

FOR LEASE

McCALLUM CENTRE

2369 McCALLUM ROAD & 33498 BEVAN AVENUE • ABBOTSFORD, BC



NEWLY RENOVATED RETAIL COMPLEX



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OPPORTUNITY

Cushman & Wakefield ULC is pleased to present to the market an excellent opportunity to lease retail space in Central Abbotsford. Professionally owned and managed by Steiner Properties Ltd., the McCallum Centre offers tenants the opportunity to be the first occupants in a modern, fully renovated complex.

LOCATION

Central Abbotsford is quickly becoming a major retail node. Abbotsford is the largest municipality in the Province outside of Metro Vancouver, with an estimated population of 141,397 people. Abbotsford is located 60 minutes east of Vancouver, situated between the Fraser River and the US Border.

AVAILABLE AREA

24,110 sf with flexible demising options

NET ASKING RATE

\$26 to \$32 psf

ADDITIONAL RENT

\$9.50 psf (2021)

Management fee: 5% of net rent

ZONING

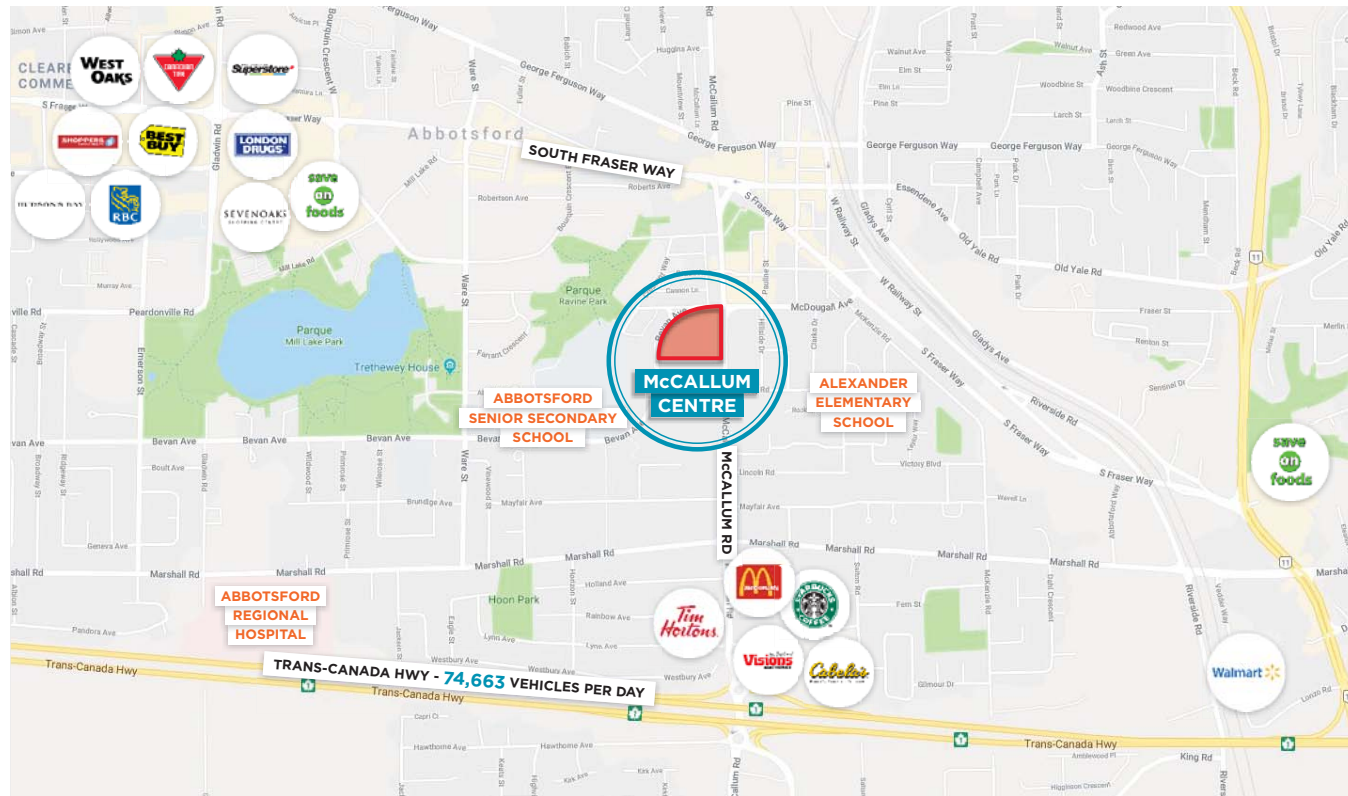
C-3 Community Commercial

PARKING RATIO

4.2 stalls per 1,000 sf

AVAILABILITY

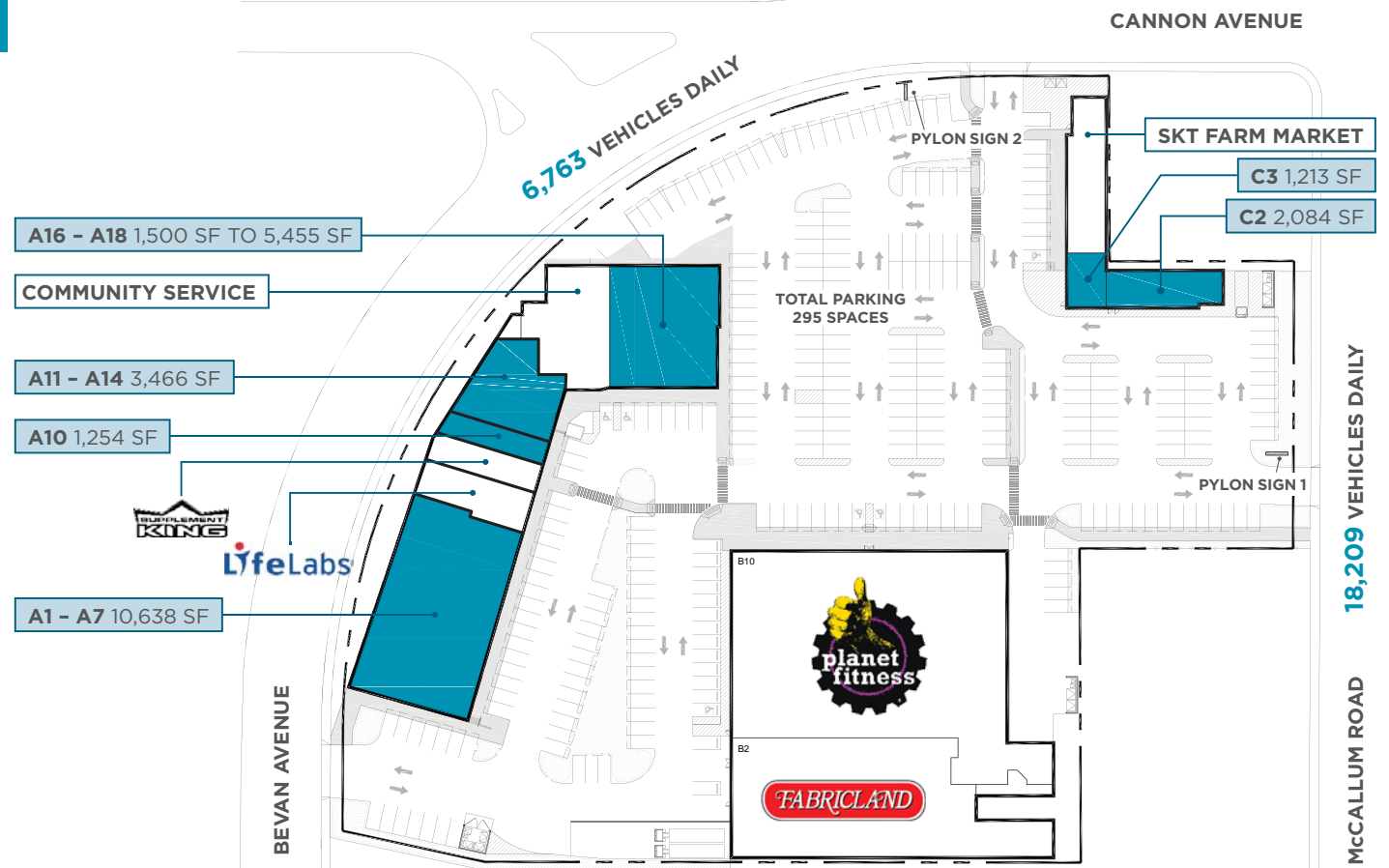
Immediate





AREA DEMOGRAPHICS - WITHIN 5 KM

3,043	Businesses
52,657	Daytime Working Population
110,291	Total Population
5.5%	Projected Growth (2017 - 2022)
39,621	Households
5.3%	Projected Growth (2017 - 2022)
Ages:	22.9% < 19
	59.1% 20 - 64
	18.0% > 65
	40.2 Median Age
\$87,502	Average Household Income



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