

For Lease

2,200 SF Office Opportunity at McCallum Junction

Join:

Cabela's



everything
WINE



Visions
ELECTRONICS

Silver Hills

Location

1884 McCallum Road
Abbotsford
British Columbia

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For Lease

McCallum Junction
Abbotsford, BC

Opportunity to lease space in a true destination & convenience-oriented retail shopping centre.

Anchored by Cabela's, the centre will have a large trade area as consumers will be attracted from throughout the entire Lower Mainland in search of all of their outdoor gear.

Salient Details

Municipal Address: 1884 McCallum Road

Total Building Size: Approximately 300,000 SF

Parking: Approximately 632 stalls

Availability: Office Opportunity
Unit 320 - 2,253 SF

Traffic Counts: McCallum Road: 26,396 VPD
Highway 1 Eastbound: 36,866 VPD
Highway 1 Westbound: 37,797 VPD

Operating Costs: \$12.50 PSF (2020 estimate)

Asking Rates: Contact listing agent



Highlights

Anchored by Cabela's first Lower Mainland location boasting 70,000 sf of outdoor hunting, fishing, and camping gear

Phenomenal access and egress to the subject site via Hwy 1

Located in the Abbotsford Centre, in the east central urban core of the City, surrounded by a mix of land uses including residential, commercial, schools, and parks

Strong exposure with approximately 26,396 vehicles travelling along McCallum Road daily

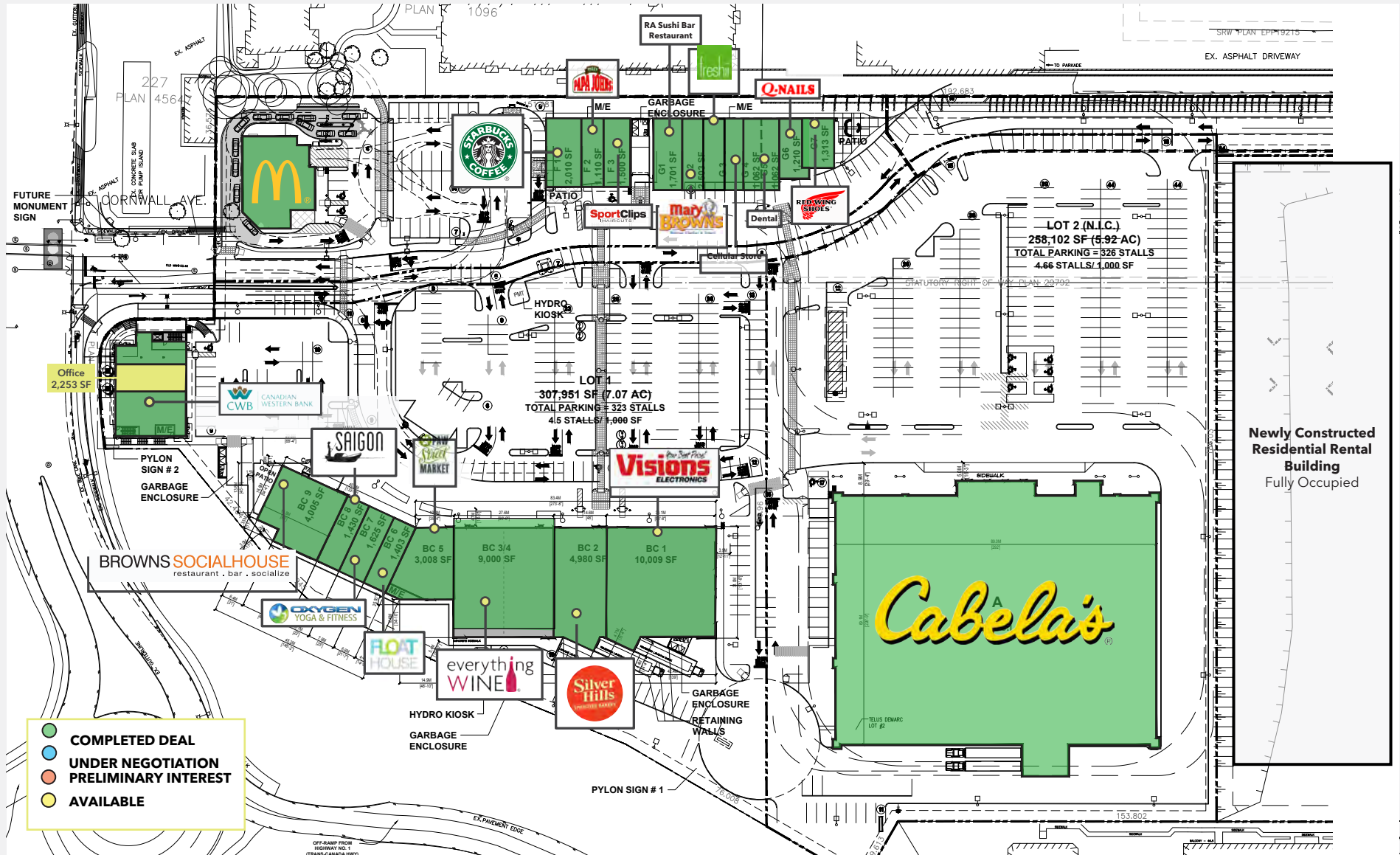
Close proximity to the brand new Salton Road Pedestrian/Cycle Bridge connecting Salton Road to King Road (and the rest of UDistrict) over Highway 1

Ample parking with 632 stalls

190 residential rental units adjacent to the subject site

For Lease

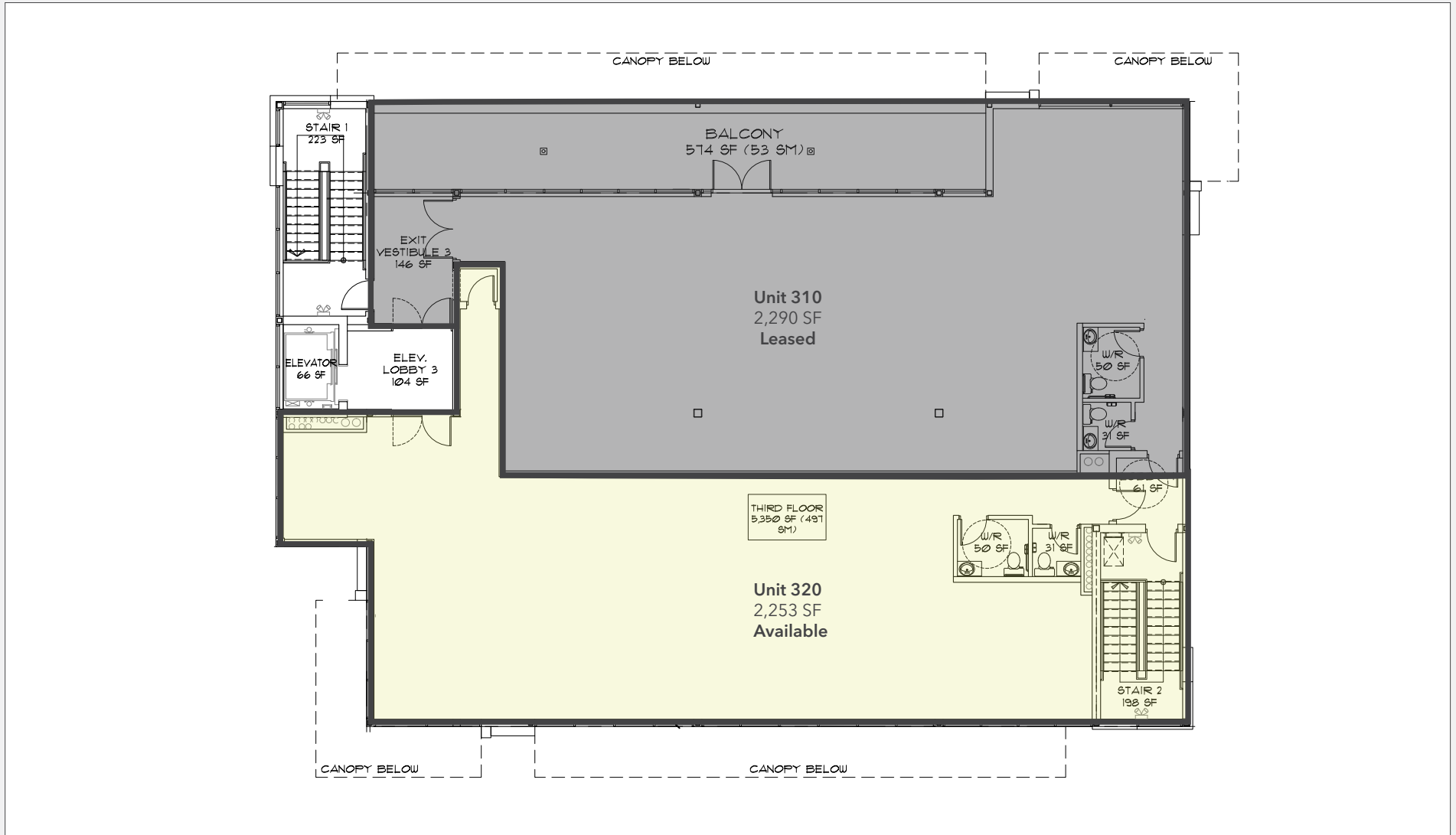
McCallum Junction
Abbotsford, BC



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3rd Floor - Office Space



For Lease

McCallum Junction
Abbotsford, BC



2019 Estimates & Projections	1 KM	3 KM	5 KM	City of Abbotsford
Population	10,979	47,661	100,813	150,015
Projected Population Growth (2019-2024)	7.6%	7.0%	7.0%	7.1%
Households	4,949	19,149	37,832	51,799
Average Household Income	\$70,613	\$81,702	\$88,467	\$96,321



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