

SUB-LEASE OPPORTUNITY @ WEST OAKS MALL

**2,558 SF OPPORTUNITY DIRECTLY ADJACENT TO GROCERY ANCHOR**

32700 SOUTH FRASER WAY, ABBOTSFORD, B.C.



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Marcus & Millichap

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### OPPORTUNITY

Now available for sublease, this 2,558 SF retail unit offers exceptional visibility and steady foot traffic in one of Abbotsford's most established power centres. Directly adjoining Save-On-Foods, this unit benefits from significant customer exposure generated by one of the mall's top-performing anchors. With dedicated exterior access, this space functions as a fully independent retail unit while tapping into the momentum of a high-traffic grocery environment.

Located along South Fraser Way—Abbotsford's primary commercial corridor—West Oaks Mall features a strong tenant mix including London Drugs, Michaels, Bed Bath & Beyond and Sleep Country, drawing consistent regional traffic.

### SALIENT DETAILS

**Municipal Address:** [#310 – 32700 South Fraser Way, Abbotsford B.C.](#)

**Size:** Approx. 2,558 SF

**Zoning:** [City Centre Commercial Zone \(C5\)](#)

**Parking:** Ample Surface-Level Parking

**Asking Rent:** Contact Listing Agents

**Additional Rent:** Contact Listing Agents

**Term:** Contact Listing Agents

**Access/Egress:** 8 access/egress points via 4 roads:

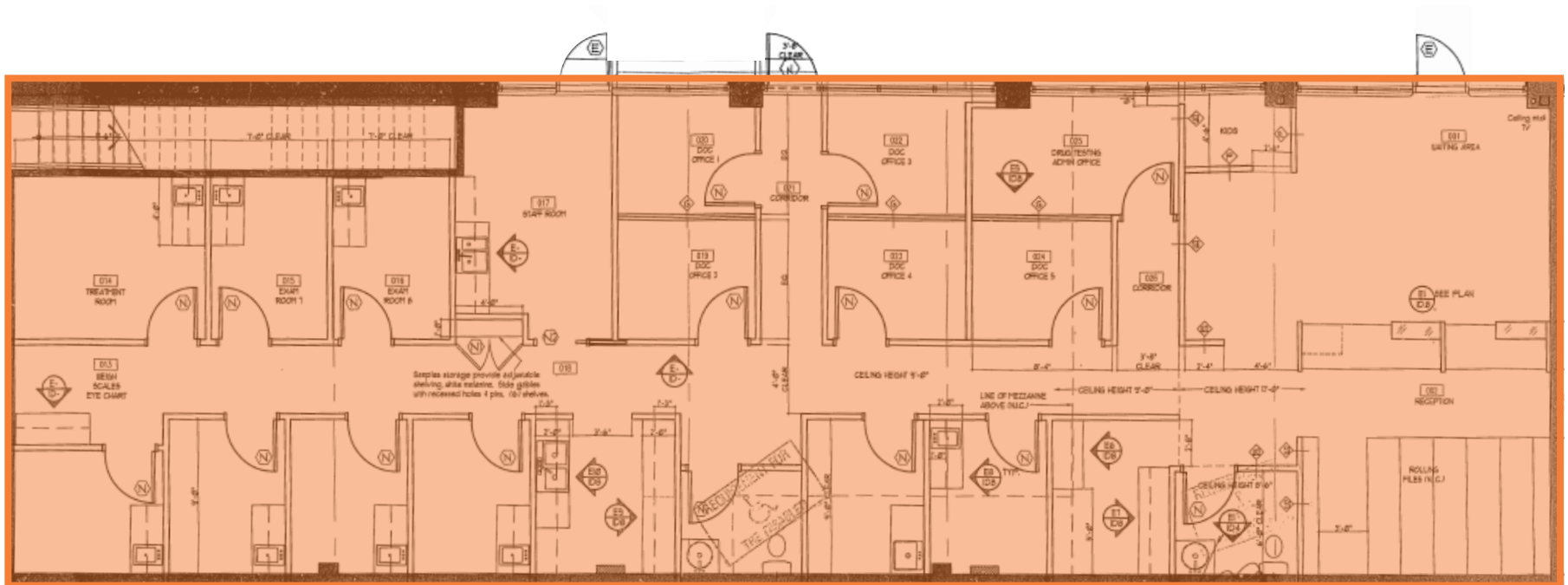
- South Fraser Way: Signalized intersection at Garden St
- South Fraser Way: Signalized intersection at Emerson St
- South Fraser Way: Signalized intersection at Gladwin Rd
- Gladwin Road: Right in, right out
- Hillcrest Ave: Signalized intersection at Emerson St
- Hillcrest Ave: All directional
- Hillcrest Ave: Right in/Right out
- Hillcrest Ave: Access to loading



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**FLOOR PLAN**

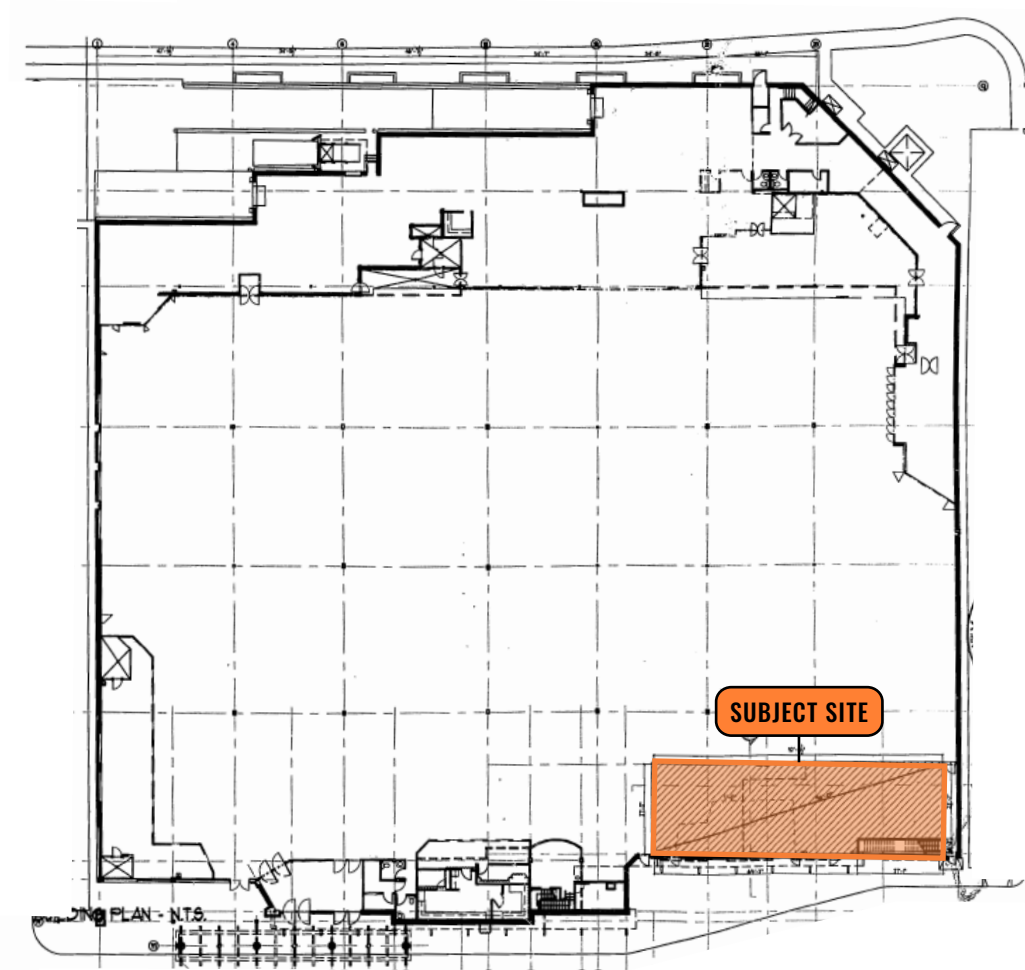


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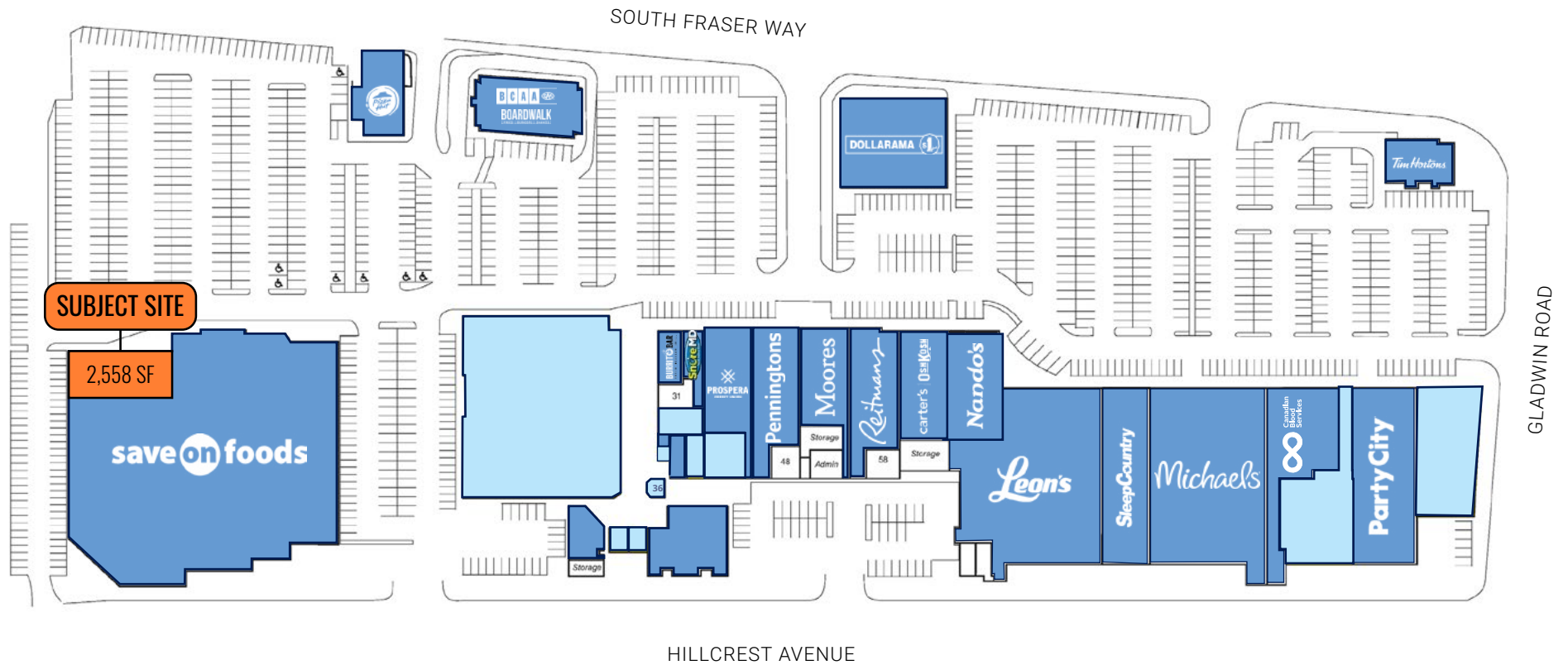
**BUILDING PLAN**



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**SITE PLAN**

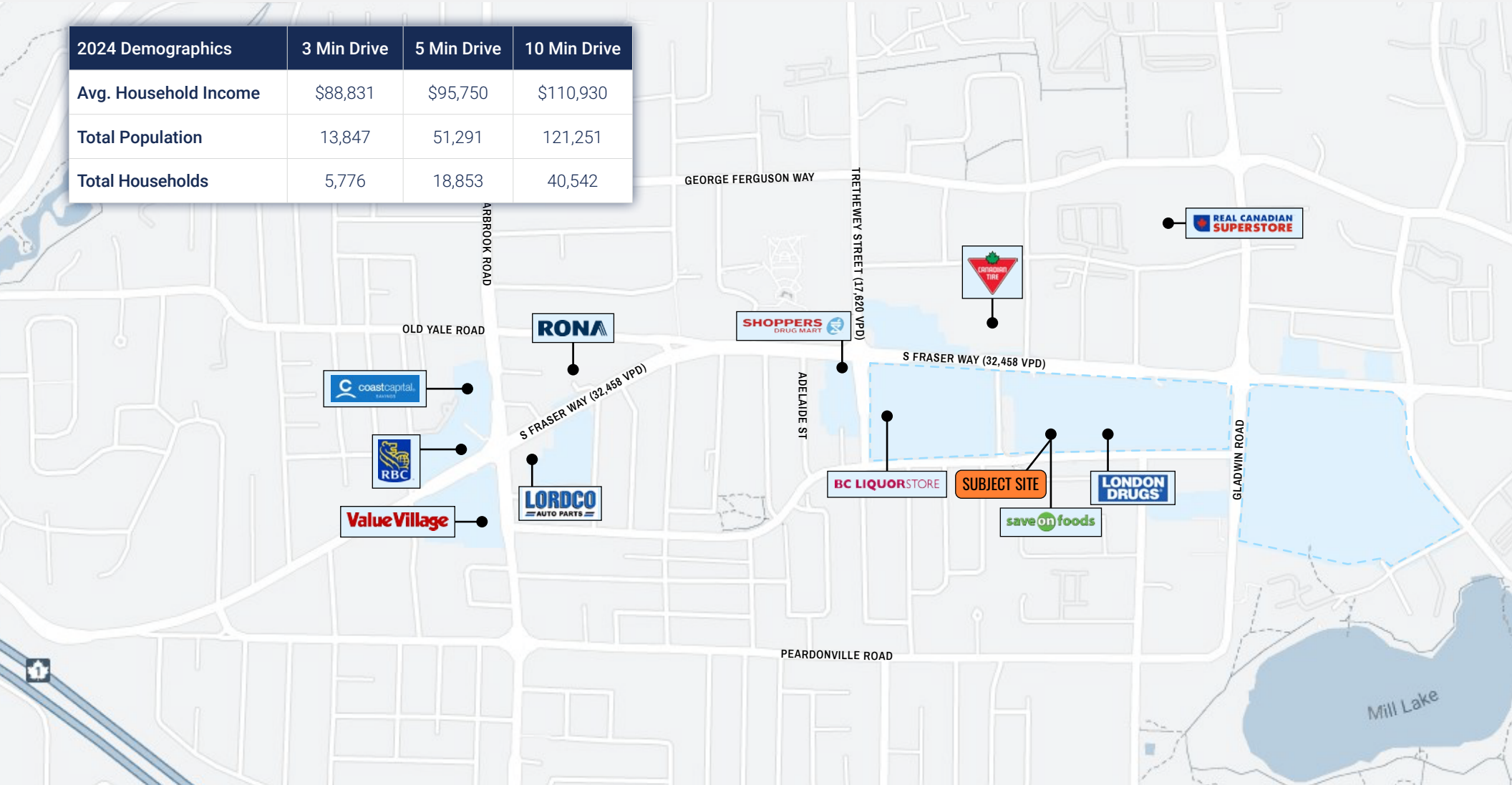


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2024 Demographics	3 Min Drive	5 Min Drive	10 Min Drive
Avg. Household Income	\$88,831	\$95,750	\$110,930
Total Population	13,847	51,291	121,251
Total Households	5,776	18,853	40,542



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