



Subject
Property

For Sublease

Clearbrook Town Square
32500 South Fraser Way, Abbotsford, BC

Property Highlights

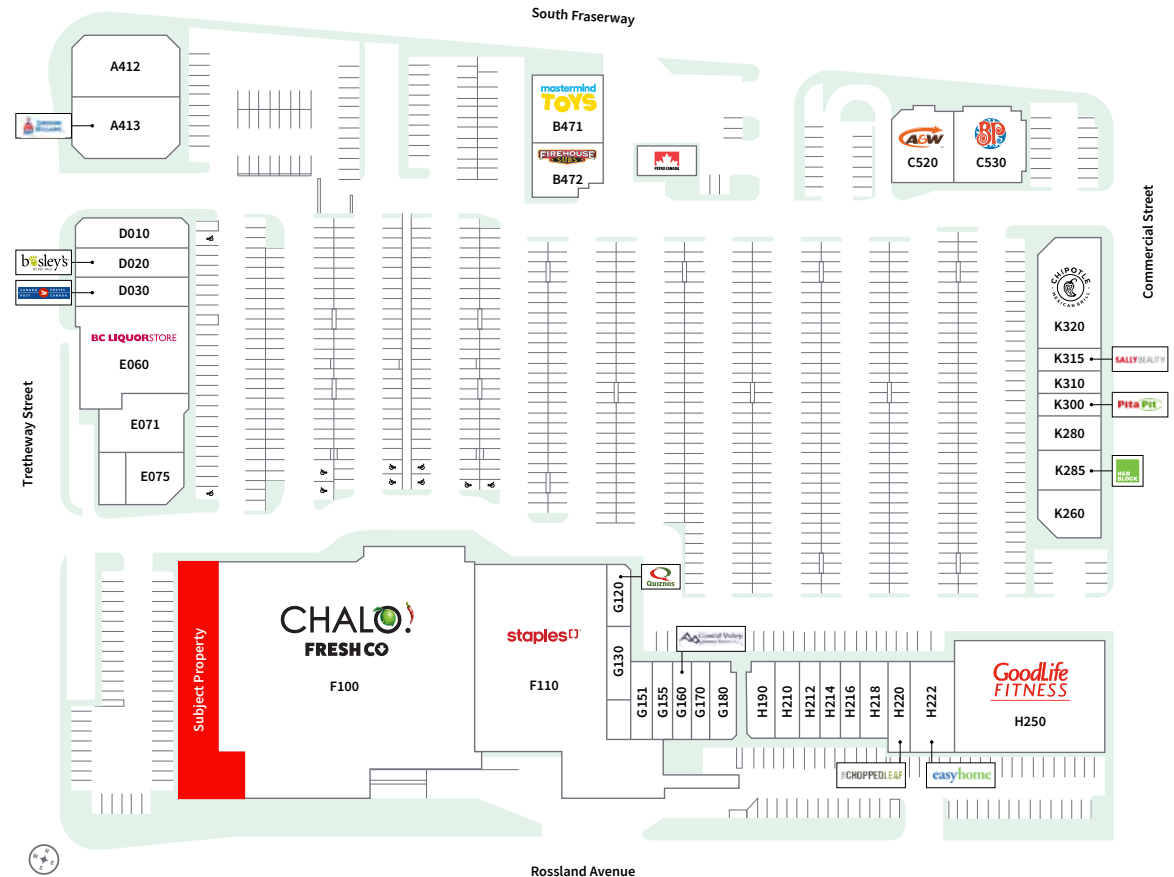
- Prominently anchored by Chalo Fresh Co., Goodlife Fitness, and BC Liquor
- Multiple ingress and egress points along South Fraser Highway and Tretheway Street
- Easy access to Highway 1 and major arterial roads
- Neighbored by retail centres with large retailer presence

Location	32500 South Fraser Way, Abbotsford, BC V2T 1X3
Size	7,924 s.f.
Asking Rent	Contact Listing Agent
Additional Rent	Contact Listing Agent
Zoning	C-5
Timing	Immediately
Lease Expiry	Contact Listing Agent

The Opportunity

Prime opportunity to be in one of Abbotsford’s high-traffic, grocery anchored centre located on South Fraser Way between Commercial Street and Tretheway Street in Abbotsford. Clearbrook Town Square offers over 189,000 square feet of retail space with a diverse tenant mix making it a one-stop destination for residents and transient commuters. Join national retailers including FreshCo, Goodlife Fitness, Staples, and BC Liquor and many more in the growing Abbotsford community.

The Site Plan





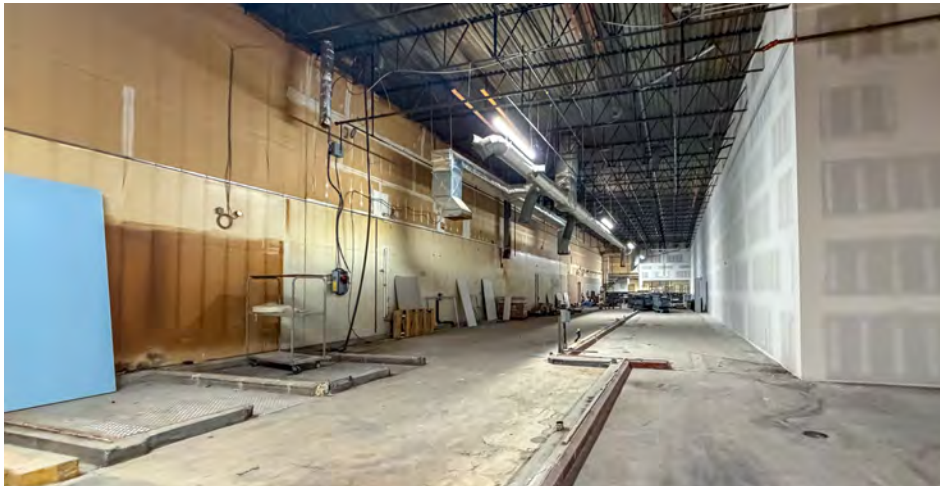
The Location

Clearbrook Town Square is situated along South Fraser Way with exposure to over 37,000 vehicles per day. This central commercial area offers high visibility along one of Abbotsford main corridors, benefiting from its proximity to Highways 1 and 11. Within a 1 kilometer radius is a prime offering of some of Abbotsford’s destination retail centres, including Canadian Tire, West Oaks Mall, and Seven Oaks Shopping Centre. The Property’s positioning in the Abbotsford market pulls in a wide demographic and business offering, making it ideal for a variety of businesses.

	Primary ●	Secondary ○	Greater ○
Estimated population	73,916	29,839	100,976
Estimated households	31,658	9,864	40,609
Est. Average HH income	\$101,555	\$107,015	\$102,531
Median Age	42.3	36.5	40.7

32500 South Fraser Way / Abbotsford, BC

Future façade renovations



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