

Former Sears Premises

32900 South Fraser Way
Abbotsford, BC

A Rare Opportunity for large format retailers

To lease 40,000 – 112,000 SF
in the former Sears Premises in
the Sevenoaks Shopping Centre,
Abbotsford, BC

Contact

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The Former Sears Premises

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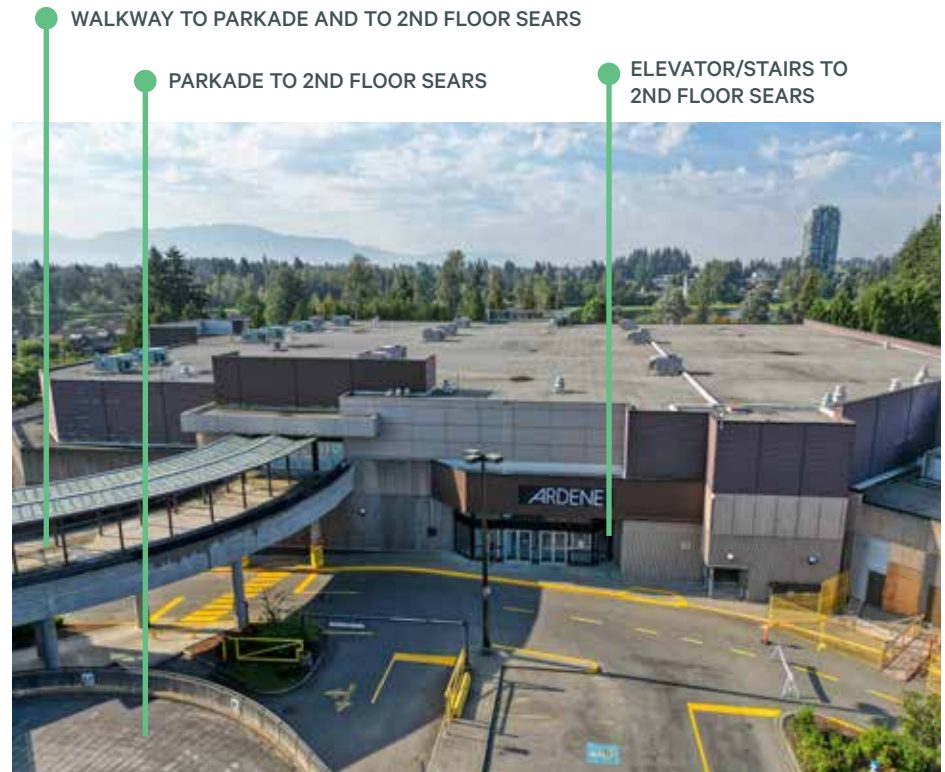
Retail for Lease

The Opportunity

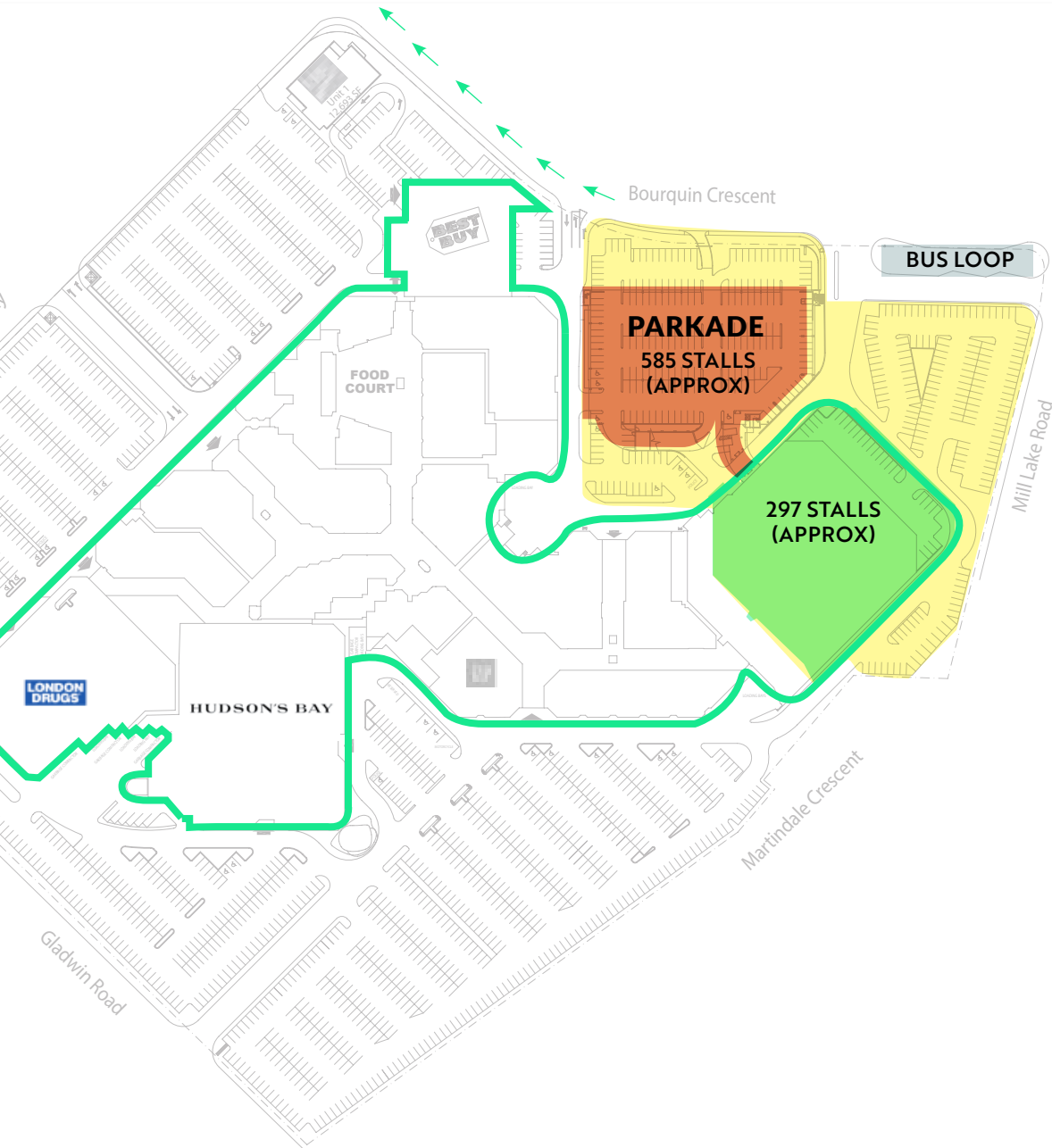
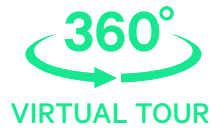
To lease 40,000 - 112,000 SF retail space in a Regional Mall in the heart of Abbotsford, a major suburban city with a trade area population of over 350,000 people. With large spaces almost extinct, this offering with finished retail space, and a minimum of 10-year term, is one of a kind.

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
SPACE:	Fully improved space
LOADING	+ 2 shared docks - 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 building
SIGNAGE:	Large area above the entrances plus exterior wall panels, wayfinding and pylon
RATE:	Contact Listing AGent
AREA:	In the heart of Abbotsford's commercial core
TERMS:	10-year term renewables available



Site Overview



The Commercial Core

