

FOR SALE

0.971 – 6.454 ACRES OF
PREMIER AUTOMALL
LANDS IN ABBOTSFORD

CONTIGUOUS OPPORTUNITIES OF
2.740 AC OR 3.714 AC

30018, 30032, 30127, & 30159
AUTOMALL PLACE
ABBOTSFORD, B.C.

LISTING AGENTS

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Marcus & Millichap



2 LOTS
REMAINING

OPPORTUNITY

Situated on Abbotsford's Automall Lands, the Subject Properties offer 0.971 – 6.454 acres of automotive-zoned land available for sale with Contiguous opportunities of 2.740 acres or 3.714 acres.

The Automall Commercial Zone (CAM) designation supports automotive, commercial vehicle, and RV dealerships, along with complementary auto-mall uses, with up to 50% lot coverage and a 0.50 FSR.

With exposure to over 70,000 vehicles per day on the Trans-Canada Highway and direct access via Mt. Lehman Road, the site offers a rare opportunity to join major brands such as Toyota, Mazda, Ford, Honda, Buick, and GM and secure a strong position in Abbotsford's in-demand auto hub.

The ongoing Highway 1 Fraser Valley Widening Project is enhancing connectivity and traffic flow, strengthening long-term accessibility and visibility for automotive users in this high-growth corridor.

SALIENT DETAILS

Gross Size: 0.971 – 6.454 Acres

Address:
Lot 1 – 30159 Automall Place, Abbotsford, B.C.
Lot 2 – 30127 Automall Place, Abbotsford, B.C.
Lot 4 – 30018 Automall Place, Abbotsford, B.C.
Lot 5 – 30032 Automall Place, Abbotsford, B.C.

Contiguous Opportunities: Lot 1 & 2 – 3.714 Gross Acres (Under Contract)
Lot 4 & 5 – 2.740 Gross Acres

Access/Egress: Automall Drive via Mt. Lehman Road

Traffic Counts: 100,000+ vehicles per day in immediate area

Possession: Immediately Available

Zoning: [Automall Commercial Zone \(CAM\)](#)

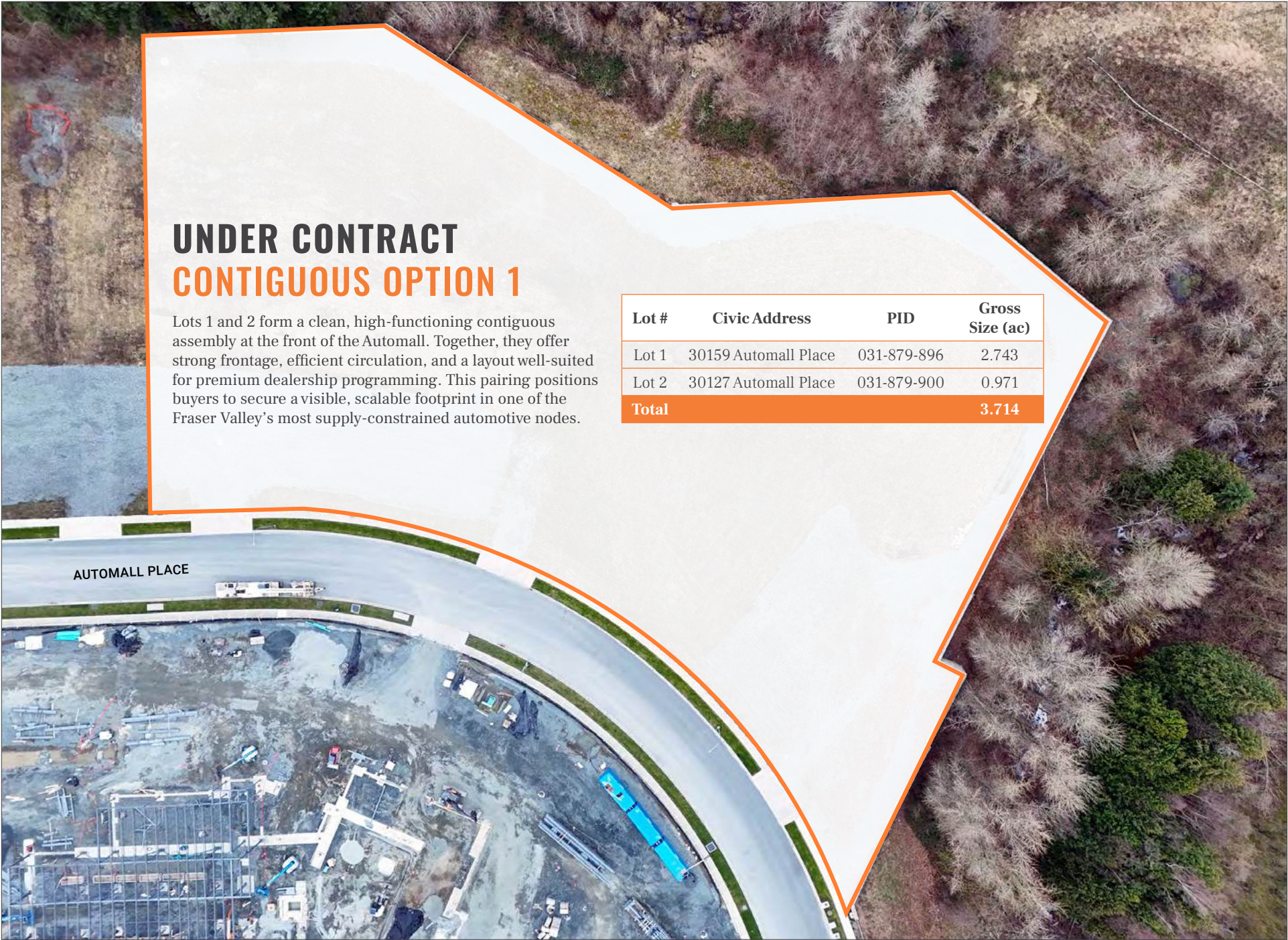
Asking Price: Please Contact Listing Agents



SITE OVERVIEW

The site is positioned immediately adjacent to significant activity in the Abbotsford Automall, with OpenRoad Group constructing a flagship dealership on Lot 6 & 7, Dilawri Auto Group recently closing on Lot 3, and Lot 1 & 2 Under Contract. These commitments from leading operators strengthen the node and elevate its long-term profile. The property offers buyers a timely opportunity to secure a site within a rapidly advancing automotive district.





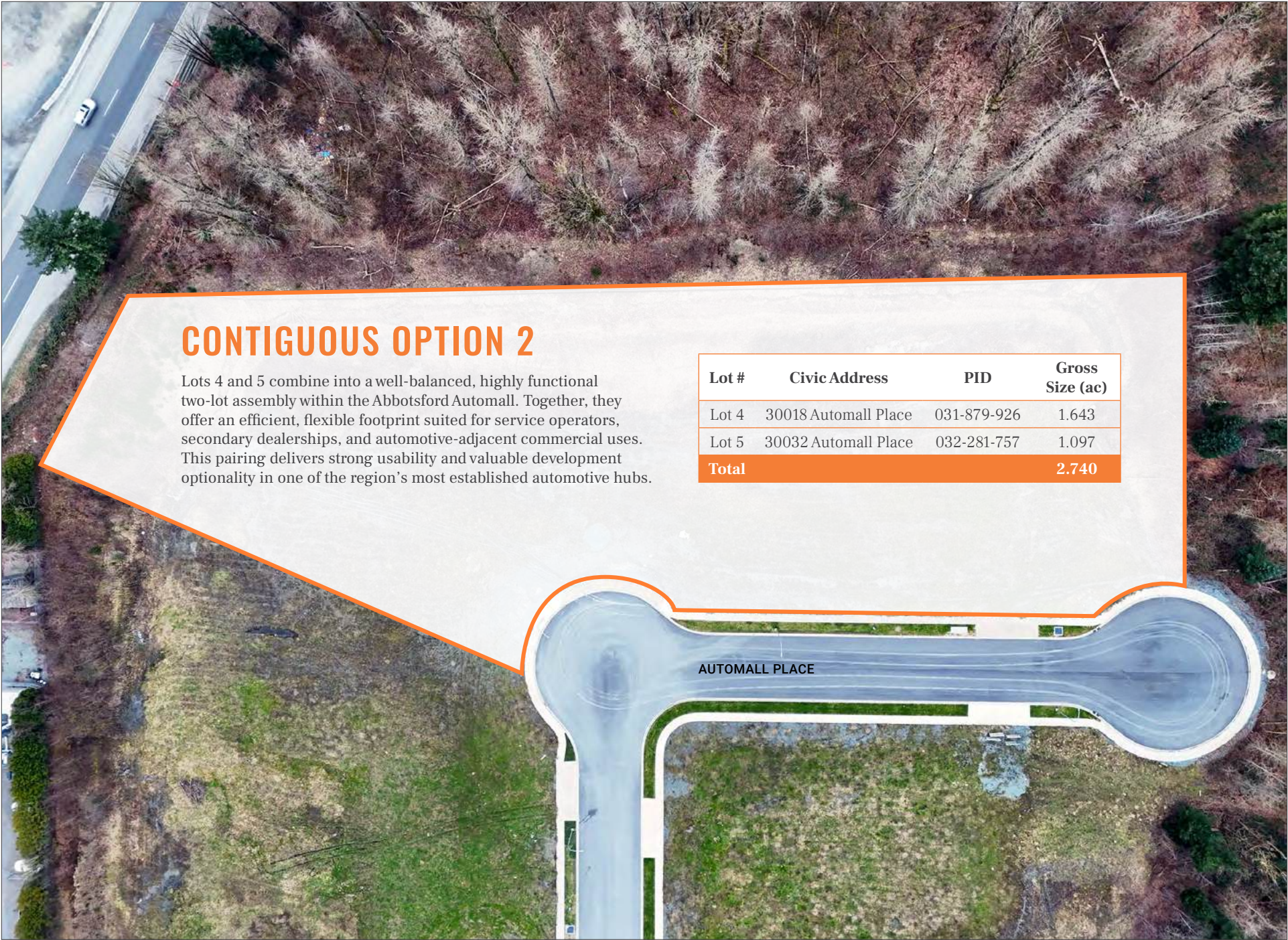
UNDER CONTRACT

CONTIGUOUS OPTION 1

Lots 1 and 2 form a clean, high-functioning contiguous assembly at the front of the Automall. Together, they offer strong frontage, efficient circulation, and a layout well-suited for premium dealership programming. This pairing positions buyers to secure a visible, scalable footprint in one of the Fraser Valley's most supply-constrained automotive nodes.

Lot #	Civic Address	PID	Gross Size (ac)
Lot 1	30159 Automall Place	031-879-896	2.743
Lot 2	30127 Automall Place	031-879-900	0.971
Total			3.714

AUTOMALL PLACE



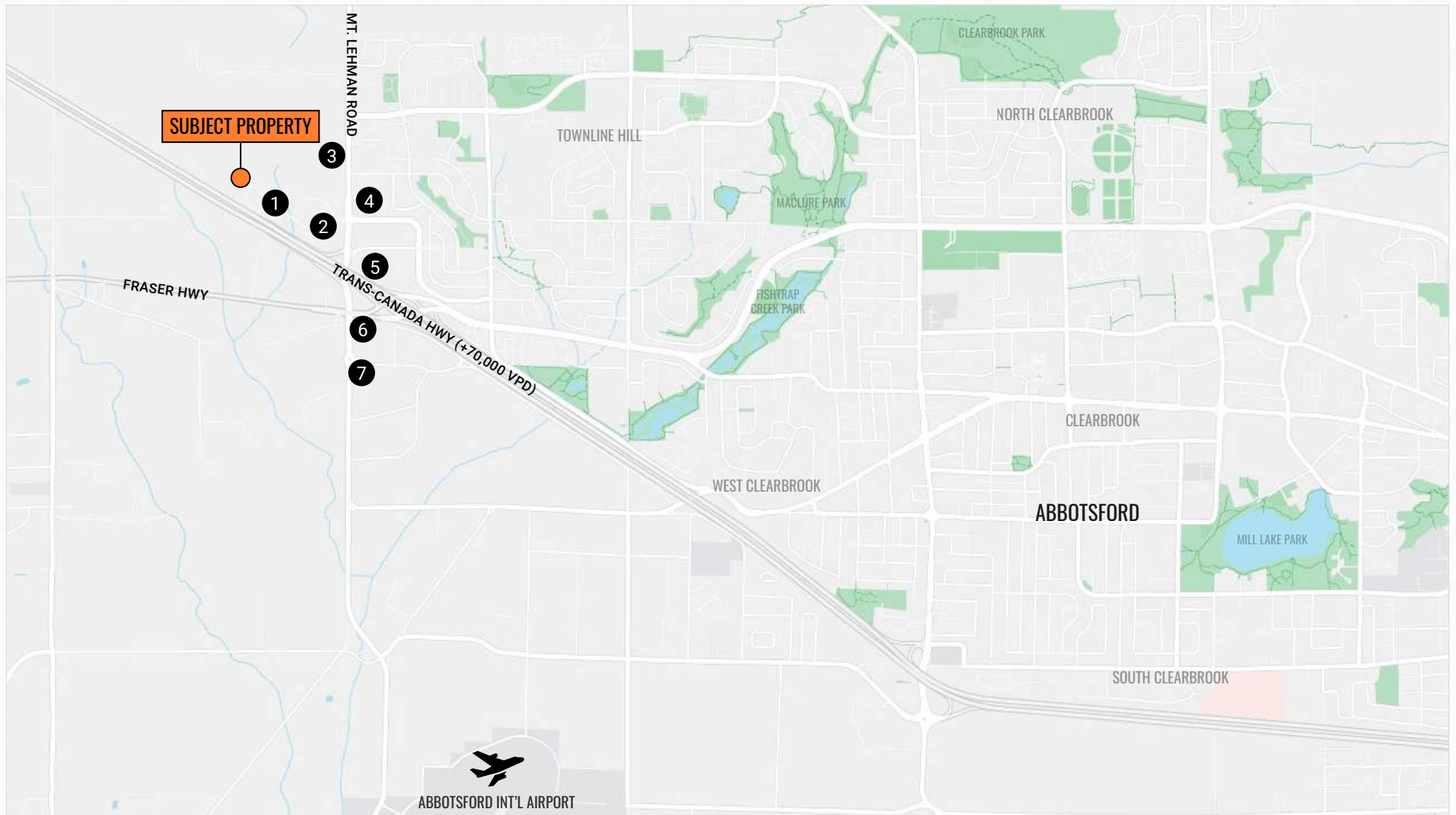
CONTIGUOUS OPTION 2

Lots 4 and 5 combine into a well-balanced, highly functional two-lot assembly within the Abbotsford Automall. Together, they offer an efficient, flexible footprint suited for service operators, secondary dealerships, and automotive-adjacent commercial uses. This pairing delivers strong usability and valuable development optionality in one of the region's most established automotive hubs.

Lot #	Civic Address	PID	Gross Size (ac)
Lot 4	30018 Automall Place	031-879-926	1.643
Lot 5	30032 Automall Place	032-281-757	1.097
Total			2.740

AUTOMALL PLACE

LOCATION OVERVIEW



1. Abbotsford Volkswagen, Abbotsford Nissan, OpenRoad Toyota, Abbotsford Chrysler Dodge Jeep Ram, Abbotsford Hyundai
2. MSA Ford Sales, Murray Kia Abbotsford, Tim Hortons, VIP Mazda, The Honda Way, Murray Chevrolet Buick GMC
3. Xchange Business Park by QuadReal Property and Hungerford Properties (140-acres, 1.3M SF)

4. Shell, McDonald's, Quiznos, Starbucks, Dollarama, Co-Op Food Store
5. High Street Shopping Centre: Walmart Supercentre, PetSmart, H&M, Anytime Fitness
6. Travelhome RV
7. Fraserway RV Abbotsford

Demographics	15-Minute Drive	Abbotsford
2022 Total Population	21,861	162,698
Population Growth 2022-2027	8.4%	9.0%
2022 Households	7,044	52,465
Total Daytime Population	24,829	149,605

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