

FOR SALE

1.097 - 2.740 ACRES OF
PREMIER AUTOMALL
LANDS IN ABBOTSFORD

CONTIGUOUS OPPORTUNITY
2.740 AC

30018 & 30032 AUTOMALL PLACE
ABBOTSFORD, B.C.

LISTING AGENTS

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OPPORTUNITY

Situated on Abbotsford's Automall Lands, the Subject Properties offer automotive-zoned land available for sale with a Contiguous opportunity of 2.740 acres.

The Automall Commercial Zone (CAM) designation supports automotive, commercial vehicle, and RV dealerships, along with complementary auto-mall uses, with up to 50% lot coverage and a 0.50 FSR.

With exposure to over 70,000 vehicles per day on the Trans-Canada Highway and direct access via Mt. Lehman Road, the site offers a rare opportunity to join major brands such as Toyota, Mazda, Ford, Honda, Buick, and GM and secure a strong position in Abbotsford's in-demand auto hub.

The ongoing Highway 1 Fraser Valley Widening Project is enhancing connectivity and traffic flow, strengthening long-term accessibility and visibility for automotive users in this high-growth corridor.

SALIENT DETAILS

Gross Size:	1.097 - 2.740 Acres
Address:	Lot 4 – 30018 Automall Place, Abbotsford, B.C. Lot 5 – 30032 Automall Place, Abbotsford, B.C.
Contiguous Opportunity:	Lot 4 & 5 – 2.740 Gross Acres
Access/Egress:	Automall Drive via Mt. Lehman Road
Traffic Counts:	100,000+ vehicles per day in immediate area
Possession:	Immediately Available
Zoning:	Automall Commercial Zone (CAM)
Asking Price:	Please Contact Listing Agents



SITE OVERVIEW

The site is positioned immediately adjacent to significant activity in the Abbotsford Automall, with OpenRoad Group constructing a flagship dealership on Lot 6 & 7, Dilawri Auto Group acquiring Lot 3, and Lots 1 & 2 recently closing to a regional dealership operator. These commitments from leading operators strengthen the node and elevate its long-term profile. The property offers buyers a timely opportunity to secure a site within a rapidly advancing automotive district.



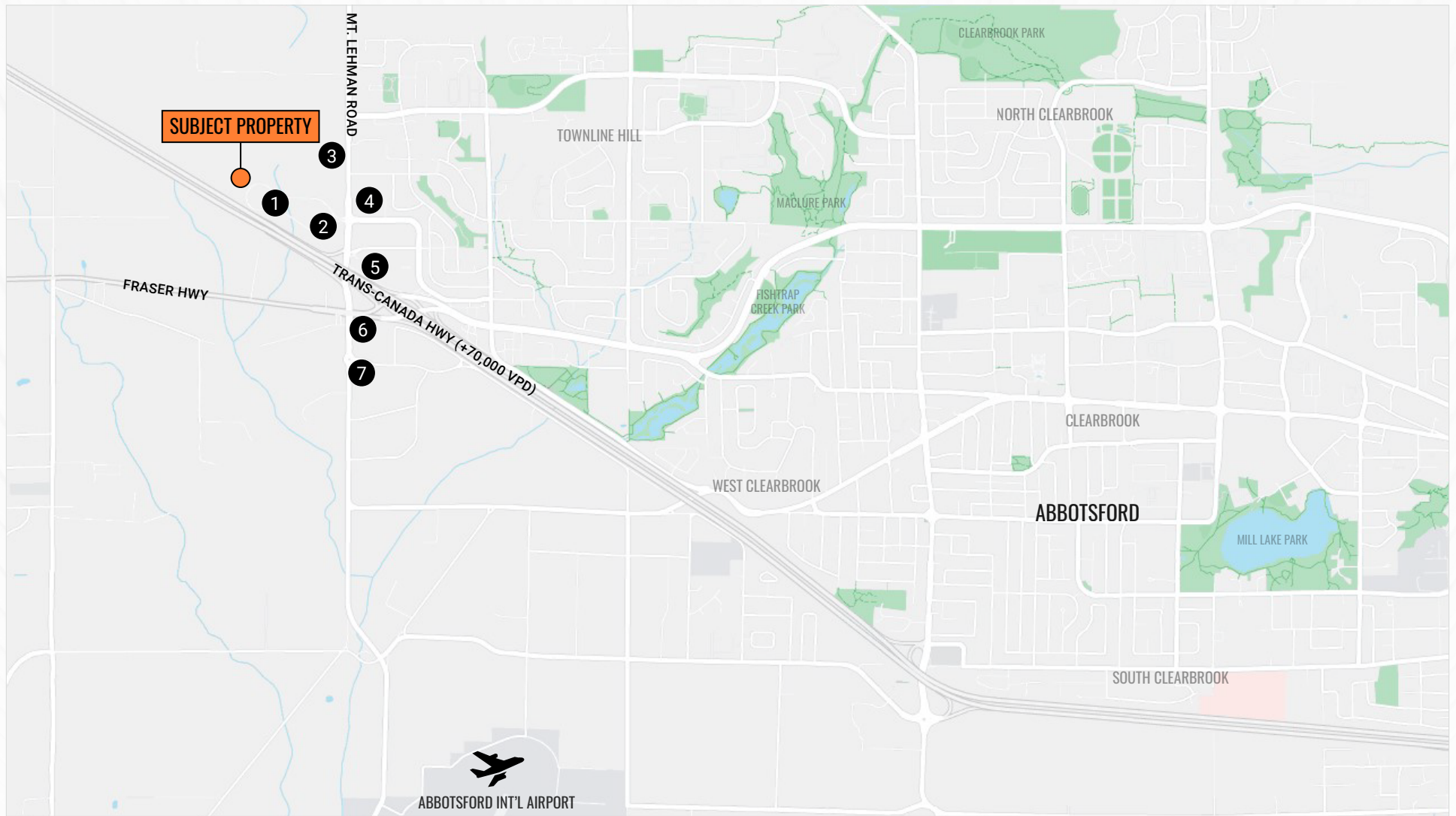
CONTIGUOUS OPTION

Lots 4 and 5 combine into a well-balanced, highly functional two-lot assembly within the Abbotsford Automall. Together, they offer an efficient, flexible footprint suited for service operators, secondary dealerships, and automotive-adjacent commercial uses. This pairing delivers strong usability and valuable development optionality in one of the region's most established automotive hubs.

Lot #	Civic Address	PID	Gross Size (ac)
Lot 4	30018 Automall Place	031-879-926	1.643
Lot 5	30032 Automall Place	032-281-757	1.097
Total			2.740

AUTOMALL PLACE

LOCATION OVERVIEW



1. Abbotsford Volkswagen, Abbotsford Nissan, OpenRoad Toyota, Abbotsford Chrysler Dodge Jeep Ram, Abbotsford Hyundai
2. MSA Ford Sales, Murray Kia Abbotsford, Tim Hortons, VIP Mazda, The Honda Way, Murray Chevrolet Buick GMC
3. Xchange Business Park by QuadReal Property and Hungerford Properties (140-acres, 1.3M SF)

4. Shell, McDonald's, Quiznos, Starbucks, Dollarama, Co-Op Food Store
5. High Street Shopping Centre: Walmart Supercentre, PetSmart, H&M, Anytime Fitness
6. Travelhome RV
7. Fraserway RV Abbotsford

Demographics	15-Minute Drive	Abbotsford
2022 Total Population	21,861	162,698
Population Growth 2022-2027	8.4%	9.0%
2022 Households	7,044	52,465
Total Daytime Population	24,829	149,605

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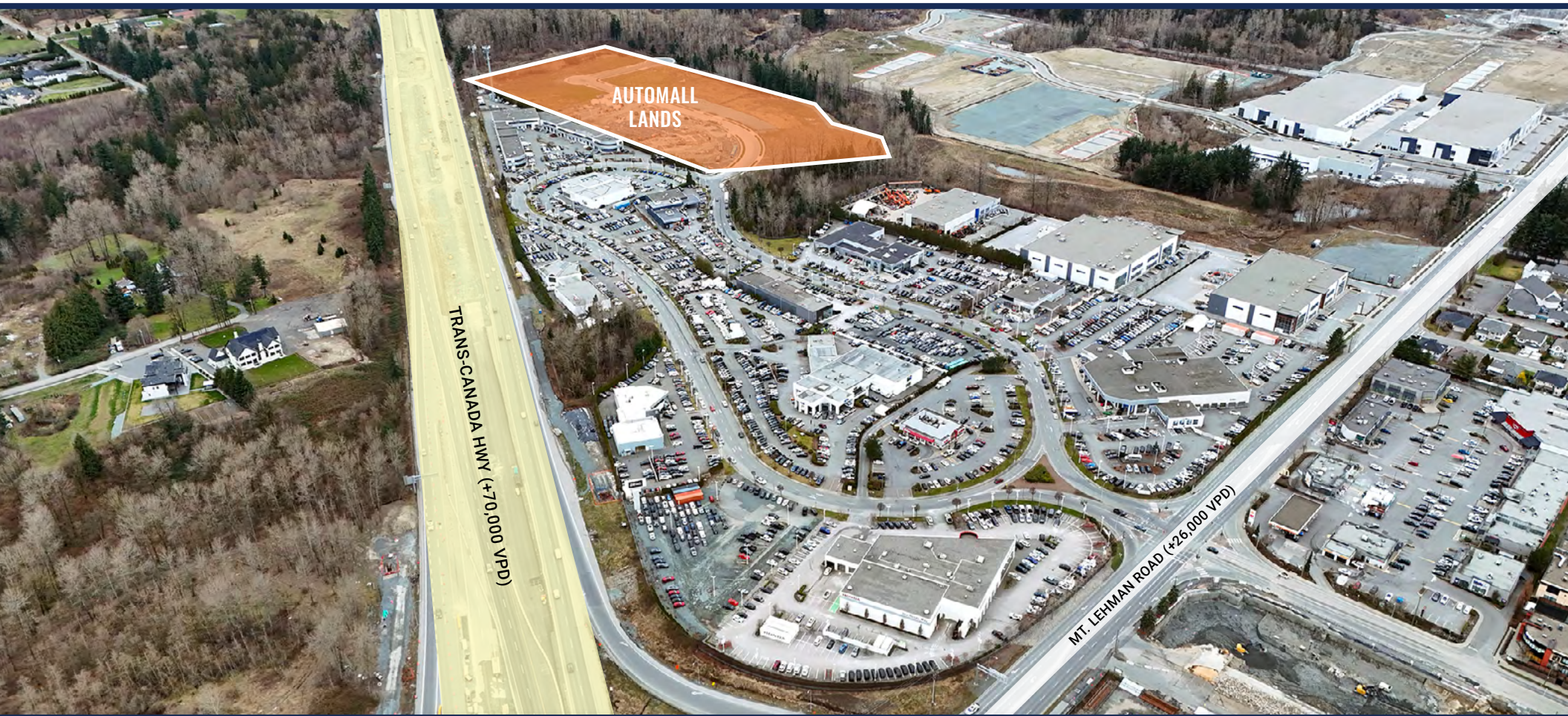
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