

**PRIME  
LOCATION**

**PRIME LOCATION**  
**Abbotsford Village** SHOPPING CENTRE

## RETAIL SPACE FOR LEASE

2040-2140 Sumas Way, Abbotsford, B.C.

### PRIME LOCATION

Abbotsford Village Shopping Centre is strategically located at the intersection of three main arteries - 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.

### RAPID POPULATION GROWTH

The population of Abbotsford has increased at a rate of 26% over the past 10 years (1996-2006) and it is expected that Abbotsford will continue to be one of the fastest growing municipalities in British Columbia. With a current population of more than 134,000, Abbotsford is expected to grow to 173,000 by the year 2021.

Established residential districts include the Straiton Bowl area, located to the east and northeast of the shopping centre, and a comprehensive residential development near Old Yale Road and Marshall Road, just east of the shopping centre site.

### EXCELLENT EXPOSURE

Exposure for Abbotsford Village Shopping Centre is excellent, with traffic counts in the immediate vicinity of approximately 80,000 vehicles per day - 50,000 vehicles travelling east or west along Marshall Road and 30,000 vehicles travelling north or south along Sumas Way. In addition, the shopping centre is located approximately one-half kilometer north of the Trans-Canada Highway, contributing to the traffic flows in the area.

### TENANTS

Abbotsford Village Shopping Centre is anchored by Save-On-Foods, with a series of free standing buildings leased to A&W, Boston Pizza, First Heritage Credit Union and TD Canada Trust.

Other tenants include:

- \* Barton Insurance
- \* Liquor Distribution Branch
- \* MagicCuts
- \* The Running Room
- \* Jugo Juice
- \* Expert Dry Cleaners
- \* Cruise Ship Centre
- \* Little Caesars
- \* Medical Clinic
- \* Milestones
- \* Perfect Tan
- \* Purolator
- \* Dental Clinic

### PARKING

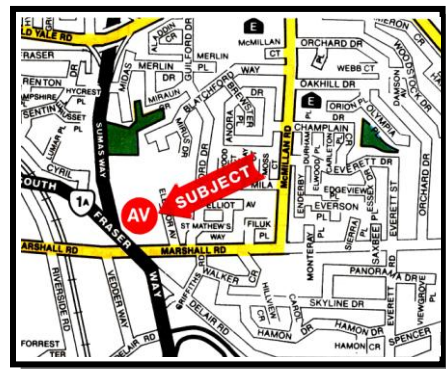
561 parking spaces

### AVAILABLE SPACES

UNIT NO.	UNIT SIZE (SQ.FT.)	LEASE RATE (P.S.F.)	
114	1,258	\$35	Previous Chapleo's Cafe space
303	5,298	\$35	Current Roger's Video space, can be demised into smaller units

### ESTIMATED OPERATING COSTS AND TAXES

\$ 15.23 per sq.ft. (2013 Budget)



Updated Oct 13



for more information, please contact

### PROSPERO INTERNATIONAL REALTY INC.

517 - 1177 WEST HASTINGS STREET

VANCOUVER, B.C. V6E 2K3

TEL: (604) 669-7733 FAX: (604) 669-2921

WEBSITE: [WWW.PROSPERO.CA](http://WWW.PROSPERO.CA)

Future residential development and road expansion

# Abbotsford Village SHOPPING CENTRE

