



**CUSHMAN &
WAKEFIELD**

FOR LEASE // BUILD TO SUIT
1821 SUMAS WAY
ABBOTSFORD, BC

C3 ZONING

EXPOSURE TO OVER 300,000 VEHICLES DAILY



EXCELLENT EXPOSURE



HIGHWAY 1
255,202 VEHICLES DAILY (EST 2002)



SUMAS WAY
72,509 VEHICLES DAILY (EST 2012)

**UNDER
5 MIN**

IN THE NEIGHBOURHOOD

831	Businesses
10,548	Daytime Working Population
21,398	Total Population
7.3%	Projected Growth (2016 - 2021)
8,338	Households
6.5%	Projected Growth (2016 - 2021)
Ages:	23.6% < 19
	63.4% 20 - 64
	13.1% > 65
	37.4 Median Age
\$92,549	Average Household Income

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OPPORTUNITY

The opportunity exists to occupy brand-new Premises in a build-to-suit free standing building, with excellent exposure to Highway 1 at the Sumas Way/Highway 11, Highway Interchange. The building can be up to approximately 70,000 sf., and potentially three storeys, however smaller units will be available.

LOCATION

Ideally suited at the NW quadrant of the above noted interchange, the building will share the site with the Travel Lodge Bakerview Hotel.

ZONING

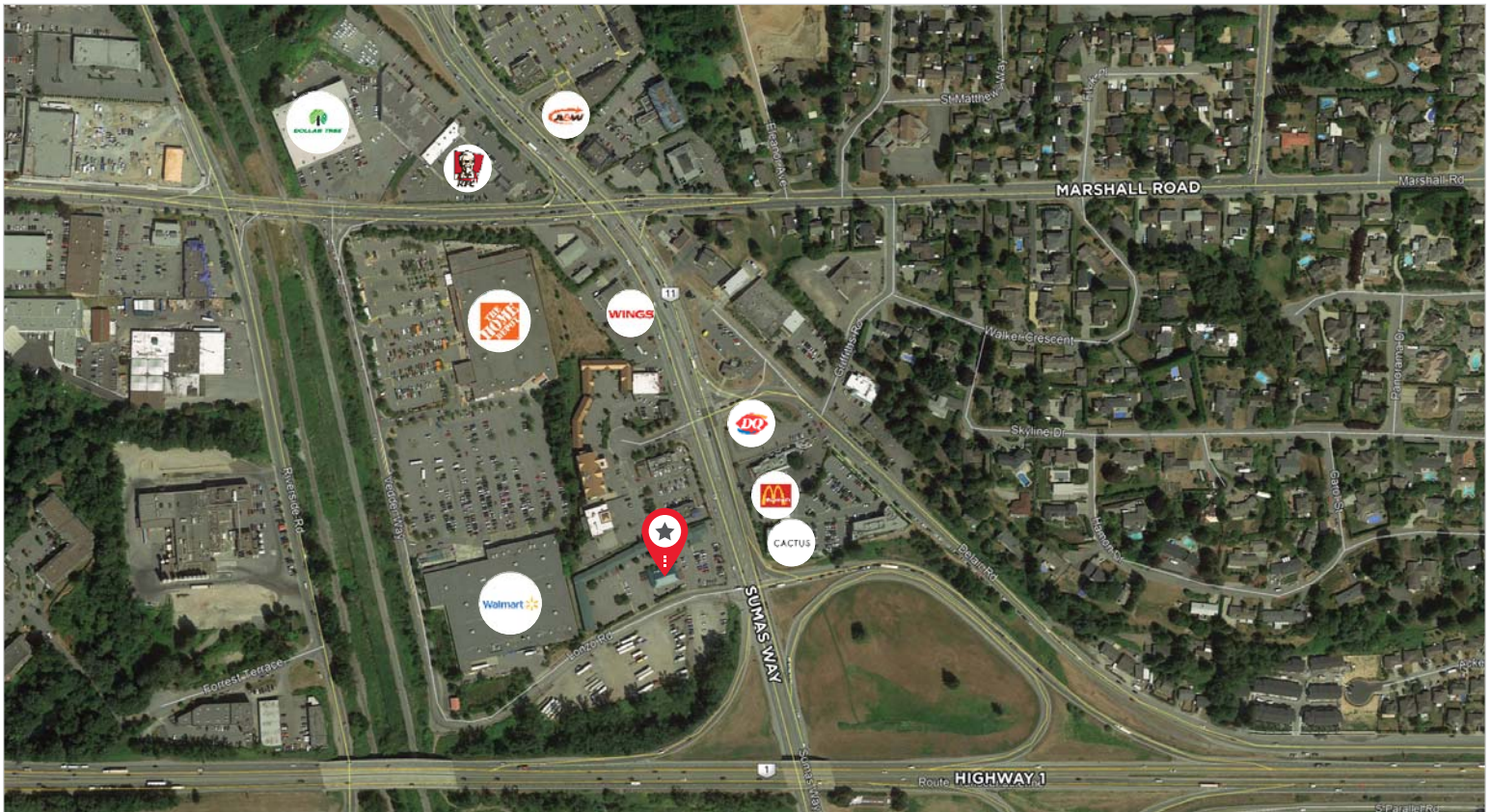
C-3 zoning allows for a huge array of uses, including retail, restaurant, office, pub, financial and assembly.

TIMING

Estimated for 2021

LEASE RATES & ADDITIONAL RENT

To be determined based upon final determination of development.



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