

FOR LEASE/SALE

1.49 – 4.81 ACRES OF VEHICLE-ORIENTED OPPORTUNITIES ON ABBOTSFORD AUTOMALL LANDS

30018, 30032, & 30066 AUTOMALL PLACE, ABBOTSFORD, B.C.



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OPPORTUNITY

Situated on the Automall lands in Abbotsford, B.C., the Subject Property offers 1.64 - 4.81 acres of automotive-zoned land available for lease or sale.

The Subject Property's Automall Commercial Zone (CAM) zoning designation accommodates automotive, commercial vehicle, and RV dealerships, as well as any other associated uses in an auto-mall format, providing a maximum lot coverage of 50% and a 0.50 FSR.

With exposure to over 70,000 vehicles per day via the Trans-Canada Highway and access via Mt. Lehman Road, the Subject Property is a great opportunity to join alongside notable tenants such as Toyota, Mazda, Ford, Honda, Buick, and GM, to name a few, and establish great market presence in Abbotsford's auto center.

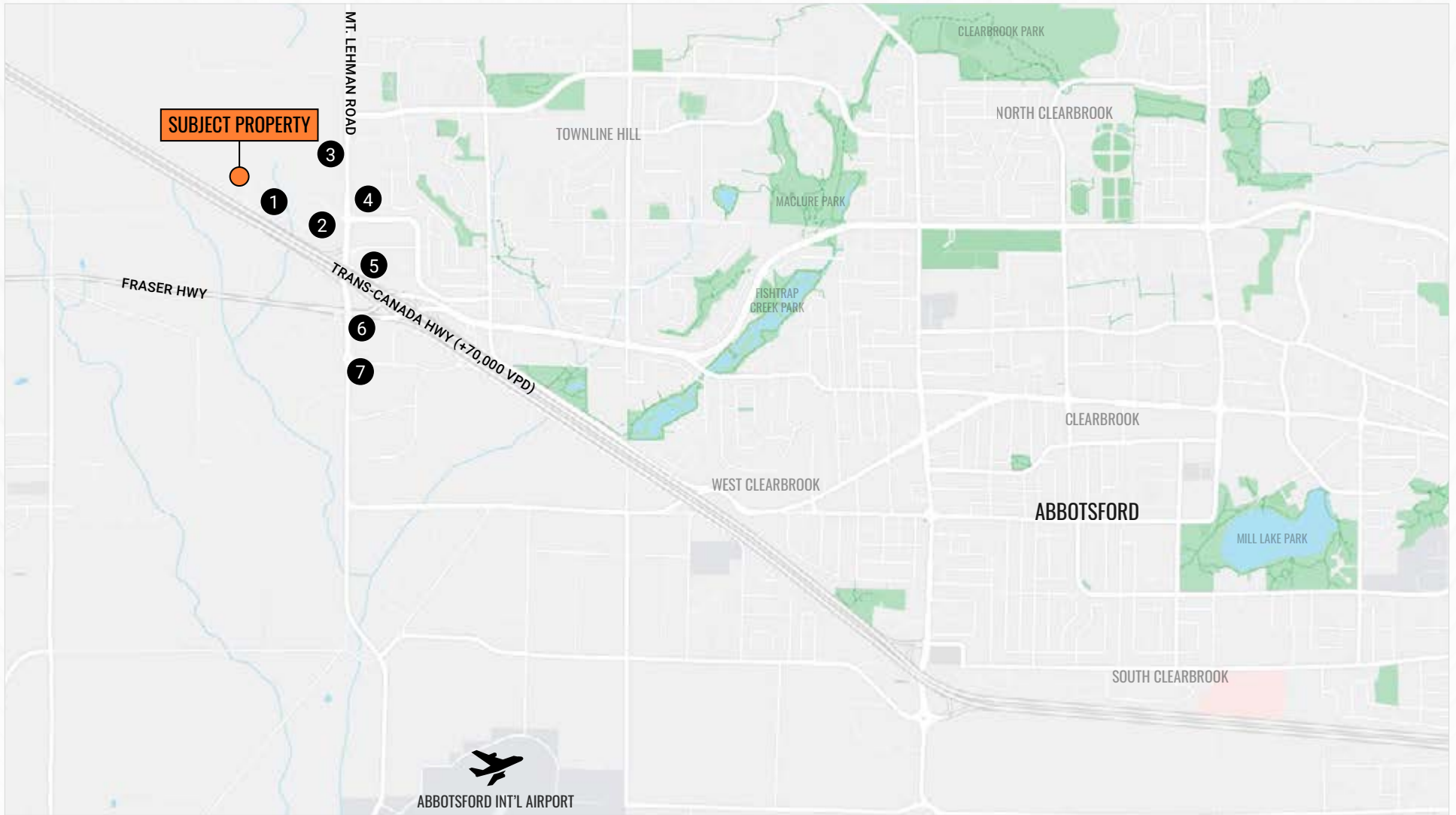




SALIENT DETAILS

Gross Size:	1.64 – 4.81 Acres
Address:	Lot 4 - 30018 Automall Place, Abbotsford, B.C. Lot 5 - 30032 Automall Place, Abbotsford, B.C. Lot 6 - 30066 Automall Place, Abbotsford, B.C.
Access / Egress:	Automall Drive via Mt. Lehman Road
Traffic Counts:	Over 100,785 vehicles per day in immediate area
Timing / Possession:	In Final Stages Building 12-18 months from binding deal thereon.
Zoning:	Automall Commercial Zone (CAM)
Asking Rates/Price:	Please Contact Listing Agent

LOCATION OVERVIEW



1. Abbotsford Volkswagen, Abbotsford Nissan, OpenRoad Toyota, Abbotsford Chrysler Dodge Jeep Ram, Abbotsford Hyundai
2. MSA Ford Sales, Murray Kia Abbotsford, Tim Hortons, VIP Mazda, The Honda Way, Murray Chevrolet Buick GMC
3. Xchange Business Park by QuadReal Property and Hungerford Properties (140-acres, 1.3M SF)

4. Shell, McDonald's, Quiznos, Starbucks, Dollarama, Co-Op Food Store
5. High Street Shopping Centre: Walmart Supercentre, PetSmart, London Drugs, H&M, Anytime Fitness
6. Travelhome RV
7. Fraserway RV Abbotsford

Demographics	15-Minute Drive	Abbotsford
2022 Total Population	21,861	162,698
Population Growth 2022-2027	8.4%	9.0%
2022 Households	7,044	52,465
Total Daytime Population	24,829	149,605

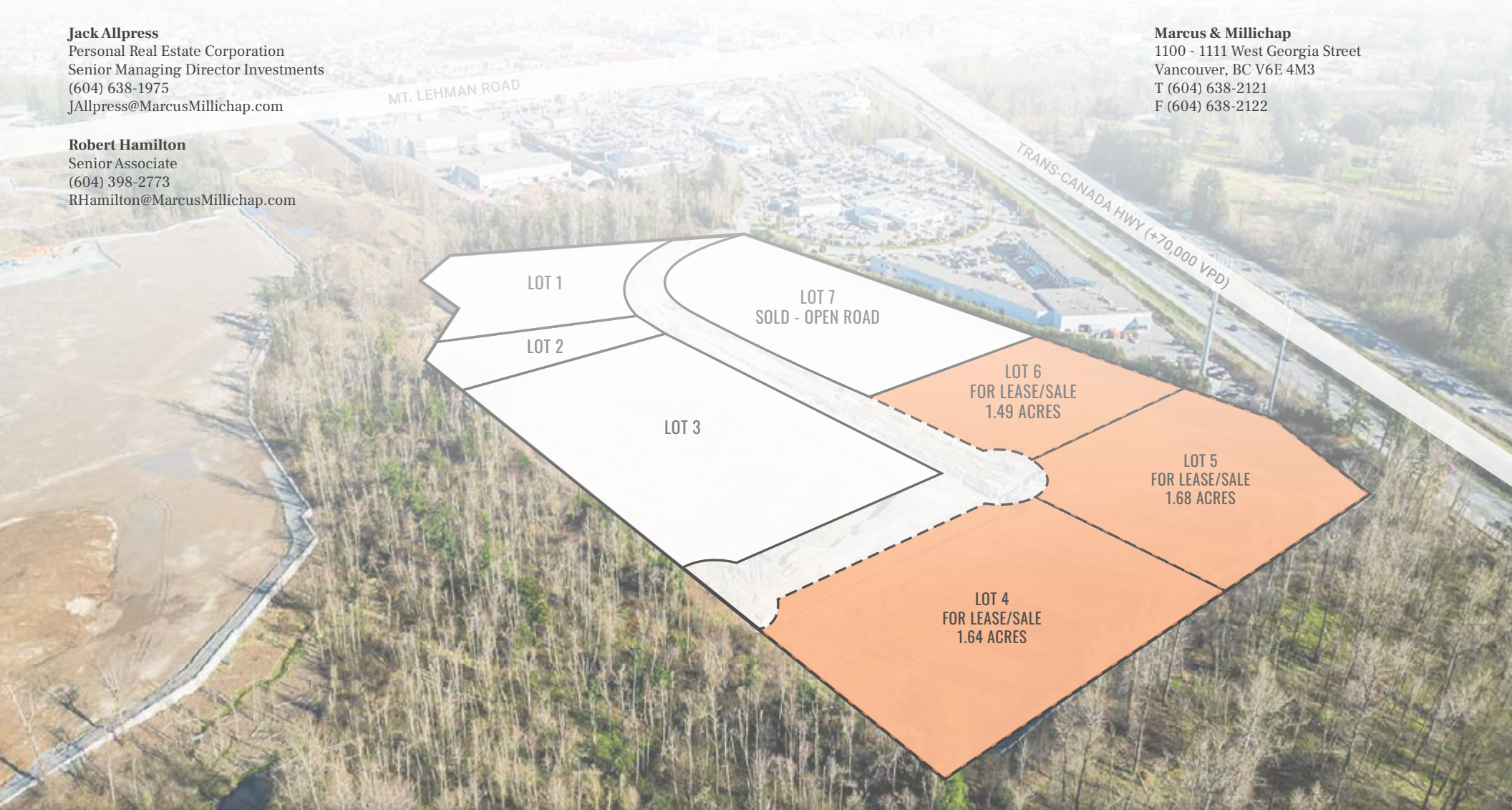
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