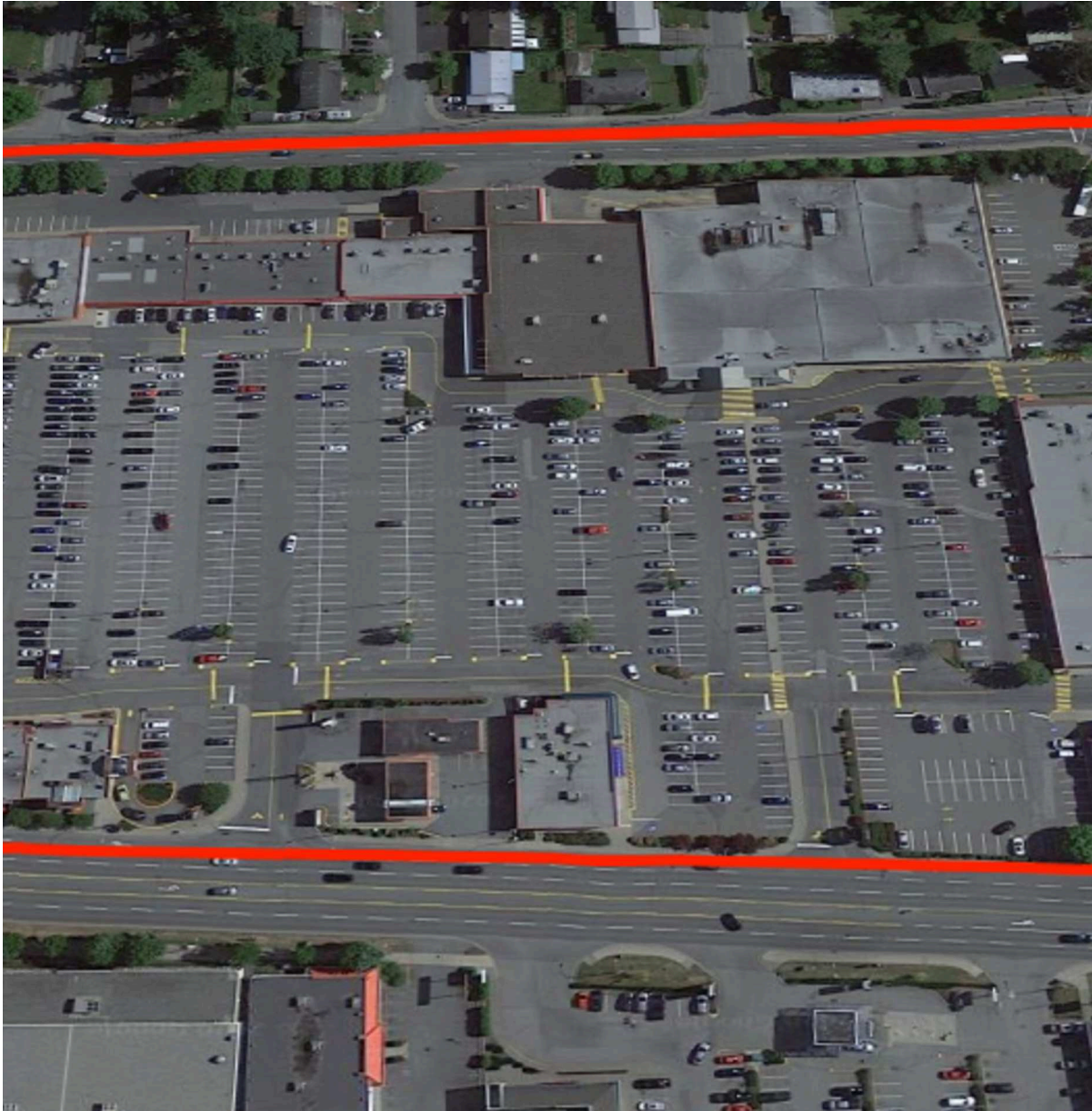



RioCan Clearbrook, Abbotsford, British Columbia




Located on South Fraser Way between Commercial Street and Tretheway Street in Abbotsford, this grocery anchored centre offers 38 units totaling 189,552 sq. ft featuring retailers Freshco, Goodlife Fitness and BC Liquor Store.

Population 

170,881

Average Household Income 

\$121,521

Households with Children 

43%

Average Age 

40 years

All figures are within a 10 Km radius.

Source: All demographic information is Copyright 2024 by Environics Analytics (EA).

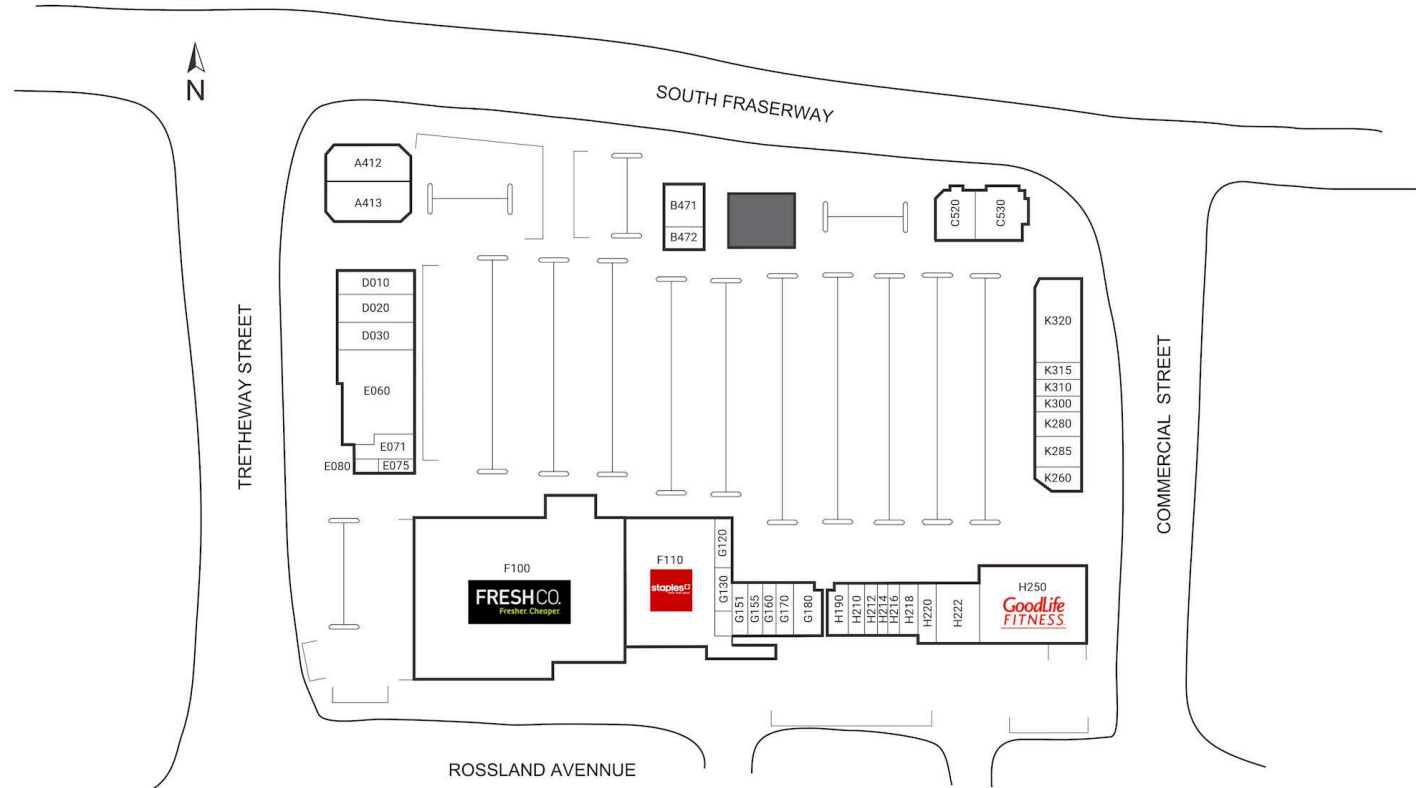


RioCan Clearbrook

Abbotsford, British
Columbia
32500 South Fraser
Way

Laura Natale
lnatale@riocan.com
403-444-2861

■ **Shadow Anchor**



A412	RBC Royal Bank	5,354 SF	F110	Staples	24,688 SF	H218	STREATS, ABBOTSFORD	1,629 SF
A413	Sherwin-Williams	4,490 SF	G120	Quizno's	1,108 SF	H220	KITCHEN	
B471	Mastermind Toys	5,035 SF	G130	Nail Queens	872 SF	H222	Chopped Leaf	1,789 SF
B472	Firehouse Subs	1,363 SF	G151	Volcanic Vapour	1,100 SF	H250	Easyhome	4,277 SF
C520	A&W	3,288 SF	G155	Elegance Barber	1,066 SF	K260	GoodLife Fitness	26,489 SF
C530	Boston Pizza	4,025 SF	G160	Central Valley Insurance	1,610 SF	K280	Sui Sha Ya	1,648 SF
D010	Suzanne's	2,388 SF	G170	Services Ltd.		K285	Maritime Travel	1,136 SF
D020	Bosley's By Pet Valu	3,157 SF	G180	Dr. Bill Chu - Dentist	1,069 SF	K300	H&R Block	2,053 SF
D030	Canada Post	4,406 SF	H190	National Access Cannabis	1,615 SF	K310	Pita Pit	1,232 SF
E060	BC Liquor Store	10,103 SF	H210	CHUTNEY'S INDIAN GRILL	1,441 SF	K315	Magicuts	1,019 SF
E071	Wok Box	1,607 SF	H212	Donair Affair	1,079 SF	K320	Sally Beauty Supply	1,735 SF
E075	Sushi Nine 117	655 SF	H214	Reel Wrapps	1,082 SF		Available	5,515 SF
E080	Pureway Hair Salon	524 SF	H216	Donair Affair	1,079 SF			
F100	FreshCo.	55,724 SF		Reflex Supplements	1,102 SF			