

FOR LEASE

HIGH EXPOSURE RESTAURANT OPPORTUNITY IN ABBOTSFORD

33486 SOUTH FRASER WAY, ABBOTSFORD, BC



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Opportunity Overview

Prime opportunity to lease 3,151 SF of retail space positioned along Abbotsford's primary thoroughfare, South Fraser Way, offering excellent visibility to both vehicular and pedestrian traffic, with an average of 21,783 vehicles passing daily. The property is located near the city's major retail node as well as the historic downtown core, an area experiencing significant revitalization, including the Rail District by Infinity Properties – a 600+ unit master-planned community currently under development. This strategic location benefits from strong traffic counts, proximity to established businesses, and the growing vibrancy of Abbotsford's redeveloped downtown.

Salient Details

Address: **33486 South Fraser Way, Abbotsford, BC**

PIDs: 011-392-771

Building Size:	Main Floor	1,963 SF Restaurant Space
	Lower Floor	1,188 SF Office & Storage
	Total	3,151 SF

Lot Size: 6,436 SF

Zoning: **C3 - Community Commercial Zone**

Timing/Possession: **Immediate**

Asking Rent: Contact Listing Agents

Est. Additional Rent: \$7.90/SF (2026 est.)

Highlights



Positioned along Abbotsford's primary thoroughfare, South Fraser Way, with strong visibility to both vehicular and pedestrian traffic benefiting from 21,783 vehicles per day



Ample parking located at the side and rear of the property



Situated within a rapidly growing area, just 1km of the Subject Property, this region has experienced a population growth of 15.2% population between 2020 and 2025, and is projected to continue expanding by over 3% from 2025 to 2030.



Located within 1000m from the Sevenoaks retail district; 500m of Infinity Properties' Rail District, a 600+ unit master-planned community under construction.



Location Overview

Abbotsford, the largest municipality in the Fraser Valley and the 5th largest in British Columbia, is home to 173,194 residents and is consistently ranked as one of the fastest-growing communities and local economies in Canada. Located just 60 minutes east of Vancouver, the city boasts excellent connectivity, with an international airport and border crossing providing seamless access to both domestic and global markets.

Situated in the heart of the Fraser Valley, Abbotsford is home to key regional economic drivers, including the Abbotsford International Airport, the University of the Fraser Valley, and a diverse range of industries. Its central location, access to major transportation networks, and proximity to both the U.S. and Asia-Pacific ports make it an ideal hub for international companies entering the North American market.

**SUBJECT
PROPERTY**

ROBERTS AVE

SOUTH FRASER WAY (28,918 VPD)

OLD YALE RD

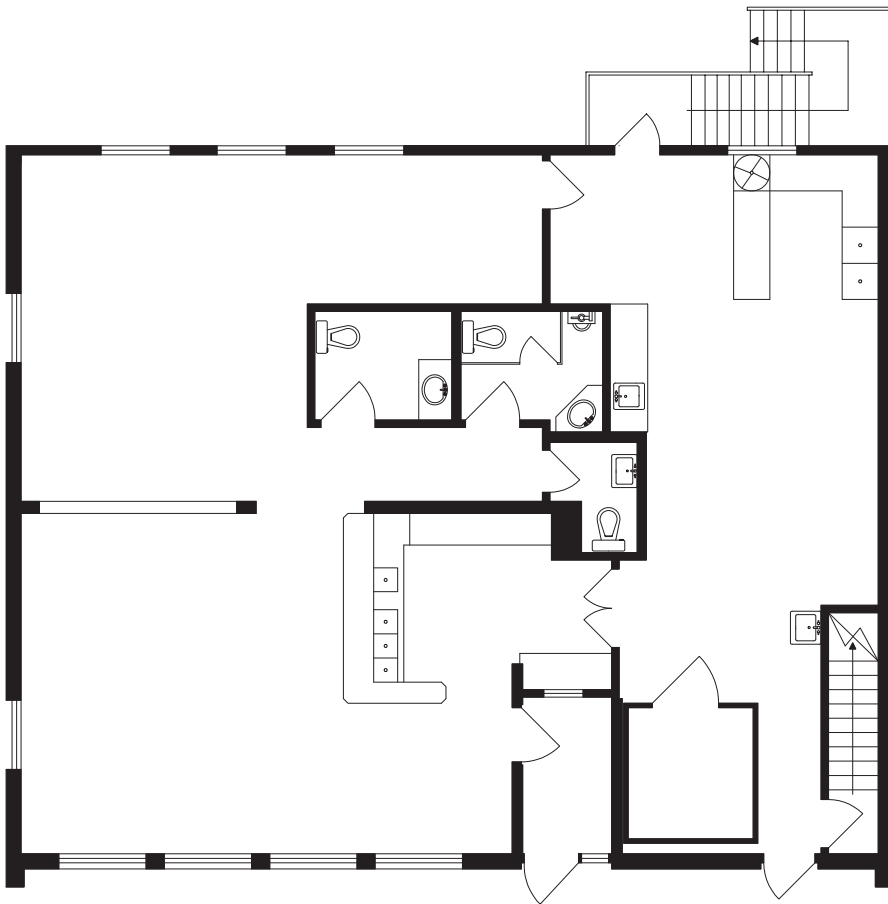
ESSENDENE AVE

GEORGE FERGUSON WAY

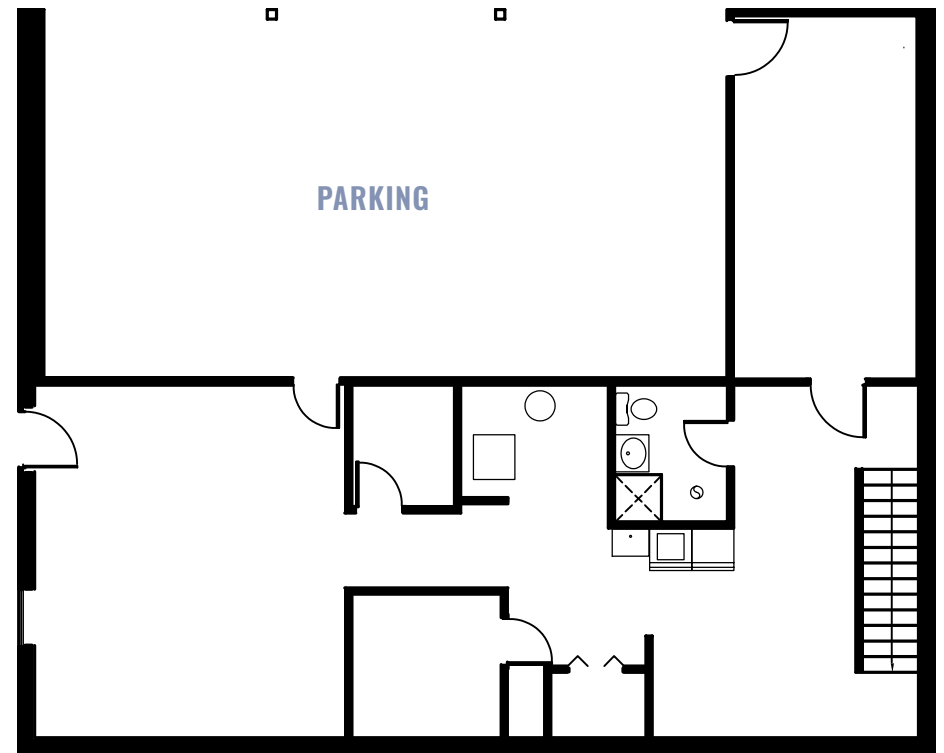
MC CALLUM RD (26,396 VPD)

**33486 SOUTH FRASER WAY, ABBOTSFORD, BC
FLOOR PLAN**

TOTAL BUILDING SIZE: 3,151 SF



**MAIN FLOOR
1,963 SF**



**LOWER FLOOR
1,188 SF**

Restaurant Opportunity - Proposed Building Rendering



33486 SOUTH FRASER WAY, ABBOTSFORD, BC

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ML PLAZA



THE RAIL DISTRICT BY INFINITY HOMES
600+ UNITS MASTERPLANNED COMMUNITY

SOUTH FRASER WAY (28,918 VPD)



SUBJECT PROPERTY

DOWNTOWN ABBOTSFORD

2025 Demographics	5-min radius	10-min radius
Total Population	52,902	140,257
% Population Change (2025-2030)	4.7%	5.3%
Households	20,102	45,764
Avg. Household Income	\$97,620	\$121,525
Avg. Household Food Spending	\$76M	\$193M

SEVENOAKS SHOPPING CENTRE



MILL LAKE PARK

ABBOTSFORD SENIOR SECONDARY SCHOOL

MCCALLUM RD (26,396 VPD)

MCCALLUM CENTRE



HIGHWAY 11

ABBOTSFORD REGIONAL HOSPITAL

NOFRILLS



ABBOTSFORD INTERNATIONAL AIRPORT
DRIVE TIME : 15 MIN

TRANS CANADA HIGHWAY

MCCALLUM JUNCTION



MCDONALD'S

Walmart

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