

Abbotsford Village
SHOPPING CENTRE

FOR LEASE

2040 - 2140 SUMAS WAY,
ABBOTSFORD, B.C. V2S 2C7



PROSPERO
INTERNATIONAL REALTY INC.

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Abbotsford Village Features



Abbotsford Village Shopping Centre is strategically located at the intersection of three main arteries on the Fraser Valley: South Fraser Way, Sumas Way, and Marshall Road.

This strategic location within the Abbotsford market provides excellent regional accessibility to Abbotsford Village Shopping Centre from all points in the Abbotsford and Clearbrook areas. In addition, Trans-Canada Highway is located one and a half kilometres south of the shopping centre.

Leasable Area:

Over 98,000 of retail square footage

Units:

23 services, restaurants and retailers

Parking:

548 surface parking stalls

Basic Rent:

Starting at \$42.00/sf

Additional Rent:

Estimated at \$15.34/sf

Anchor tenants:

BC Liquor Store, A&W, Boston Pizza, HUB International, Running Room, Save On Foods, S+L Kitchen & Bar, TD Canada Trust



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Current Availability

Unit #	Basic Rent
100 - Retail	Pending
104 - Retail	Pending
106 - Retail	Pending
Additional Rent: Estimated at \$15.34/sf	

Lease rates subject to applicable tax.

Tenant List

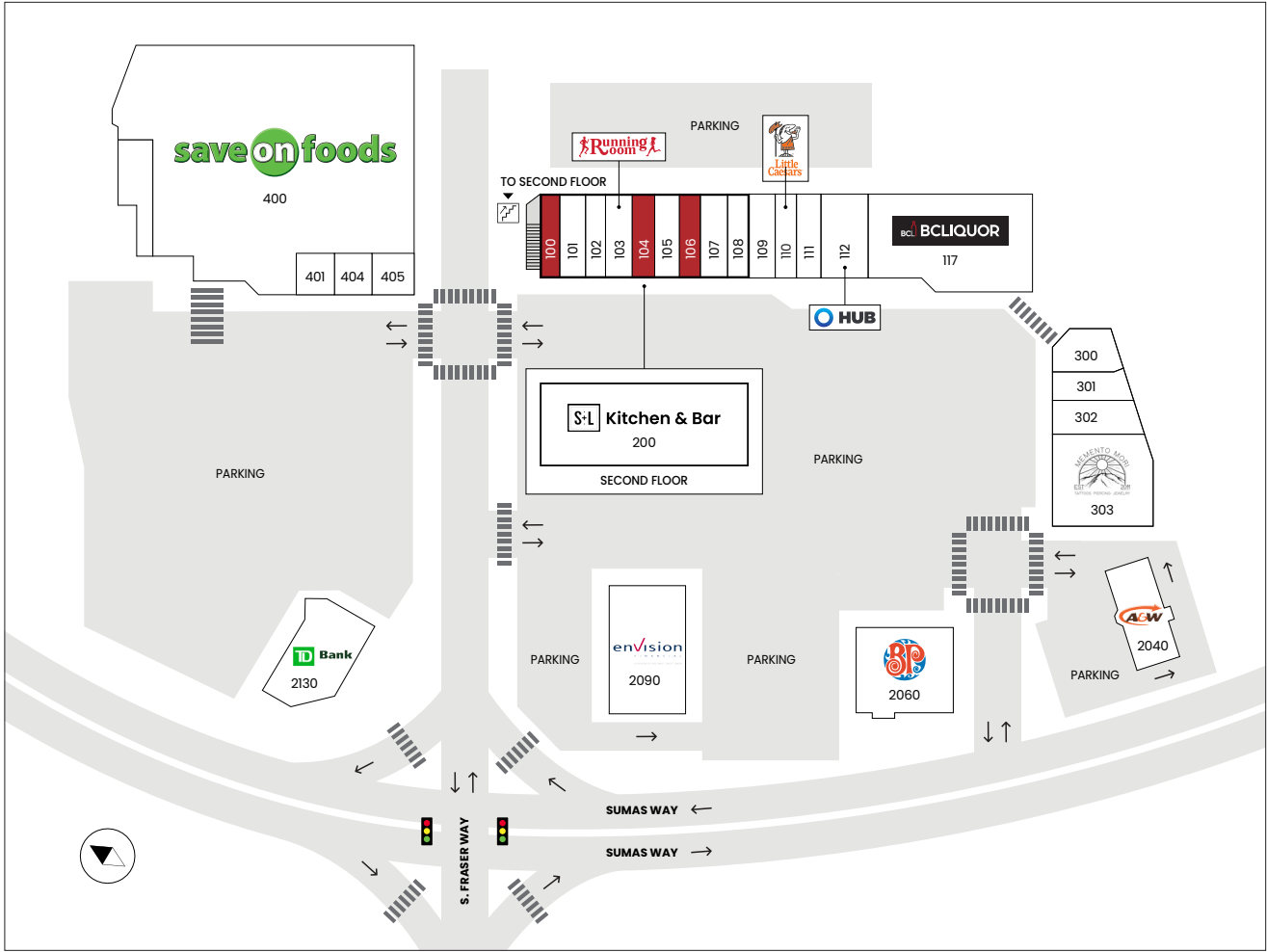
- Tenanted
- Available for Lease

100	1,194 sf
101	Occupied
102	This is Cannabis
103	The Running Room
104	1,021 sf
105	Charm Nails & Spa
106	1,075 sf

107	Sumas News
108	Sasha Sushi
109	Expert Drycleaners
110	Little Caesars Pizza
111	Ez-Vape
112	HUB International Canada West Co.
117	BC Liquor Stores

200	S+L Kitchen & Bar
300	Perfect Tan
301	Align Dental Centre
302	Abbotsford Village Medical Clinic
303	Memento Mori Studios
400	Save-On Foods (Store #904)
401	Loz Takos

404	Purolator Courier Ltd.
405	Clearwest Solutions Inc.
2040	A & W
2060	Boston Pizza
2090	Envision Credit Union
2130	TD Canada Trust



More About Abbotsford



The City of Abbotsford, recognized as the hub of British Columbia's Fraser Valley region, is one of the fastest-growing business centres in Canada.

Abbotsford is known as the "City in the Country" surrounded by agricultural lands that anchor the economy. The economy is also fuelled by the specialized manufacturing and aerospace sectors, and the more common sectors of health care, social assistance, retail, and construction. The City has a dynamic and vibrant business community that continues to expand, along with significant residential growth

Abbotsford Village is a shopping destination that services this vibrant and growing city. Abbotsford is a diverse community made up of many different ethnic and cultural groups. As one of the fastest-growing municipalities in British Columbia, Abbotsford is expected to grow to a population of 200,000 by 2035.

Fast Facts

- **Abbotsford is the berry capital of Canada**
- **Hosts Western Canada's largest airshow**

Demographics

- **Population of Abbotsford:** 150,000
- **Median Age:** 39 years old
- **Average Household Income:** \$72,500