

Former Sears Premises

32900 South Fraser Way
Abbotsford, BC

A Rare Opportunity for large format retailers

To lease 47,000 – 112,000 SF
in the former Sears Premises in
the Sevenoaks Shopping Centre,
Abbotsford, BC.

Contact Agent

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The Former Sears Premises

32900 South Fraser Way, Abbotsford, BC

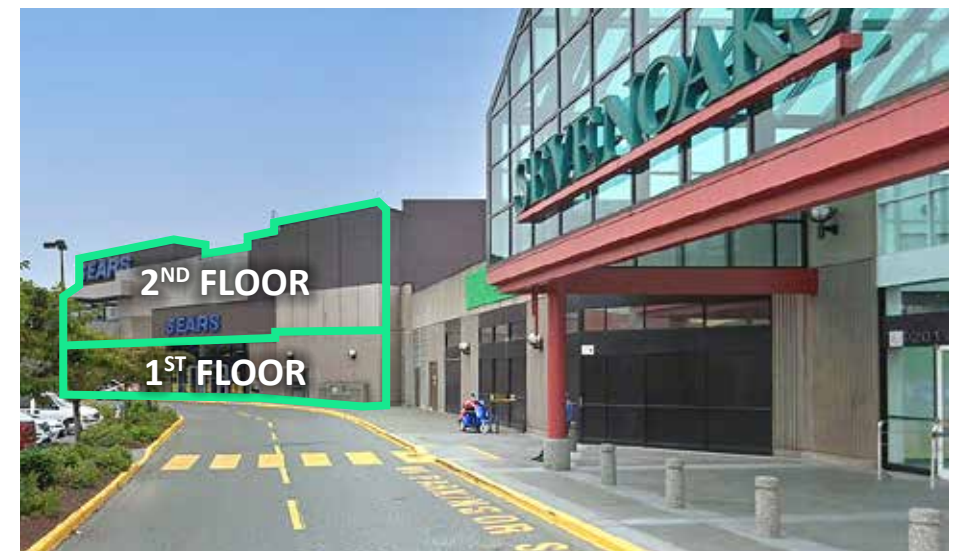
Retail for Lease

The Opportunity

To lease 42,000 - 112,000 SF retail space as in a Regional Mall in the heart of Abbotsford, a major suburban city with a trade area population of over 350,000 people. With large spaces almost extinct, this offering with finished retail space, and a minimum of 10-year term, is one of a kind.

Salient Details

ADDRESS:	32900 South Fraser Way, Sevenoaks Mall, Abbotsford
PREMISES:	Former Sears premises, main and 2nd floor
MAIN FLOOR:	47,000 SF
SECOND FLOOR:	65,000 SF with 3 entrance points
LEASE:	The floors can be leased together with internal escalator, or leased separately
MALL ACCESS:	None
LOADING	+ 2 shared docks plus large truck loading platform + Large receiving area shared with Ardene's + Freight elevator to 2nd level
TIMING:	Summer 2023 after completion of demise, entrance, loading
CLEAR HEIGHTS:	12' to T-bar, 13' to mechanical
PARKING:	Over 1,000 parking stalls surround the Sears
SIGNAGE:	Large area above the entrances plus exterior wall panels, wayfinding and pylon
GROSS RATE:	Contact Listing Agent



MAIN FLOOR

2ND FLOOR

47,000_{SF} + 65,000_{SF}

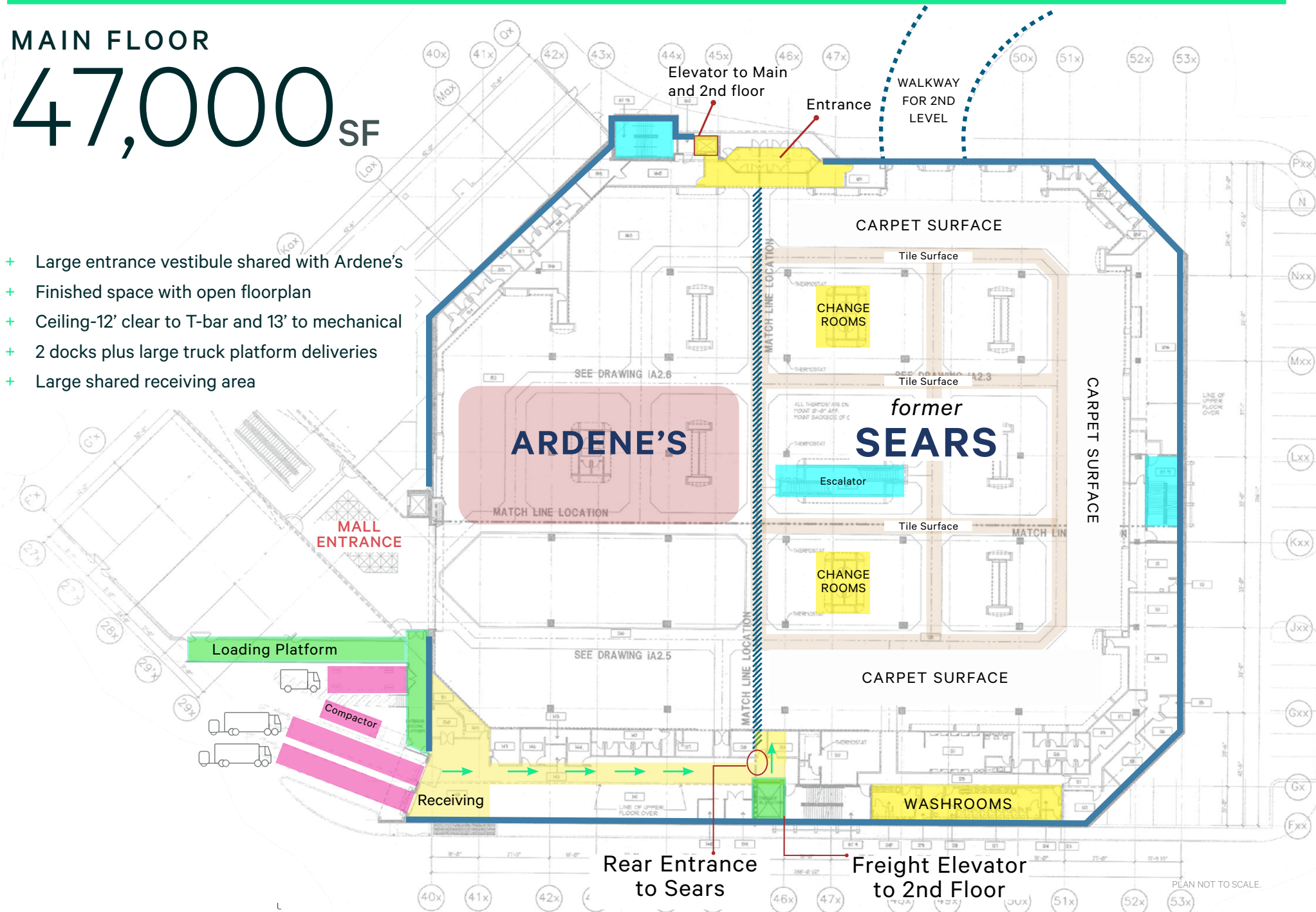


2nd FLOOR

MAIN FLOOR

47,000 SF

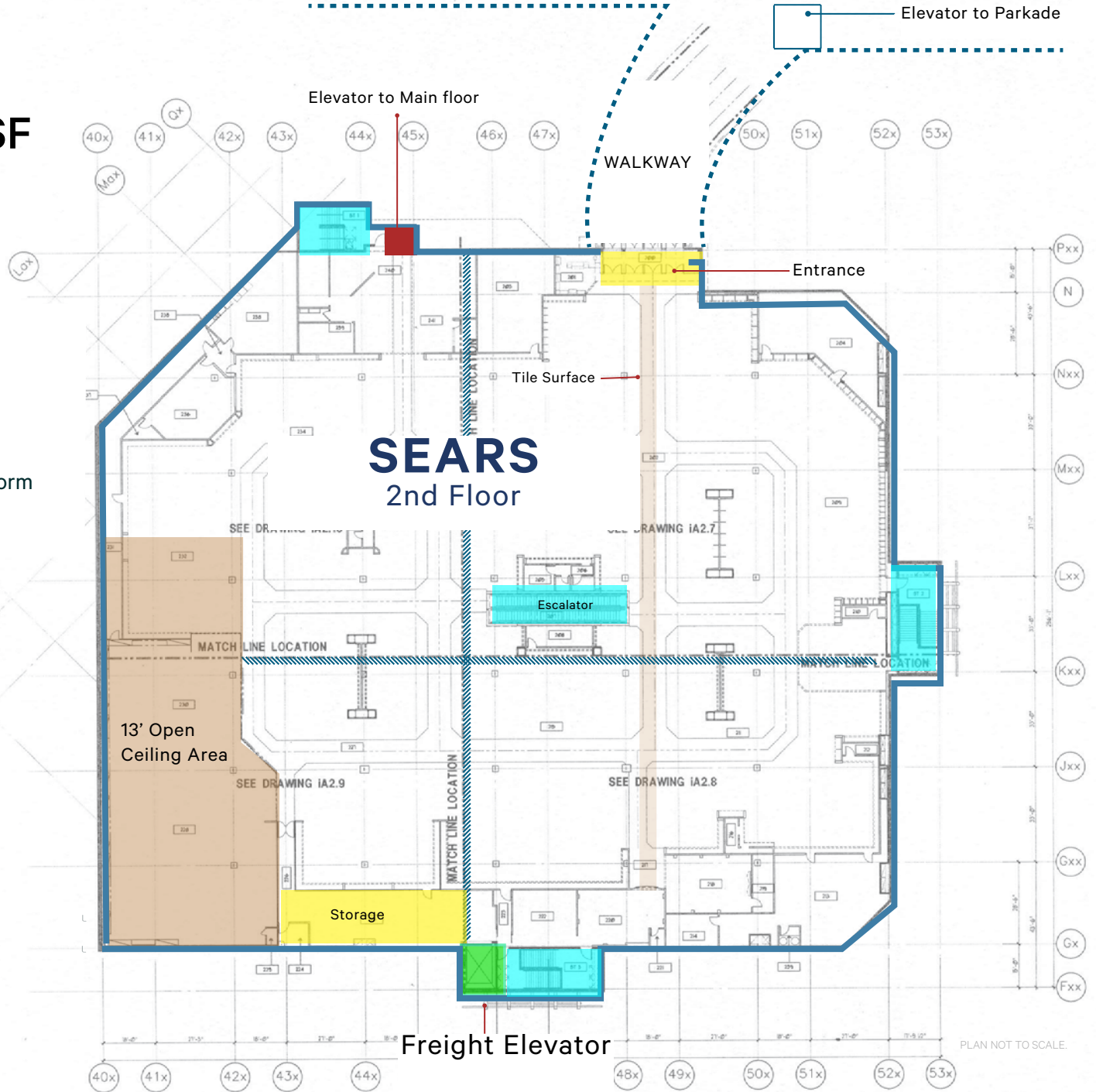
- + Large entrance vestibule shared with Ardene's
- + Finished space with open floorplan
- + Ceiling-12' clear to T-bar and 13' to mechanical
- + 2 docks plus large truck platform deliveries
- + Large shared receiving area



PLAN NOT TO SCALE.

2ND FLOOR 65,000 SF

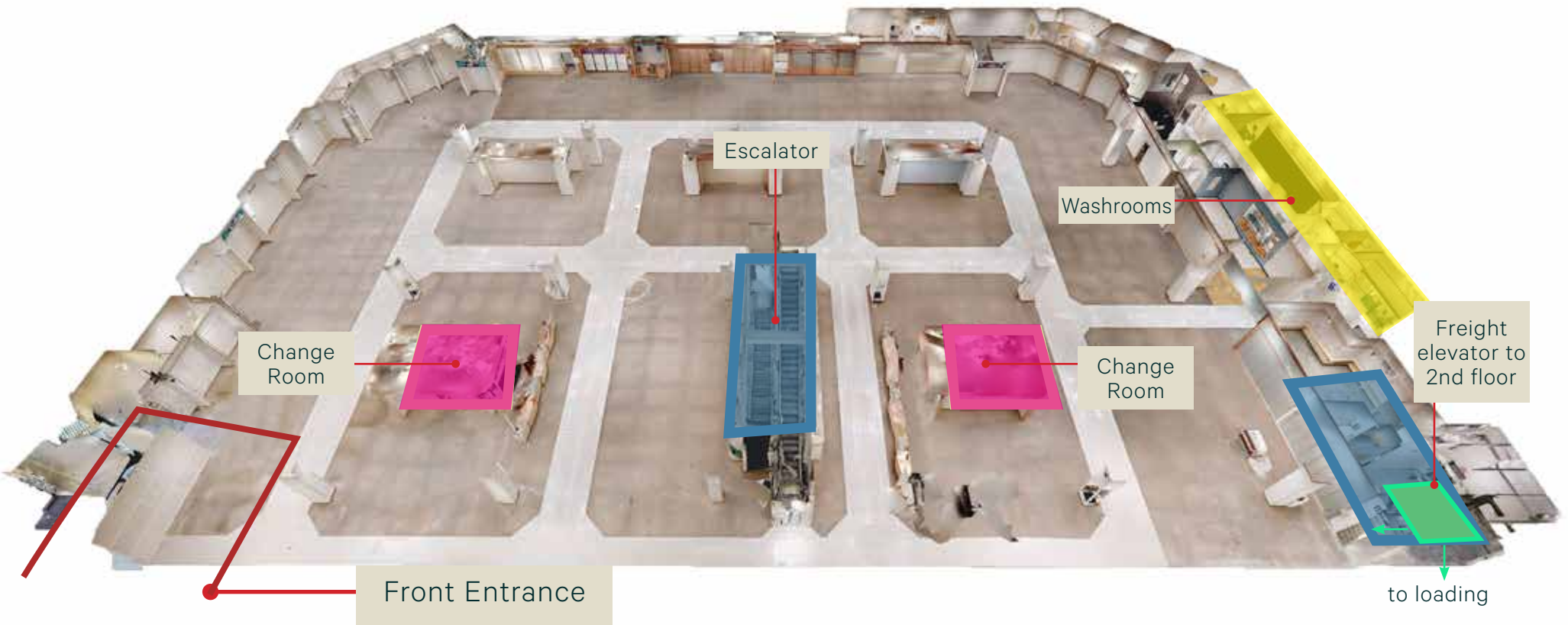
- + Large east facing entrance
- + Walkway to 3 level parkade
- + Additional elevator access
- + Finished space with open floorplan
- + Ceiling – 12' + 13' clear
- + Deliveries – 2 docks, plus large truck platform
- + Dedicated freight elevator



MAIN FLOOR

42,000

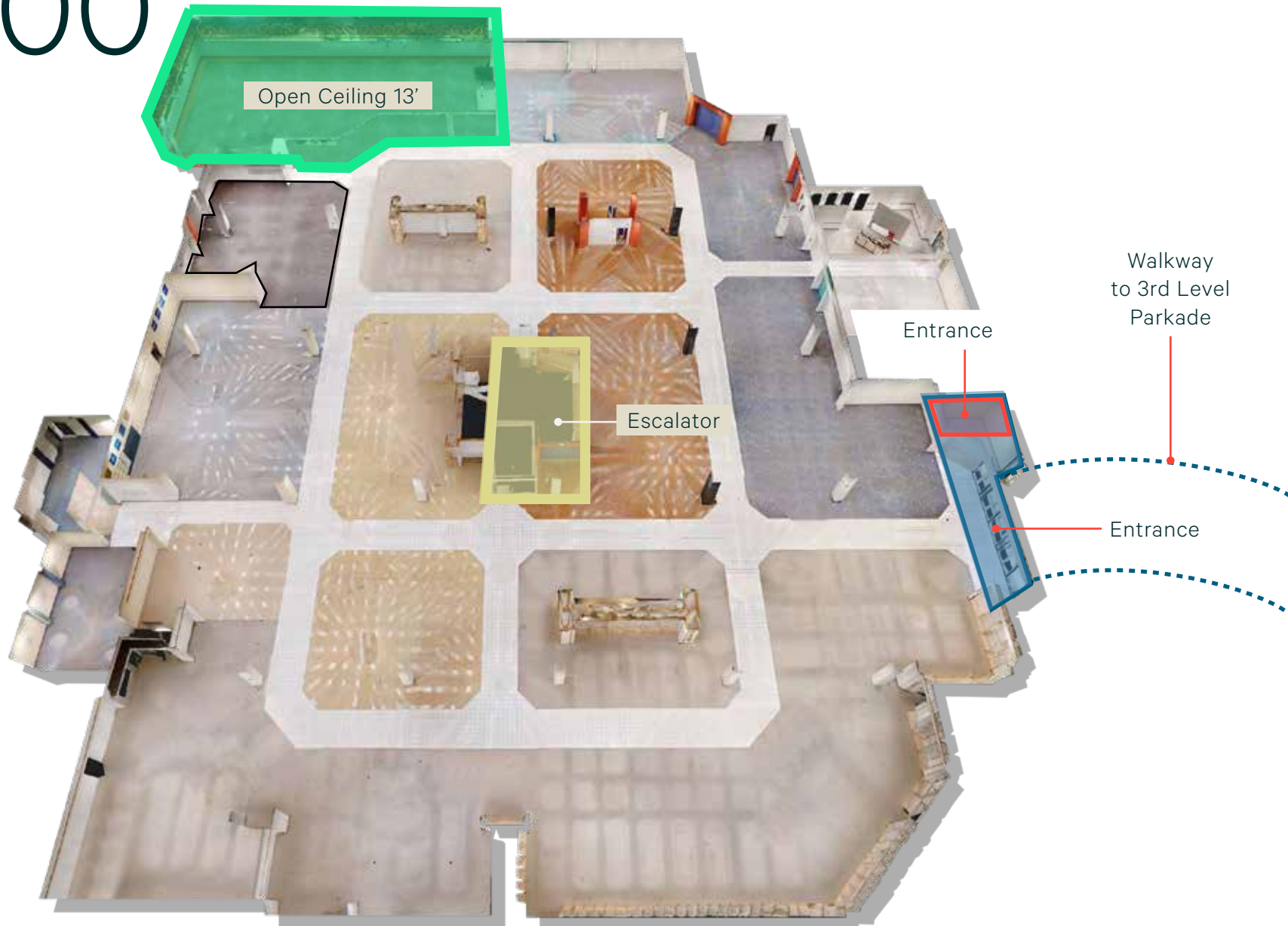
SF



SECOND FLOOR

65,000

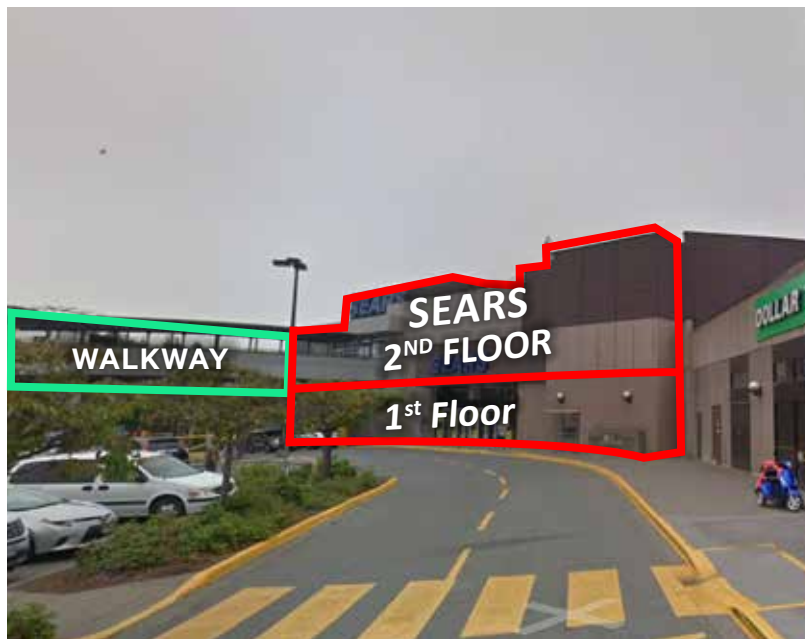
SF

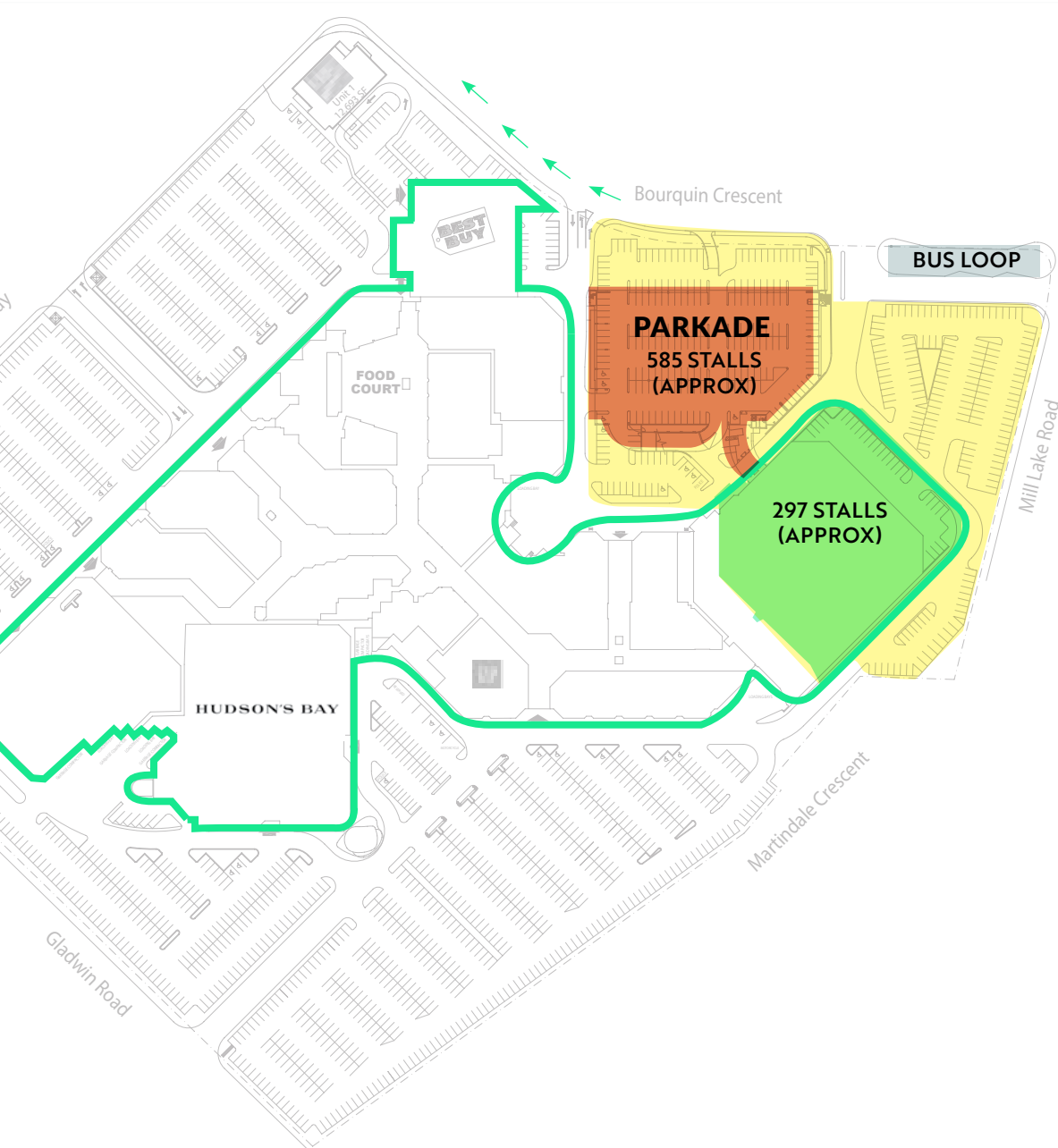


A rare opportunity for large retailers to enter or expand

Highlights

- + Located in a major Regional Mall
- + Serving Abbotsford and the surrounding communities
- + Over 300,000 person trade area
- + Heart of the commercial core next to the Transit Exchange
- + Fully improved space
- + Over 1000 parking stalls surround the building
- + 10-year term and renewables available





The Commercial Core



Abbotsford: the “HUB” of the Fraser Valley

The Location

Abbotsford is the hub of the entire “eastern Fraser Valley” (Abbotsford, Mission, Chilliwack and Hope), a trade area over 300,000 people. It’s a growing community offering residents affordable housing options and has significant employers and amenities. Statistically, Abbotsford has:

76%

High Home Ownership

7.9%

High Population Growth

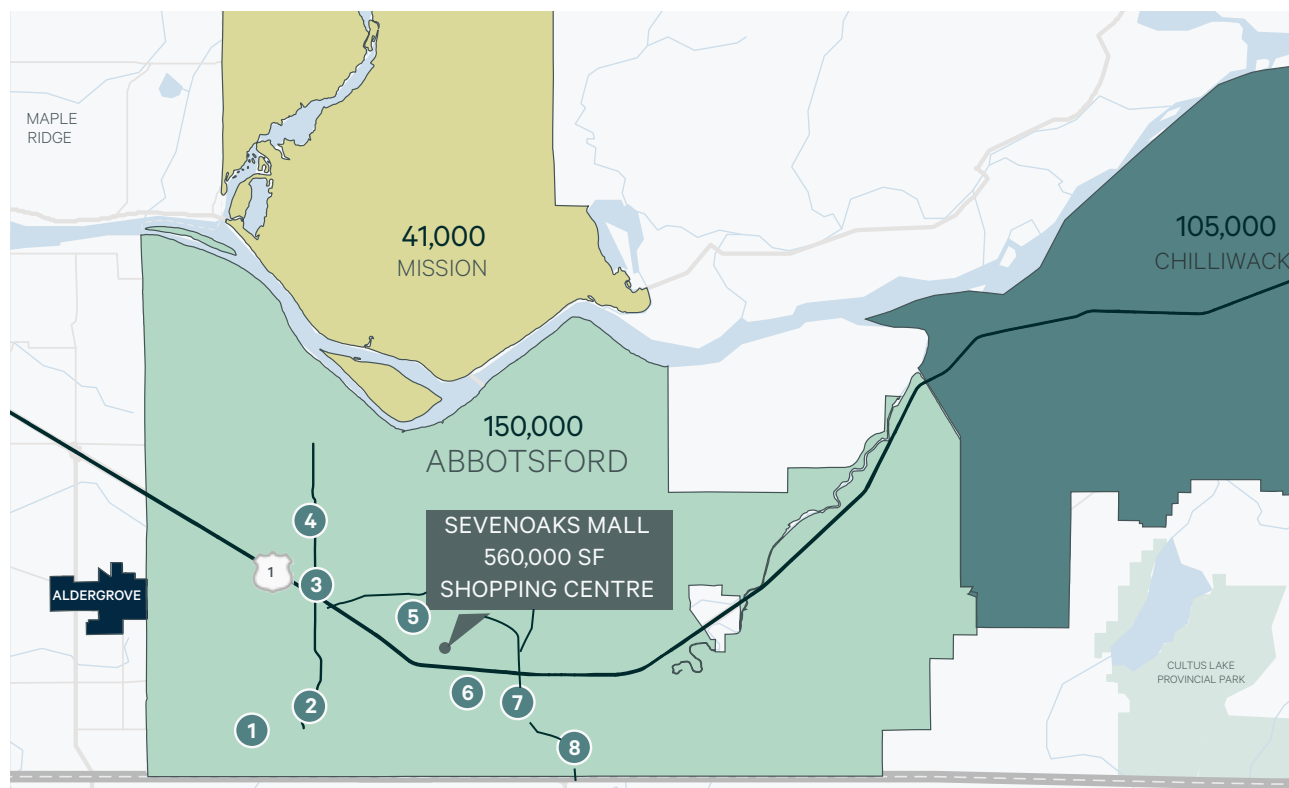
\$115,340

Average Household Income as of 2022

4

persons
Average family 2022

- 1 Abbotsford International Airport
Over 1 million passengers a year-3 national airlines
- 2 Tradex Exhibition Centre
120,000 SF centre hosting over 90 events a year
- 3 Abbotsford Auto Mall-15 auto dealers
- 4 XCHANGE Business Park
new 1.4 million SF Business/Industrial Park
- 5 Abbotsford Provincial Law Courts
new \$150 million Supreme Court facility
- 6 Abbotsford Regional Hospital and Cancer Centre
BC’s first LEED hospital
- 7 University of the Fraser Valley
15,000 students, diploma, degree and masters programs
- 8 U.S. Border Crossing
A nearby US border crossing





Drive Times

10

Min drive US Border

15

Min Drive to Langley

15

Min Drive to Chilliwack

13

Min Drive to Mission

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