



FOR LEASE

West Oaks Mall

32650 - 32700 SOUTH FRASER WAY,
ABBOTSFORD

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Opportunity

SHOPPING CENTRE DETAILS

Municipal Addresses	32650-32700 South Fraser Way, Abbotsford, BC
Legal Descriptions	Parcel Identifier: 017-956-731, LOT A SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN LMP6501 Parcel Identifier: 017-412-498, LOT A SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN LMP735
Type	Open Power Centre/Partially Enclosed Centre (Grocery anchored)
Gross Rentable Area (+/-)	265,138 SF +/-
Parking	1,170 for a ratio of 4.4 stalls per 1,000 SF +/-
Availability	Please see Site Plan
Access/ Egress	South Fraser Way: Signalized intersection at Garden Street South Fraser Way: Signalized intersection at Emerson Street South Fraser Way: Signalized intersection at Gladwin Road Gladwin Road: Right in, right out Hillcrest Avenue: Signalized intersection at Emerson Street Hillcrest Avenue: All directional Hillcrest Avenue: Right in/Right out Hillcrest Avenue: Access to loading
Asking Rate	Please contact listing brokers
Additional Rent (2025 Estimate)	Property Taxes: \$3.69 PSF/per annum Exterior Unit Operating Costs: \$9.64 PSF/per annum Interior Unit Operating Costs: \$19.89 PSF/per annum Food Court Operating Costs: \$35.45 PSF/per annum



To Lease Space in Abbotsford's West Oak Mall

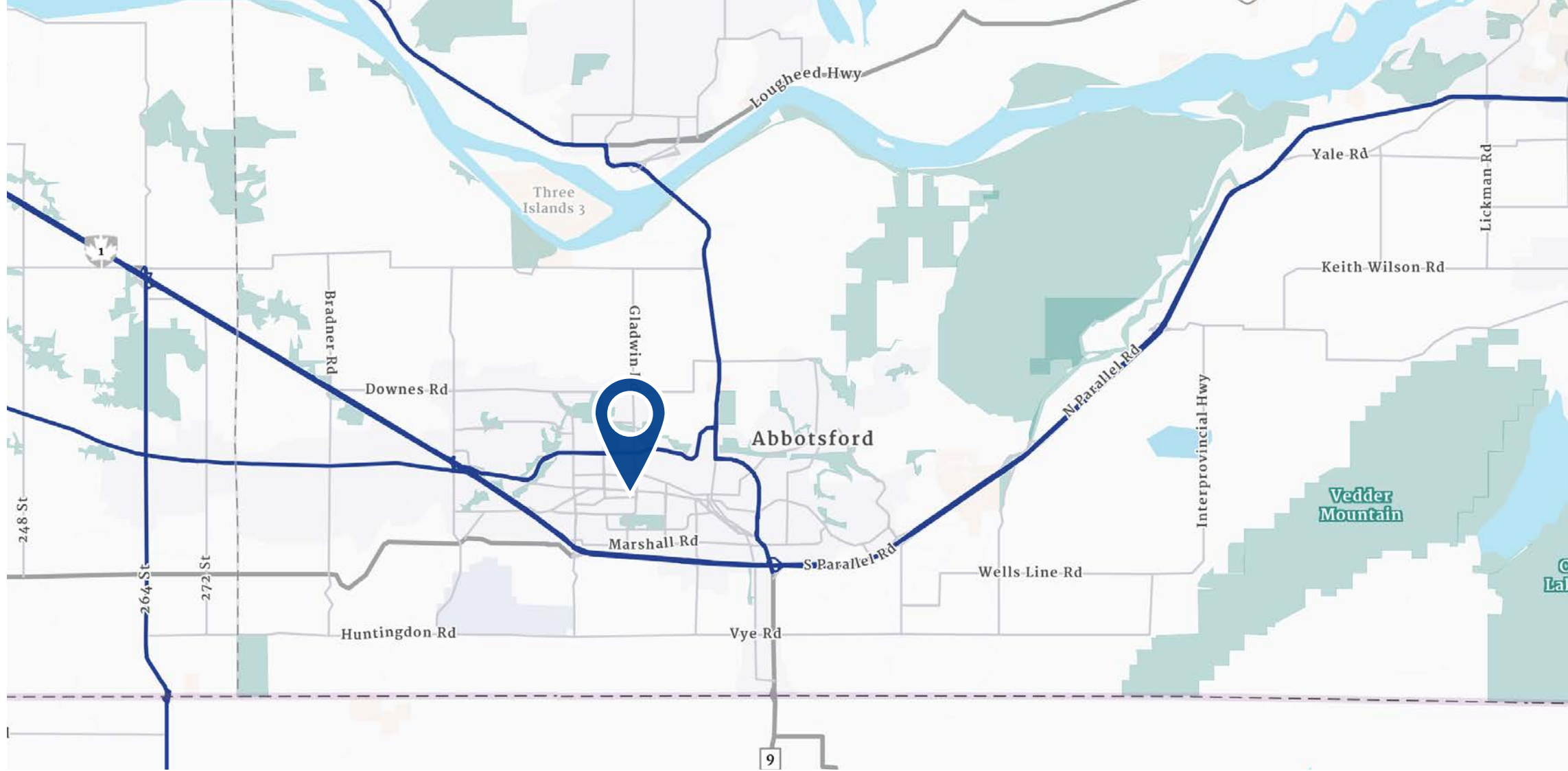
Join national tenants such as Save On Foods, IKEA, Leon's Furniture, and Michaels Stores in servicing Abbotsford and surrounding areas, one of the fastest growing regions in British Columbia.

Location Overview

Located at the intersection of South Fraser Way and Gladwin Road, West Oaks Mall is in the heart of Abbotsford's dynamic retail landscape. This prime location is part of a broader urban development strategy that positions the area as a key hub for commerce and community activity.


Abbotsford is experiencing robust growth, with strong and diverse demographics, alongside an ever-increasing average household income, making it an attractive destination for retailers. Just a short distance from West Oaks Mall, several upcoming developments promise to enhance the area's appeal. Notable projects include the revitalization of the downtown core, which aims to introduce a mix of residential, retail, and public spaces that will accommodate the city's growing population. Additionally, new infrastructure investments will improve connectivity and accessibility, further solidifying Abbotsford as a regional urban centre.

The mall benefits from high visibility along South Fraser Highway, ensuring significant exposure to both local and traveling customers. With its close proximity to key transportation routes and recreational spaces, such as Mill Lake Park, West Oaks Mall stands as a pivotal retail destination, poised for continued growth and success in this evolving landscape.



The Shopping Centre

West Oaks Mall is an Open Power Centre that is partially enclosed and totals approximately 265,000 square feet. Highlights include:

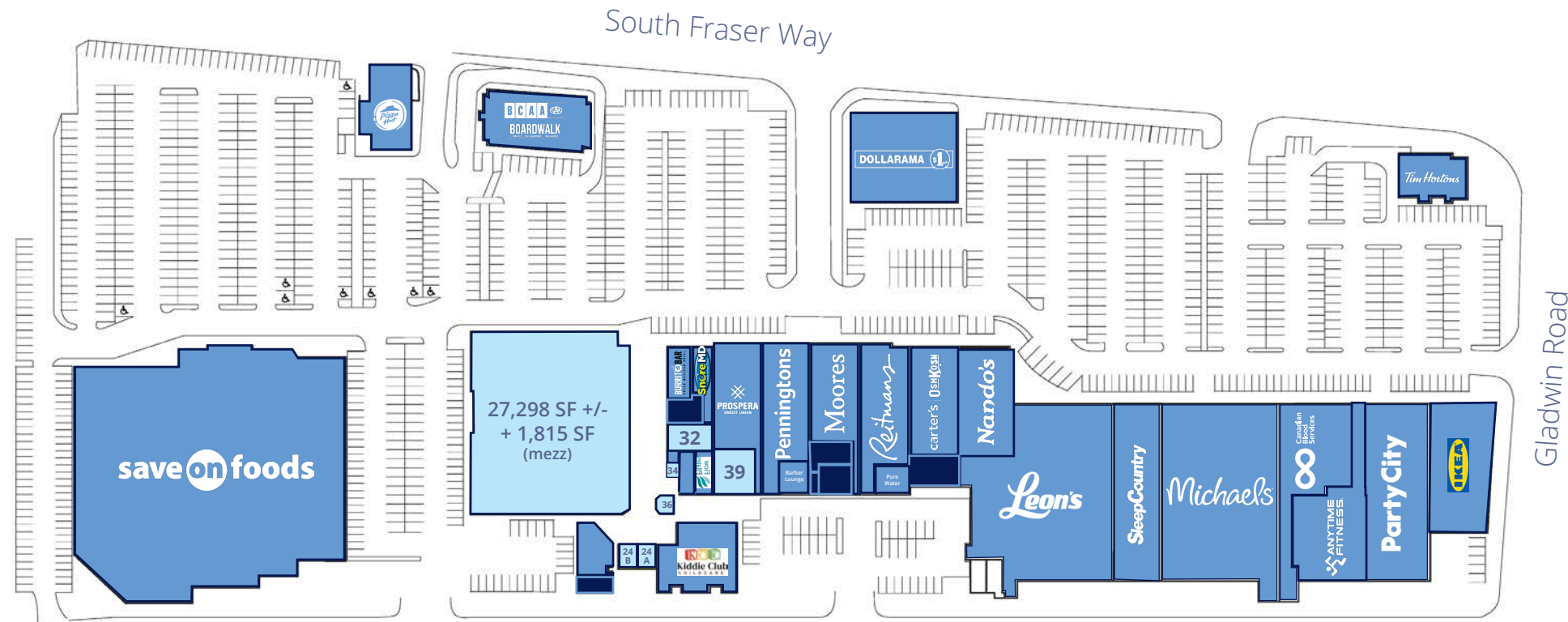
-  Anchored by some of the country's strongest drawing retailers including: Save On Foods, IKEA, Leon's Furniture, Michaels Stores, Part City, Sleep Country, Carter's/Osh Gosh, Reitman's, Moore's The Suit People, Addition Elle, Prospera Credit Union, BCAA, Pizza Hut and Tim Hortons.
-  Opportunities for one anchor tenant, one junior anchor tenant, as well as retail, professional and food court users.
-  An abundance of surface parking – 1,170 stalls for a ratio of 4.4 spaces per 1,000 SF +/-
-  Strong exposure and physical presence in the market with 1,400 lineal feet of frontage along +/- along South Fraser Way

 8 access and egress points from 4 different roads

 Well serviced by public transit

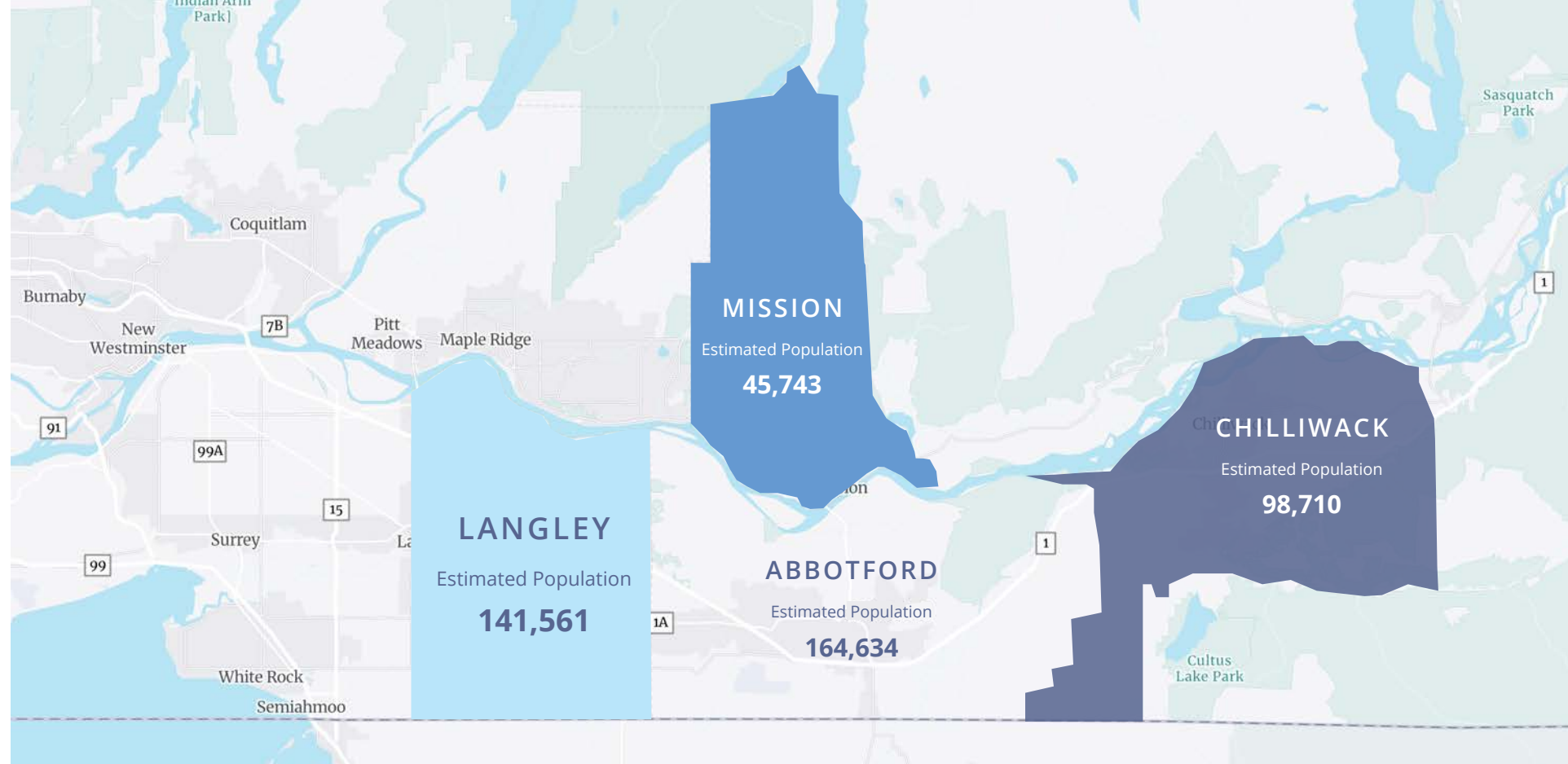


Site Plan



Leased
 Available

- 24A 503 SF +/-
- 24B 467 SF +/-
- 32 1,268 SF +/-
- 34 198 SF +/-
- 36 214 SF +/-
- 39 2,072 SF +/-



	Abbotsford			Langley			Chilliwack			Mission		
	2023	2028	2033	2023	2028	2033	2023	2028	2033	2023	2028	2033
Total Population	164,634	179,340	191,193	141,561	155,683	166,762	98,710	108,064	114,992	45,743	47,423	50,103
Average Household Income	\$119,489	\$138,241	\$161,188	\$146,072	\$170,474	\$198,792	\$108,602	\$124,989	\$145,074	\$121,998	\$139,762	\$162,168
Total Households	54,921	59,616	63,704	48,764	53,384	57,225	37,367	40,784	43,503	14,827	15,401	16,310

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.



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