



**CUSHMAN &
WAKEFIELD**

OFFICE FOR LEASE 2630 GLADYS AVENUE ABBOTSFORD, BC



DEMOGRAPHICS WITHIN 3 KILOMETERS

**WITHIN
5 MIN**

2,081	Businesses
31,825	Daytime Working Population
59,335	Total Population
7.2%	Projected Growth (2018 - 2023)
23,915	Households
7.5%	Projected Growth (2018 - 2023)
AGES:	
22.0%	< 19
58.6%	20 - 64
19.4%	> 65
40.2	Median Age
\$83,295	Average Household Income

Eric Walker

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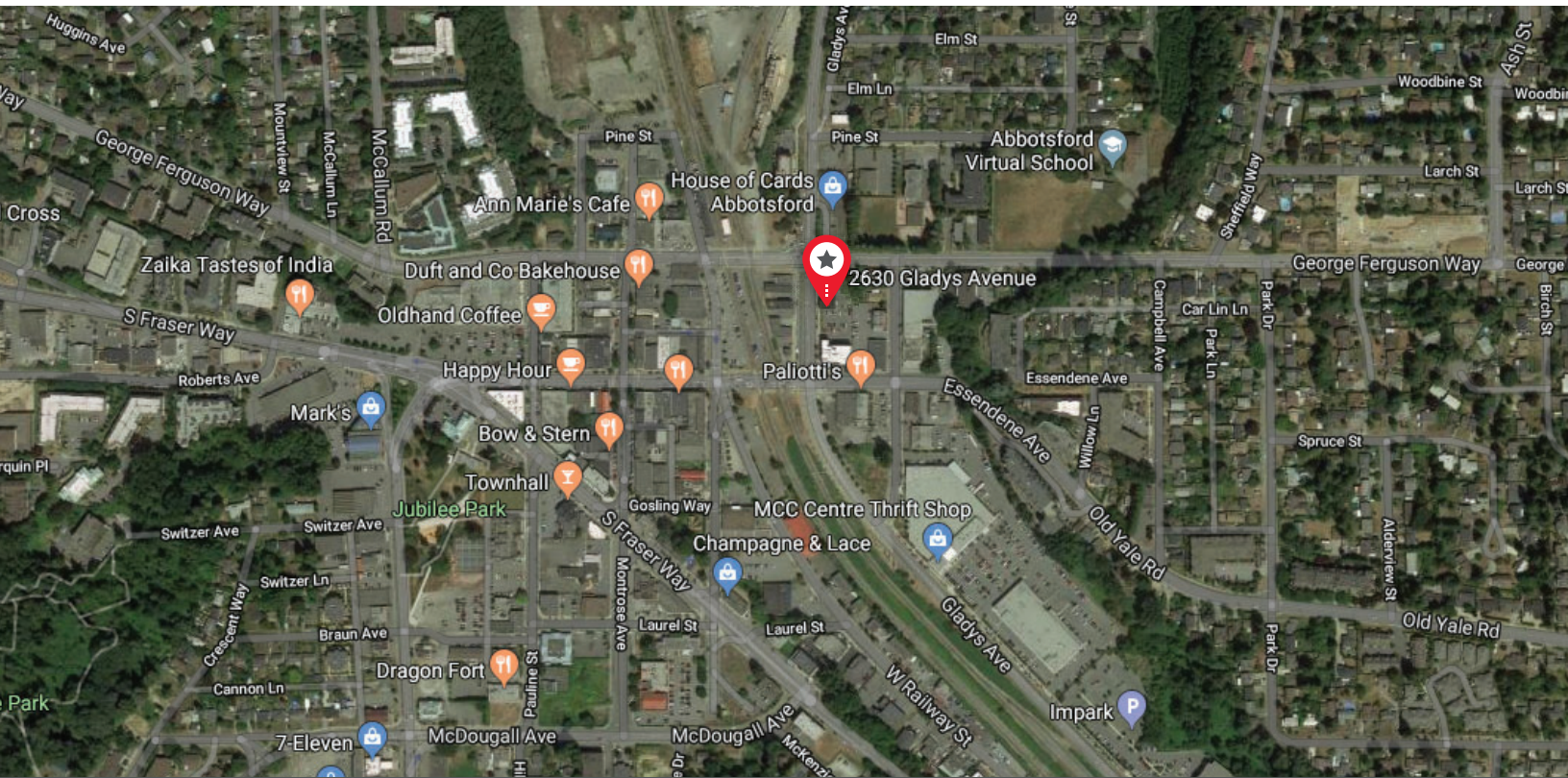
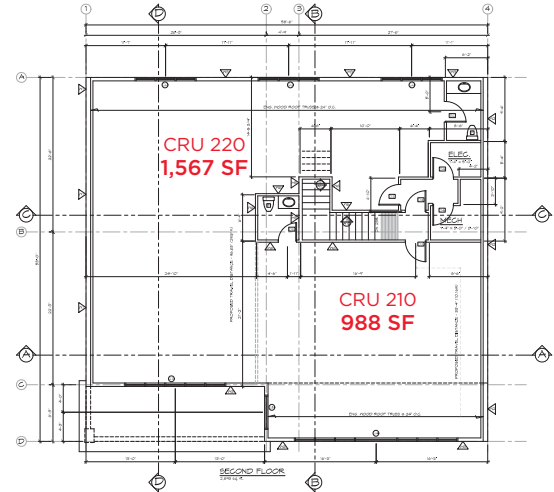
AVAILABILITIES

UNIT	SIZE (SF)	RENT	ADDITIONAL RENT	GROSS MONTHLY OCCUPANCY COSTS*
Unit 210	988 sf	\$20.00 psf	\$8.00 psf	\$2,305.33
Unit 220	1,567 sf	\$20.00 psf	\$8.00 psf	\$3,656.33
TOTAL	2,555 sf	-	-	\$5,961.66

*excluding GST & utilities

HISTORIC DOWNTOWN COMMERCIAL (C-7) ZONING PERMITTED USES:

1. Animal Hospital
2. Apartment
3. Brew-Pub
4. Child Care Centre
5. Civic Use
6. Coffee Shop
7. Commercial School
8. Congregate Apartment
9. Farmers Market
10. Financial Institution
11. Funeral Parlour
12. Health Care Office
13. Indoor Recreation Facility
14. Liquor Store
15. Media Studio
16. Off-Street Parking
17. Office
18. Personal Service Establishment
19. Pub
20. Restaurant
21. Retail
22. Seasonal Garden Centre
23. Tourist Accommodation



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