

FOR LEASE

UP TO 9,949 SF OF HIGH EXPOSURE RETAIL SPACE

1575 McCallum Road
Abbotsford, BC



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- Up to 9,949 sf retail space in new mixed-use development
- High exposure corner location with signage opportunities
- Located in the emerging UDistrict neighbourhood
- \$26.00 - \$28.00 psf net

For more information
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OPPORTUNITY

This property represents the opportunity to lease up to 9,949 sf of retail space in a new mixed-use development in Abbotsford's emerging UDistrict neighbourhood. The building consists of ground level retail space and five stories of residential units with parking at the rear. The building is currently under construction with estimated possession as early as May 2018. The building's exposure and location make it ideally suited for a restaurant/cafe, medical office, bank, or any service oriented business.

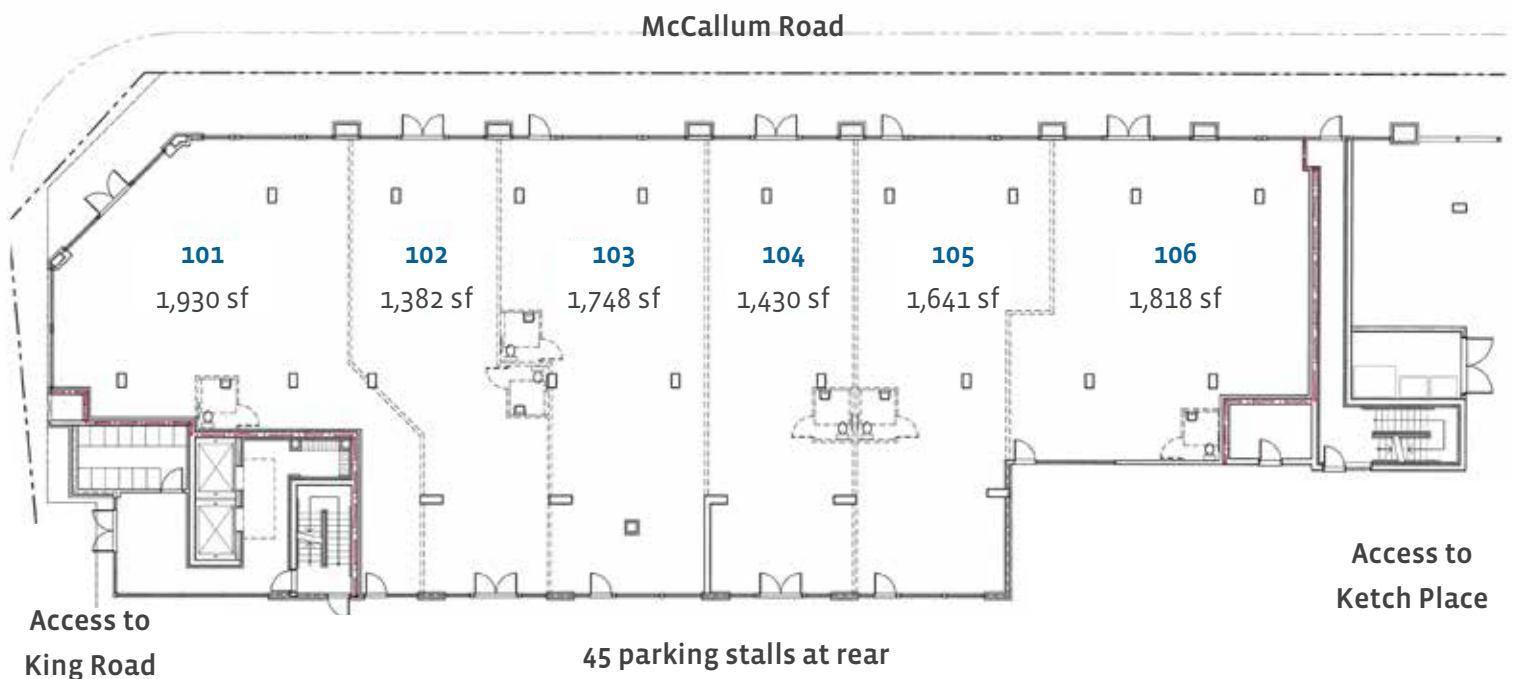
PROPERTY FEATURES

- Corner exposure at a controlled intersection
- Signage opportunities
- Shell space allows for custom build out
- 45 surface parking stalls at rear of the building
- Multiple access/egress points
- Just off of Highway 1 (over 74,000 vehicles per day)
- Walking distance to UFV
- Zoned N22 (Comprehensive Development) which accommodates a wide range of commercial uses
- Move in Summer 2018 (possession Spring 2018)

AVAILABILITY

UNIT	SIZE	BASIC RENT	ADDITIONAL RENT	MONTHLY RENT
101	1,930 sf	\$28.00 psf	\$9.80 psf	\$6,079.50
102	1,382 sf	\$26.00 psf	\$9.80 psf	\$4,122.97
103	1,748 sf	\$26.00 psf	\$9.80 psf	\$5,214.87
104	1,430 sf	\$26.00 psf	\$9.80 psf	\$4,266.17
105	1,641 sf	\$26.00 psf	\$9.80 psf	\$4,895.65
106	1,818 sf	\$26.00 psf	\$9.80 psf	\$5,423.70

POTENTIAL UNIT SIZES & LAYOUTS



FOR MORE INFORMATION CALL 604.583.2500

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LOCATION: THE UDISTRICT

The subject property is located in the UDistrict, strategically positioned on McCallum Road at the intersection of King Road, one block south of the Highway 1 interchange and one block west of the University of the Fraser Valley and Abbotsford Centre.

The City of Abbotsford is currently creating a UDistrict Neighbourhood plan. One of the plan's key goals is to provide more housing and shopping in the immediate neighbourhood, which is forecasted to be home to 5,650 people by 2040. The UDistrict will be Abbotsford's "most dynamic and pedestrian orientated neighbourhood". Located minutes from Downtown Abbotsford, the area will be "the hub for the Fraser Valley's creative class."

University of the Fraser Valley

- 5,284 full-time students (2014/15) forecast to grow to 6,865 by 2040
- 822 faculty and staff (2015) forecast to grow to 1,191 in 2040

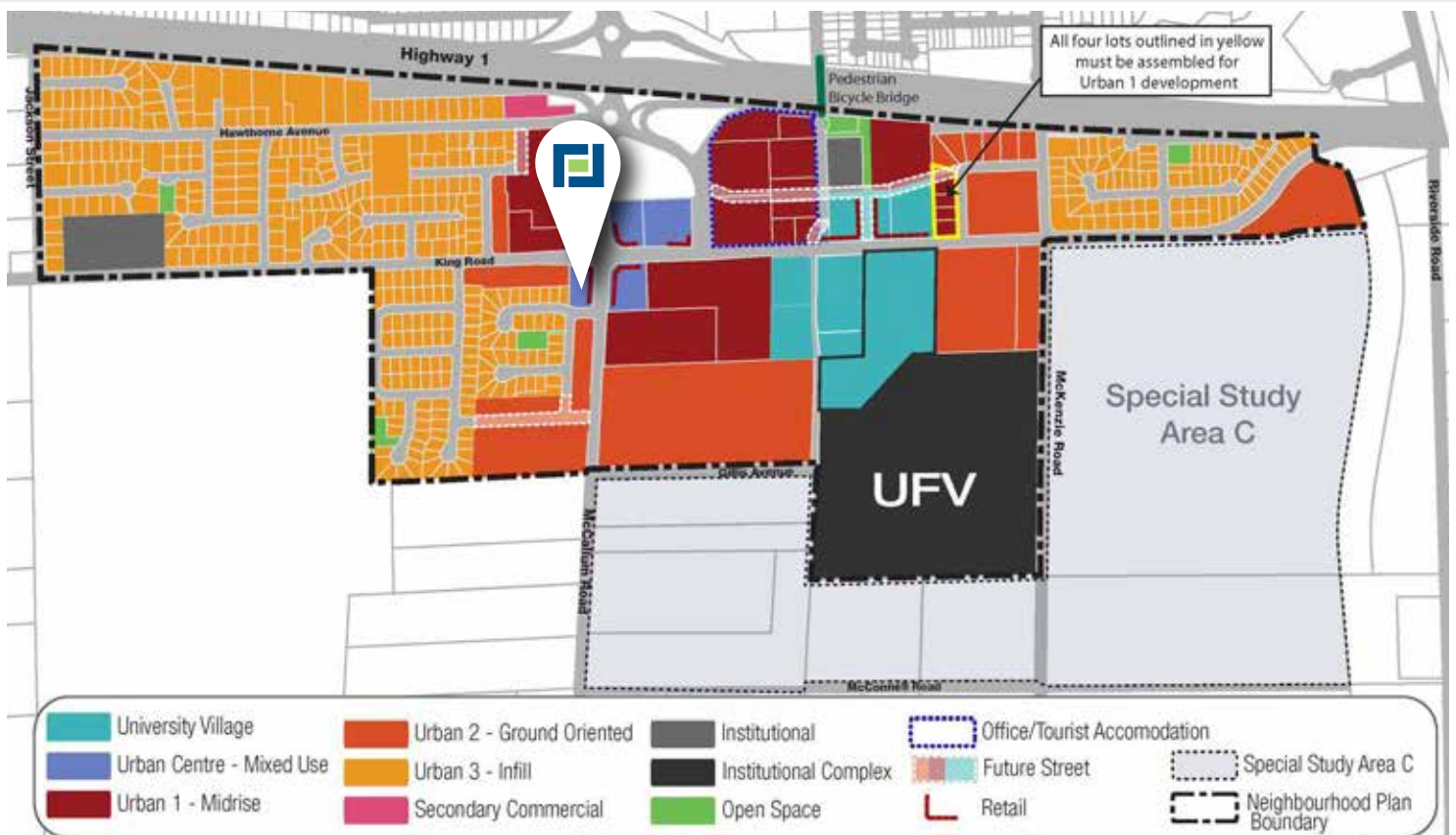
Abbotsford Centre

- 7,000 seat multi-use arena
- Hosts a variety of events including hockey games and concerts

The McCallum Park & Ride

- Served by multiple local bus routes
- Served by the Fraser Valley Express which runs between Chilliwack and Langley

UDISTRICT DRAFT LAND USE MAP



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 **FRONTLINE**
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Sources: UDistrict Background Report, published by the City of Abbotsford June 2015. UDistrict Draft Neighbourhood Plan, published by the City of Abbotsford January 2018.

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