

1225 Sumas Way

Abbotsford, BC

115,407 SF Anchor Tenant Opportunity



Contact

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The Opportunity

Step into a high-traffic, high-visibility location along Sumas Way—an ideal setting for national retailers, service providers, or destination businesses seeking a commanding presence in Abbotsford's thriving commercial corridor. With immediate access to Highway 1, this expansive site offers excellent signage opportunities, generous parking, and flexible space configurations to suit a variety of tenant needs. Surrounded by established retail anchors and a growing residential population, this location is primed to drive foot traffic and elevate your brand. Don't miss the chance to position your business at the gateway to the Fraser Valley.

Available Space

115,407 SF + Building
5,000 SF Outdoor Selling Area

Parking

Minimum 4.5 stalls
1,000 SF of GLA

Expiry Date

February 25, 2028
For a Lease Assignment - Nine 5-year
renewal options at set rates

Asking Rate

Contact Listing Agents

Taxes & Operating Cost

\$5.50 PSF (2025 estimate)

Available

Immediately



Notable Neighbours in the Area

- | | | | |
|----------------------|-------------------------------|------------------------------|-----------------------|
| 1 Dollarama | 5 ICBC Mountainview Insurance | 9 Kal Tire | 13 Braber |
| 2 Quiznos Sub | 6 KMS Tools & Equipment | 10 Fountain Tire | 14 Alding Enterprises |
| 3 Tommy Gun's | 7 Mark's | 11 Gas Station | 15 J&D Farmers |
| 4 Angry Otter Liquor | 8 Costco | 12 Pacific Industrial Movers | |



Additional Details

- Double dock loading
- Grade loading
- 5,000 SF of outdoor sales area
- Dual vestibule entrance
- 18' clear height
- 36' x 34' column span



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The Location

Situated along the bustling Sumas Way corridor, 1225 Sumas Way offers unmatched visibility and accessibility in one of Abbotsford's most dynamic commercial districts. This high-profile location benefits from immediate access to Highway 1, proximity to the Sumas U.S. border crossing, and a strong mix of national retailers and service providers nearby including Costco, Marks, KMS Tools, Jordan's, Ashley Home, Starbucks, and more.

The area is well-connected by major transportation routes and supports a steady flow of both local and cross-border traffic. With a blend of industrial, retail, and service commercial uses in the vicinity, this site is perfectly positioned to attract a diverse customer base and support a wide range of tenant operations.



Zoning - N10

- + Automotive Repair
- + Building Supply
- + Garden Centre
- + Liquor Store
- + Nursery
- + Office
- + Retail
- + Restaurant



OCP - Regional Commercial

- + Serve a city-wide or regional area
- + Large format commercial malls with off-street parking
- + Indoor industrial uses
- + Large format retail centres, generally one-storey
- + Commercial

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Abbotsford Power Centre

115,407 SF Anchor Retail Opportunity

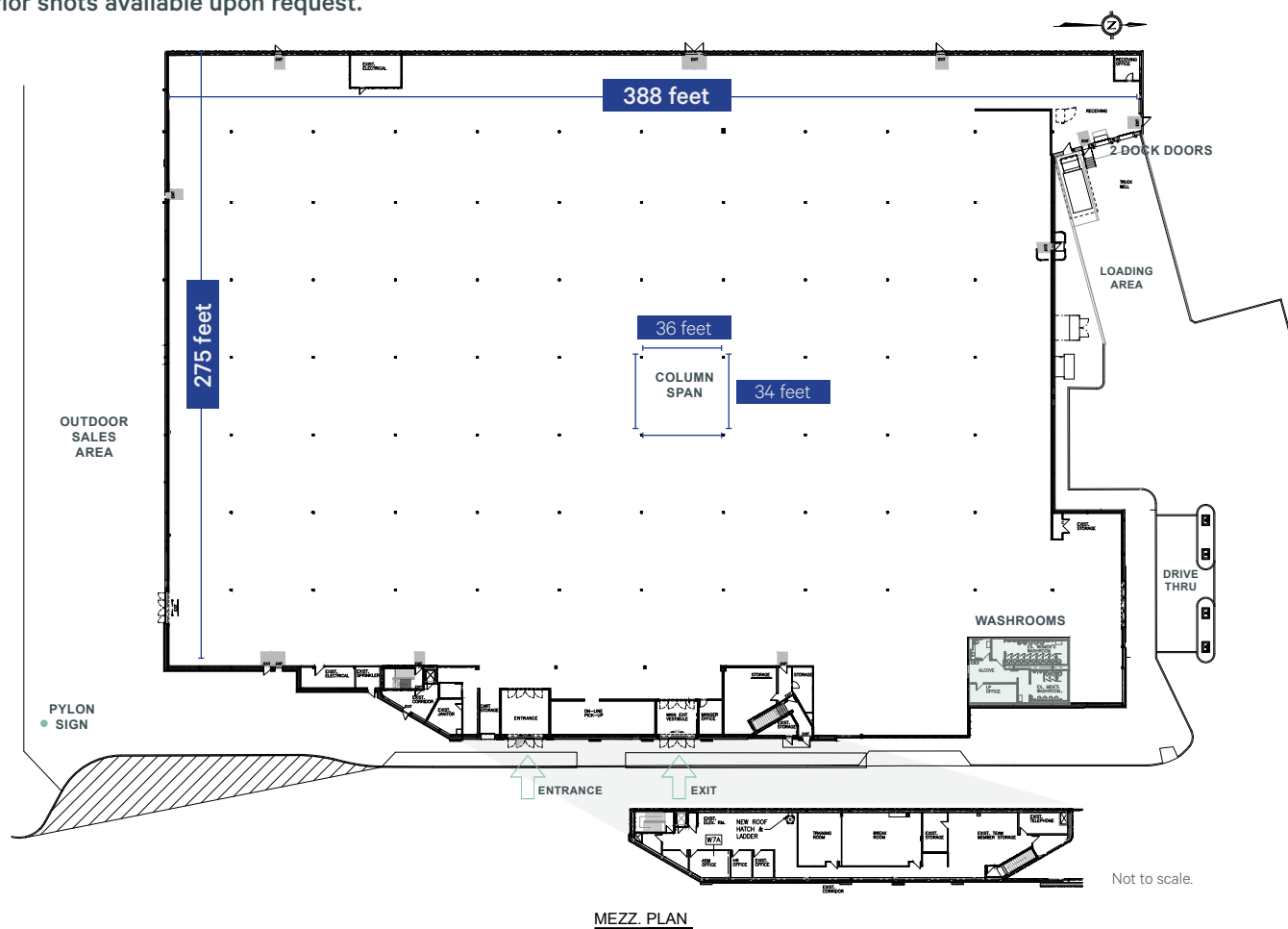
Join:

Winners | HomeSense
PetSmart, Dollarama,
Tim Horton's | Wendys

Shadow Anchored by:
Costco, KMS Tools,
Mark's



Interior shots available upon request.



Retail | For Sublease/Assignment

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Drive Times

Highway #1	2 mins
Abbotsford City Centre	12 mins
Canada / US Border	12 mins
Abbotsford Airport	14 mins
Mission	23 mins
Chilliwack	27 mins

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