

Clearbrook Town Square

32500 South Fraser Way, Abbotsford, BC

NEW RETAIL SUMMER 2021: - 675 to 3,672 s.f.

Michael Anderson

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Civic Address:

32500 South Fraser Way
Abbotsford, BC

Retail Available:

CRU 1	2,817 s.f.
CRU 2	675 s.f.
CRU 3	675 s.f.
CRU 4	3,672 s.f.

Basic Rent: \$15.00 psf

Add'l Rent: \$12.00 psf

Inducements:

Negotiable based on
term/ covenant.

High Ceiling Space.

Shopping Centre

Tenants:

Chalo	47,885 sf
Staples	26,688 sf
GoodLife Fitness	26,489 sf
BC Liquor Store	10,183 sf
HSBC	5,354 sf
Mastermind Toys	5,035 sf
Optika International	5,115 sf
Sherwin-Williams	4,490 sf
Canada Post	4,406 sf
Easyhome	4,200 sf
Boston Pizza	4,025 sf
A&W	3,288 sf
Bosleys by Pet Valu	3,157 sf
Suzanne's	2,388 sf
H&R Block	2,053 sf
Chopped Leaf	1,789 sf
Sally Beauty	1,735 sf
Sui Sha Ya	1,648 sf
Joey's	1,629 sf
Nat'l Access Cannabis	1,615 sf
Central Valley Insurance	1,610 sf
Wok Box Fresh Asian	1,607 sf
Starbucks	1,363 sf
Pita Pit	1,232 sf
Quizno's	1,108 sf
Donair Affair	1,079 sf
Magicut	1,019 sf

Demographics : 10 Km Radius

Population:	151,726
Average Household Income:	\$94,132

Number of Households:	38,000
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MARKET DEMOGRAPHICS

Primary Trade Area

Population	219,520
Number of Households	75,158
Average Household Income	\$106,807

Secondary Trade Area

Population	114,776
Number of Households	42,394
Average Household Income	\$112,391

Traffic

Annual Pedestrian Traffic	4,900,000
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Source:
Market Demographics: Environics Analytics,
DemoStats Trends, 2020.

AREA DEMOGRAPHICS - WITHIN 5 KM

3,043	Businesses
52,657	Daytime Working Population
110,291	Total Population
5.5%	Projected Growth (2017 - 2022)
39,621	Households
5.3%	Projected Growth (2017 - 2022)
Ages:	
22.9%	< 19
59.1%	20 - 64
18.0%	> 65
40.2	Median Age
\$87,502	Average Household Income

Opportunity: *Sobey's Canada* has renovated and re-branded the former Safeway to a **Chalo's by Freshco** at this central Abbotsford Shopping Centre, creating four new CRU spaces facing Tretheway Street.

Clearbrook Town Square's tenants also include **Staples, GoodLife Fitness, BC Liquor Store, HSBC, Mastermind Toys, Sherwin Williams, Canada Post, Boston Pizza, A&W, Bosley's by Pet Valu, Chopped Leaf, Sally Beauty, PetroCanada & Starbucks.**

Area Tenants include **Hudson's Bay, Canadian Tire, Save-On Foods, London Drugs, Best Buy, Michael's, Bed Bath & Beyond, SportChek, Ardene, Dollarama, Shoppers Drug Mart, Orangetheory Fitness, Bulk Barn and Sleep Country.**

The new retail is scheduled for occupancy in Summer 2021. Sizes range from 675 square feet up 3,672 sf, but spaces can be consolidated or demised into smaller units. Possible tenant uses are service, dollar store, veterinarian, dentist, Automotive Parts & Accessories, Cell Phone Retailer, Physiotherapist, QSR Chicken or Mexican, Skin Reversion, Tutoring.

E & OE. The information contained herein is gathered from sources deemed reliable; however we cannot guarantee the completeness of the information and all readers should verify information directly.

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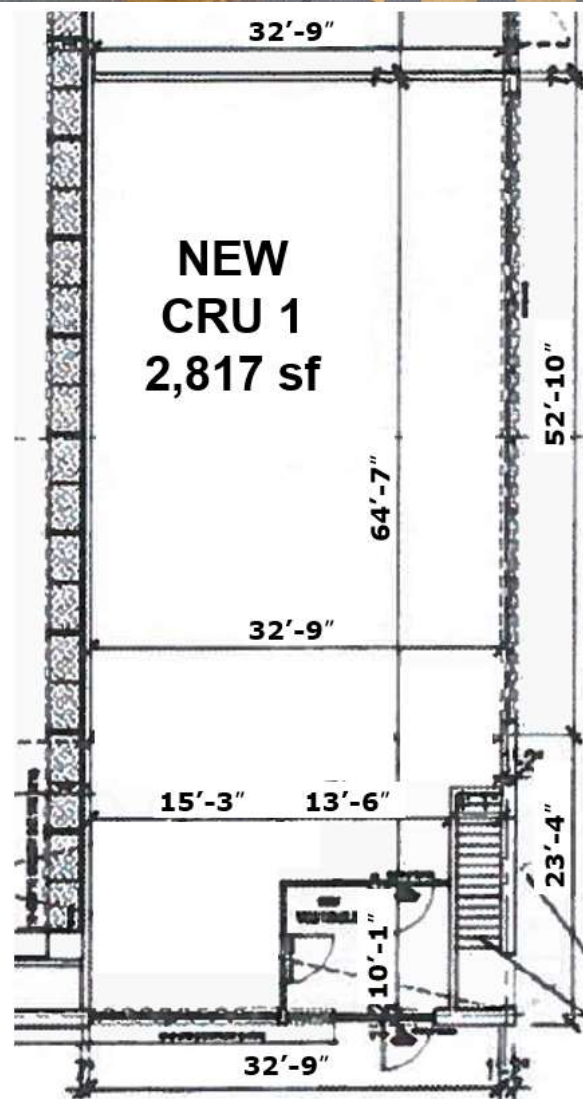
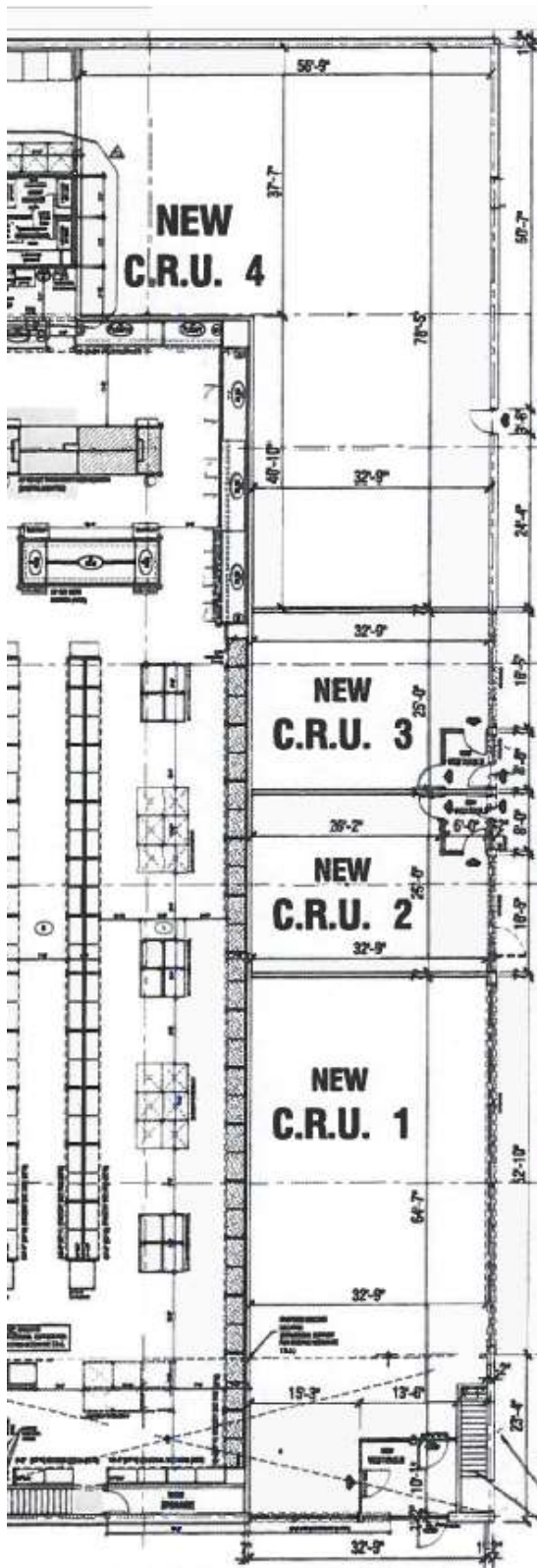
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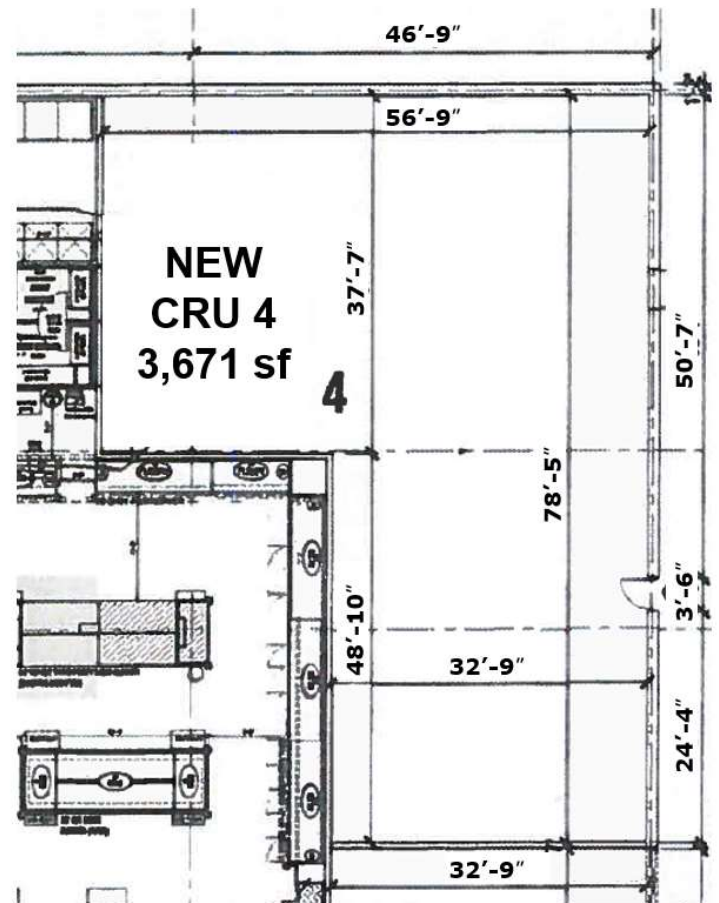
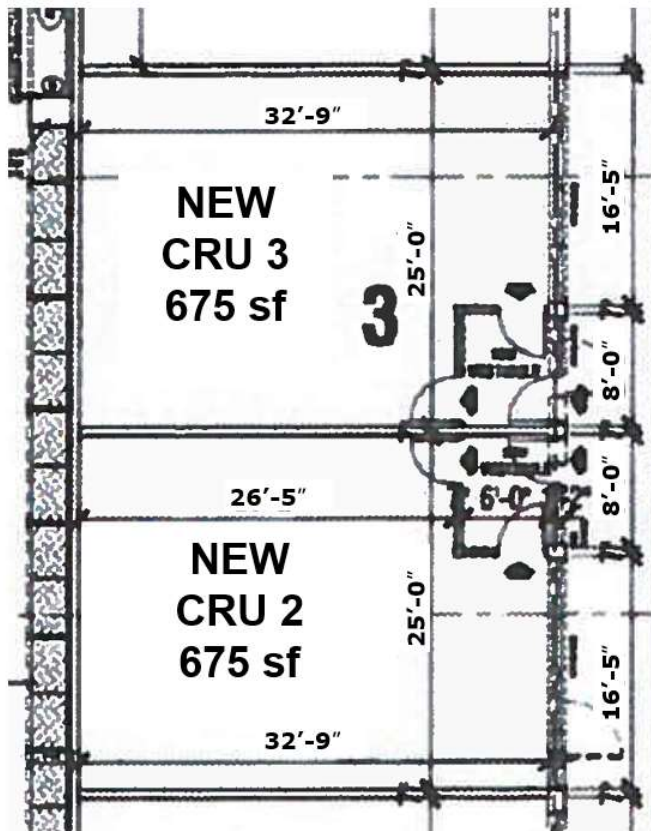
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New Retail



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