RioCan Clearbrook, Abbotsford, British Columbia

RIOCAN
REAL VISION, SOLID GROUND.



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	Average Household Income
172,532	$132,027

Households with Children	Average Age
%	40 years

All figures are within a 10 Km radius.

Source: All demographic information is Copyright 2026 by Environics Analytics (EA).

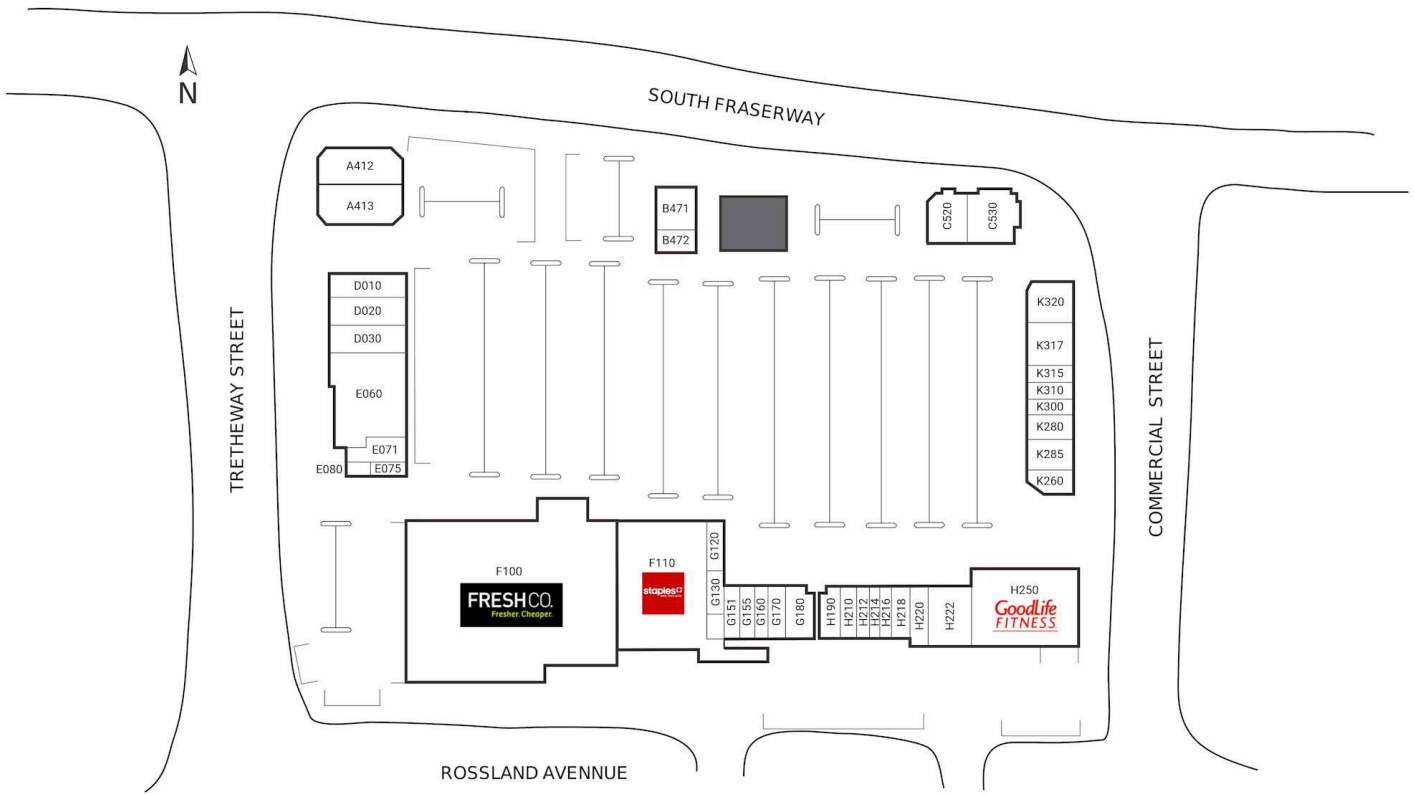
Site Plan

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RioCan Clearbrook

Abbotsford, British Columbia
32500 South Fraser Way

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Shadow Anchor

A412	RBC Royal Bank	5,354 SF
A413	Sherwin-Williams	4,490 SF
B471	Mastermind Toys	5,035 SF
B472	Firehouse Subs	1,363 SF
C520	A&W	3,288 SF
C530	Boston Pizza	4,025 SF
D010	Suzanne's	2,388 SF
D020	Bosley's By Pet Valu	3,157 SF
D030	Canada Post	4,406 SF
E060	BC Liquor Store	10,103 SF
E071	Wok Box	1,607 SF
E075	Sushi Nine 117	655 SF
E080	Pureway Hair Salon	524 SF
F100	FreshCo.	55,724 SF
F110	Staples	24,688 SF
G120	Quizno's	1,108 SF
G130	Nail Queens	872 SF
G151	Volcanic Vapour	1,100 SF
G155	Elegance Barber	1,066 SF
G160	Central Valley Insurance Services Ltd.	1,610 SF
G170	Dr. Bill Chu - Dentist	1,069 SF
G180	National Access Cannabis	1,615 SF
H190	CHUTNEY'S INDIAN GRILL	1,441 SF
H210	Donair Affair	1,079 SF
H212	Reel Wrapps	1,082 SF
H214	Donair Affair	1,079 SF
H216	Reflex Supplements	1,102 SF
H218	STREATS, ABBOTSFORD KITCHEN	1,629 SF
H220	Chopped Leaf	1,789 SF
H222	Easyhome	4,277 SF
H250	GoodLife Fitness	26,489 SF
K260	Sui Sha Ya	1,648 SF
K280	Available	1,136 SF
K285	H&R Block	2,053 SF
K300	Pita Pit	1,232 SF
K310	Ed's Hairstyling	1,019 SF
K315	Sally Beauty Supply	1,735 SF
K317	Available	3,105 SF
K320	Chipotle Mexican Grill	2,500 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only. Ce plan de site est présenté uniquement dans le but d'identifier l'emplacement approximatif et la taille du bâtiment, et destiné à être utilisé comme référence seulement.