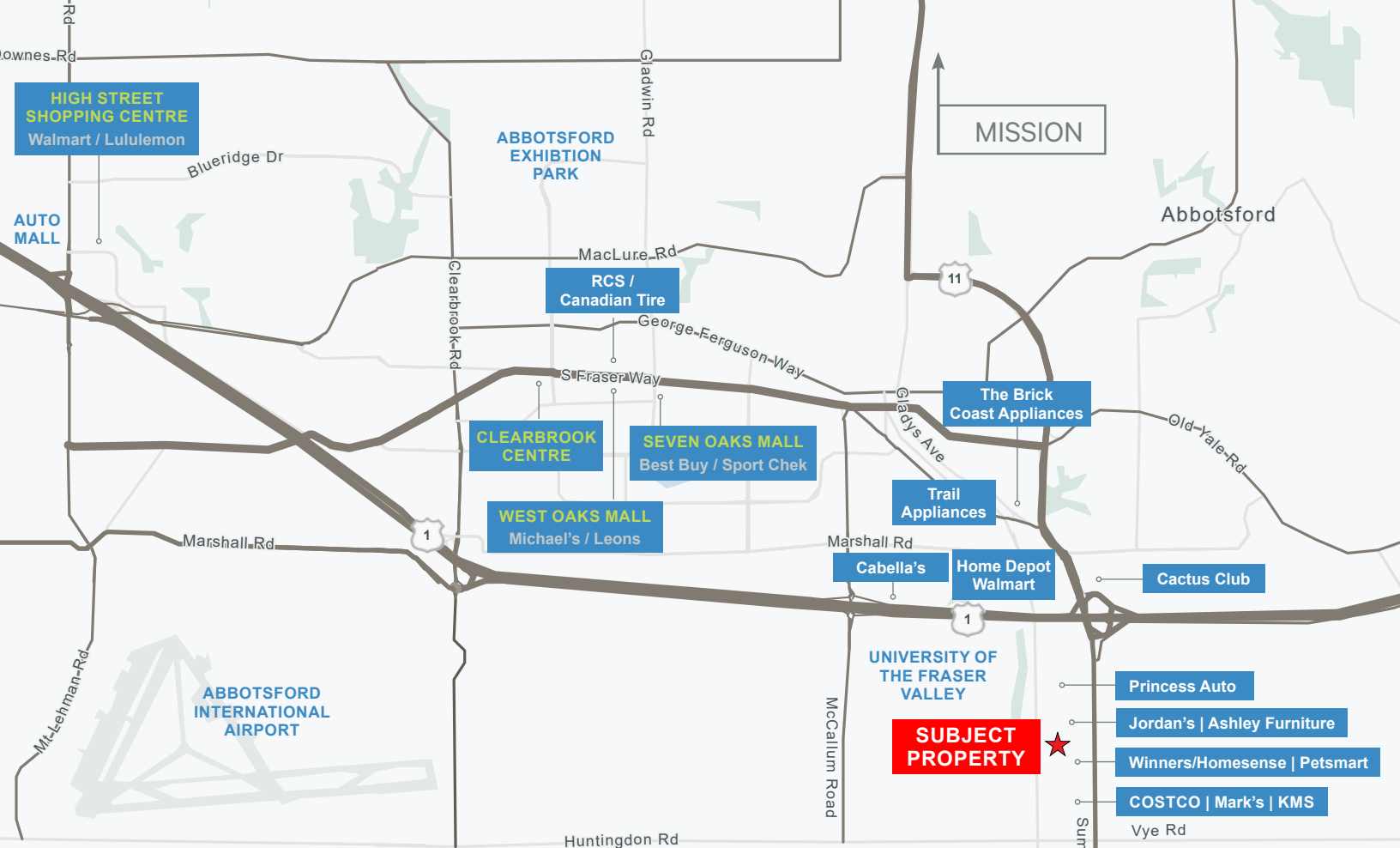
Winners | HomeSense  
 Petsmart, Dollarama,  
 Tim Horton's | Wendys

Shadow Anchored by:  
 Costco, KMS Tools,  
 Mark's



Additional interior shots available upon request.









UNITED STATES | CANADA  
SUMAS BORDER CROSSING

### Trade Area Demographics

ALDERGROVE | ABBOTSFORD | MISSION | CHILLIWACK

 <b>&gt;350,000</b> POPULATION (2024)	 <b>10.1%</b> POPULATION GROWTH (2024-2029)	 <b>68.1%</b> OWNED DWELLINGS	 <b>\$124,326</b> HOUSEHOLD INCOME
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