



# Premier Build-to-Suit Commercial Development Opportunity in Abbotsford's Dynamic City Centre Core

Seize an unparalleled opportunity for a bespoke commercial development, offering approximately **14,000 sq. ft. of adaptable Class A space** in the strategic heart of Abbotsford's rapidly expanding City Centre. This prime location benefits from exceptional exposure and robust demographic growth, making it an ideal investment for discerning businesses seeking high visibility and long-term value appreciation within a thriving urban hub.

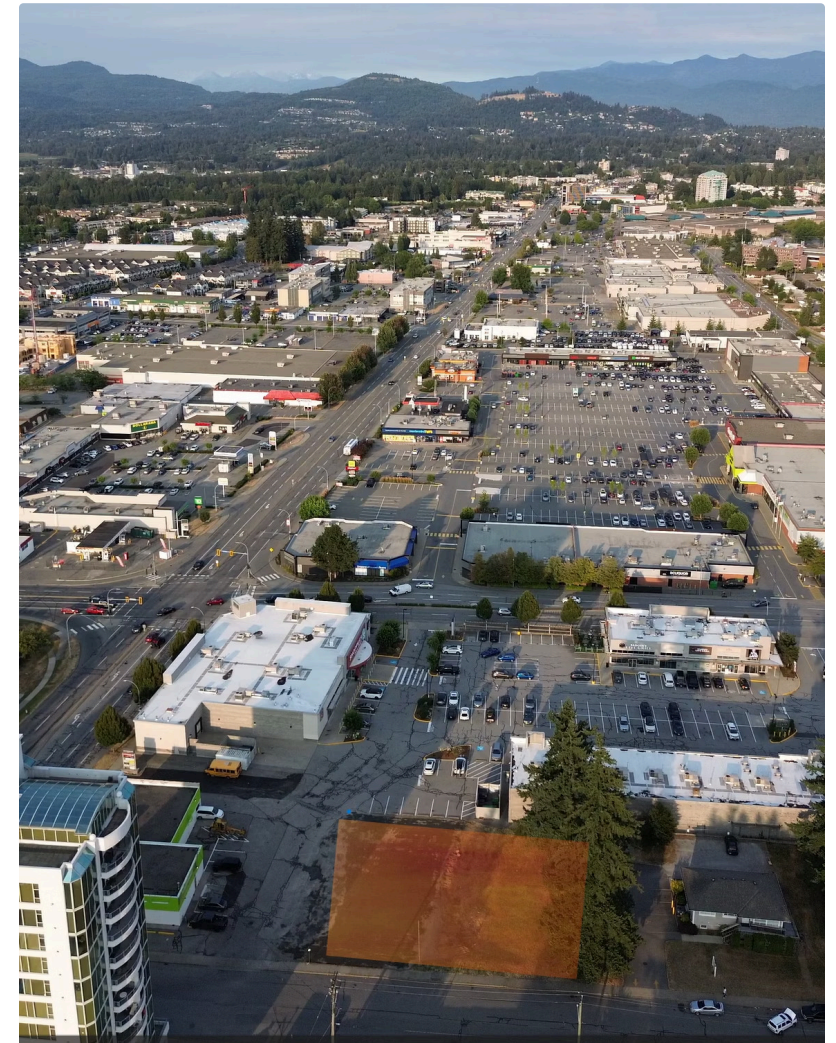
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# Strategic Market Analysis: 32346 South Fraser Way, Abbotsford, BC

## Core Strategic Positioning

- Strategically located within Abbotsford's highly coveted City Centre Commercial Zone (C5), enabling a wide spectrum of commercial uses and significant development potential.
- Commanding unparalleled frontage on South Fraser Way, ensuring maximum brand exposure and robust consumer engagement.
- Positioned on a high-traffic arterial route, experiencing an average daily traffic count exceeding 25,000 vehicles, guaranteeing consistent customer flow and market penetration.
- Achieving an exceptional Walk Score of 92 ("Walker's Paradise"), signifying superior pedestrian accessibility and an enriched urban customer base.







# Strategic C5 Zoning: Unlocking Premier Commercial Value and Diverse Investment Opportunities

## High-Demand QSR & Gastronomy

- Facilitates high-traffic **Quick Service Restaurants (QSR)** and **drive-through operations**, capitalizing on consumer convenience trends.
- Ideal for establishing **boutique coffee houses** and **specialty brew pubs**, enhancing local lifestyle amenities and footfall.
- Supports **innovative mobile food vendor hubs**, offering flexible lease structures and diversified revenue streams.
- Positioned to capture a significant share of the **region's growing F&B expenditure**, projected at **10%+ annually**.

## Diversified Retail & Service Spectrum

- Accommodates **established financial institutions**, ensuring stable, long-term tenancy and essential community services.
- Prime for **specialty retail outlets** and **daily convenience stores**, tapping into a robust local consumer base with **average household spending 15% above regional benchmarks**.
- Permits **high-demand personal service providers**, from salons to wellness clinics, reinforcing consistent customer engagement.
- Strategic placement for **licensed liquor establishments**, leveraging strong market demand and contributing to significant retail traffic.

## Value-Added Modern Amenities

- Integration of **Electric Vehicle (EV) charging infrastructure**, aligning with sustainable development goals and attracting eco-conscious clientele.
- Optimal for **specialized healthcare professional offices**, including clinics and diagnostic centers, addressing a critical market need for accessible services.
- Provisions for **state-of-the-art fitness and wellness facilities**, catering to an expanding health-conscious demographic.
- Inclusion of **premium pet care services** like daycare, reflecting evolving urban demographics and pet ownership trends, ensuring comprehensive tenant appeal.

# Optimized Permitted Uses Under C5 Zoning: Strategic Opportunities



## Strategic Commercial Venues

The C5 zoning facilitates diverse commercial asset classes, including prime **office spaces** positioned for professional services and corporate tenants, high-visibility **retail** and **shopping centre** opportunities for established brands, and robust **financial institutions**. Specialized uses such as **commercial schools**, **printing services**, and **media studios** are also permitted, catering to niche market demands and enhancing overall site utilization for optimal yield.



## Dynamic Food & Hospitality Concepts

This zoning supports a wide array of high-traffic **food & hospitality** operations crucial for urban placemaking and consumer engagement. Opportunities include full-service **restaurants**, efficient **drive-through restaurant** models, thriving **coffee shops**, and experiential **brew-pubs** or **pubs**. Additionally, specialized retail such as **liquor stores** and premium **tourist accommodation** units are permissible, designed to capture significant market share and elevate the property's overall appeal and revenue streams.



## High-Value Residential & Community Services

The C5 classification uniquely enables high-density **residential development**, particularly multi-unit **apartments** designed to meet robust urban housing demand. Furthermore, the inclusion of **congregate housing** addresses specific demographic needs. Complementary community services such as accredited **child care centres** and specialized **pet daycares** enhance convenience for residents, while flexible **home occupation (Level 1)** and **boarding** provisions offer supplementary income streams and diverse occupancy models, optimizing the mixed-use synergy.

# Strategic Positioning within Abbotsford's Dynamic Urban Core

## Premier Commercial Corridor

Strategically situated within a high-traffic retail corridor, this asset is anchored by prominent national retailers, established service providers, and diverse amenities. This synergistic ecosystem consistently generates substantial footfall and vehicular traffic, ensuring robust consumer engagement and elevated brand visibility, evidenced by an **average daily traffic count of 30,000+ vehicles**.

## Optimized Transit Connectivity

Benefiting from direct access to **over 8 key transit routes**, this location ensures unparalleled multimodal accessibility for both clientele and workforce from across the entire Fraser Valley. This critical connectivity optimizes operational efficiency, broadens the customer catchment area, and facilitates seamless employee commutes, enhancing the overall value proposition for prospective tenants.

## Favorable Demographic Trajectory

Capitalizing on Abbotsford's accelerated urban growth, the immediate vicinity has experienced a **population increase of 15% over the last five years**, with a projected **further 10% growth by 2030**. This escalating residential density and corresponding increase in average household disposable income underscore a compelling opportunity for sustained business expansion and long-term asset appreciation within a vibrant and evolving market.





# Strategic Value Proposition for Leading Brands



## Advanced EV Charging Hubs

This site presents an optimal opportunity for **Tier-1 EV charging infrastructure deployment**, capitalizing on robust traffic flows and extended patron dwell times. Its high-visibility frontage is ideal for capturing market share within the rapidly expanding electric vehicle sector, ensuring significant return on investment and future-proofed asset value.



## Premier Drive-Through & QSR Sites

Commanding a **strategic corner parcel**, this location is unparalleled for Quick Service Restaurants seeking to maximize operational efficiency and throughput. With superior visibility and optimized ingress/egress, it offers a proven pathway to accelerated revenue growth and enhanced brand presence within a high-demand QSR market segment.



## High-Profile Financial Service Centers

Representing a **prime market penetration opportunity** for financial institutions, this location combines excellent accessibility with prominent exposure. Its robust demographic profile and established commercial context provide an ideal setting for client acquisition, deposit growth, and the strategic expansion of a retail banking footprint.



# Strategic Location: Immediate Retail & Commercial Anchors (within 0.5 km)

## Best Buy

Located just steps away on South Fraser Way - A major electronics retailer attracting significant daily traffic.

## Canadian Tire

Directly accessible on South Fraser Way - An established anchor for home improvement and automotive needs, driving consistent customer flow.

## Chalo FreshCo

Situated at Trethewey & S Fraser Way, a very short walk - A popular grocery destination known for competitive pricing, ensuring high footfall.

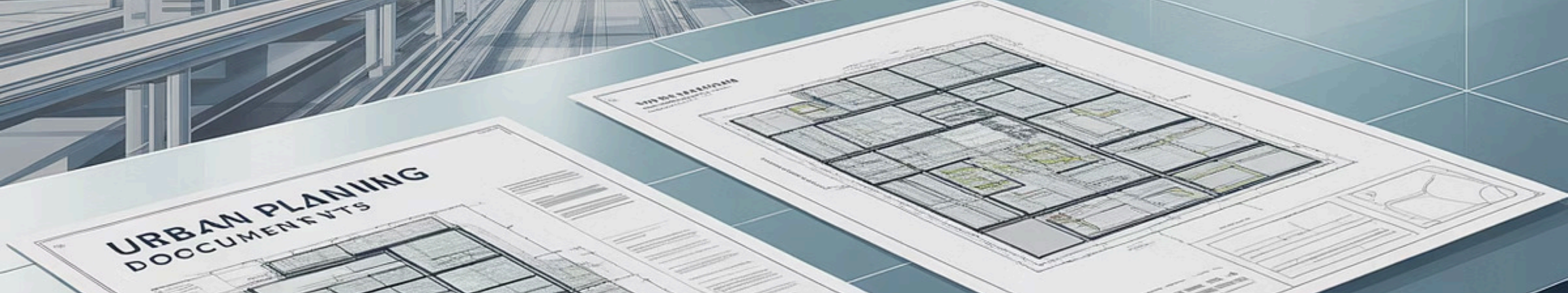
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## Immediate Commercial Ecosystem Benefits

- Positioned within Abbotsford's prime commercial corridor with **significant daily vehicle traffic**
- Directly surrounded by major national retailers ensuring consistent consumer traffic within walking distance
- Benefits from immediate cross-shopping patterns and shared parking synergies with adjacent businesses
- Located in a highly active City Centre commercial hub
- Access to an established customer base from major grocery anchor (Chalo FreshCo)
- Proximity to diverse retail and service establishments within 500 meters







# Official Community Plan (OCP) & Planning Framework Alignment

## OCP Designation

- Designated within Abbotsford's **City Centre Residential** area (2016 OCP Bylaw 2600-2016).
- Aligns with the Abbotsford 2050 vision for sustainable urban growth and mixed-use development.

## Zoning & NCP Compliance

- Current C5 (City Centre Commercial) zoning is compliant with OCP policies (Bylaw No. 2400-2014).
- Subject to the **City Centre Neighbourhood Concept Plan (NCP)**.

## Strategic Advantages

- Located within the City's primary commercial growth area.
- Supports municipal objectives for commercial intensification and job creation.

## Development Certainty

- Strong policy foundation ensures development certainty and reduced approval timelines.
- OCP designation provides long-term land use stability for investment.



# Strategic Partnership in Commercial Real Estate

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