


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 

%

Average Age 

40 years

All figures are within a 10 Km radius.

Source: All demographic information is Copyright 2025 by Environics Analytics (EA).

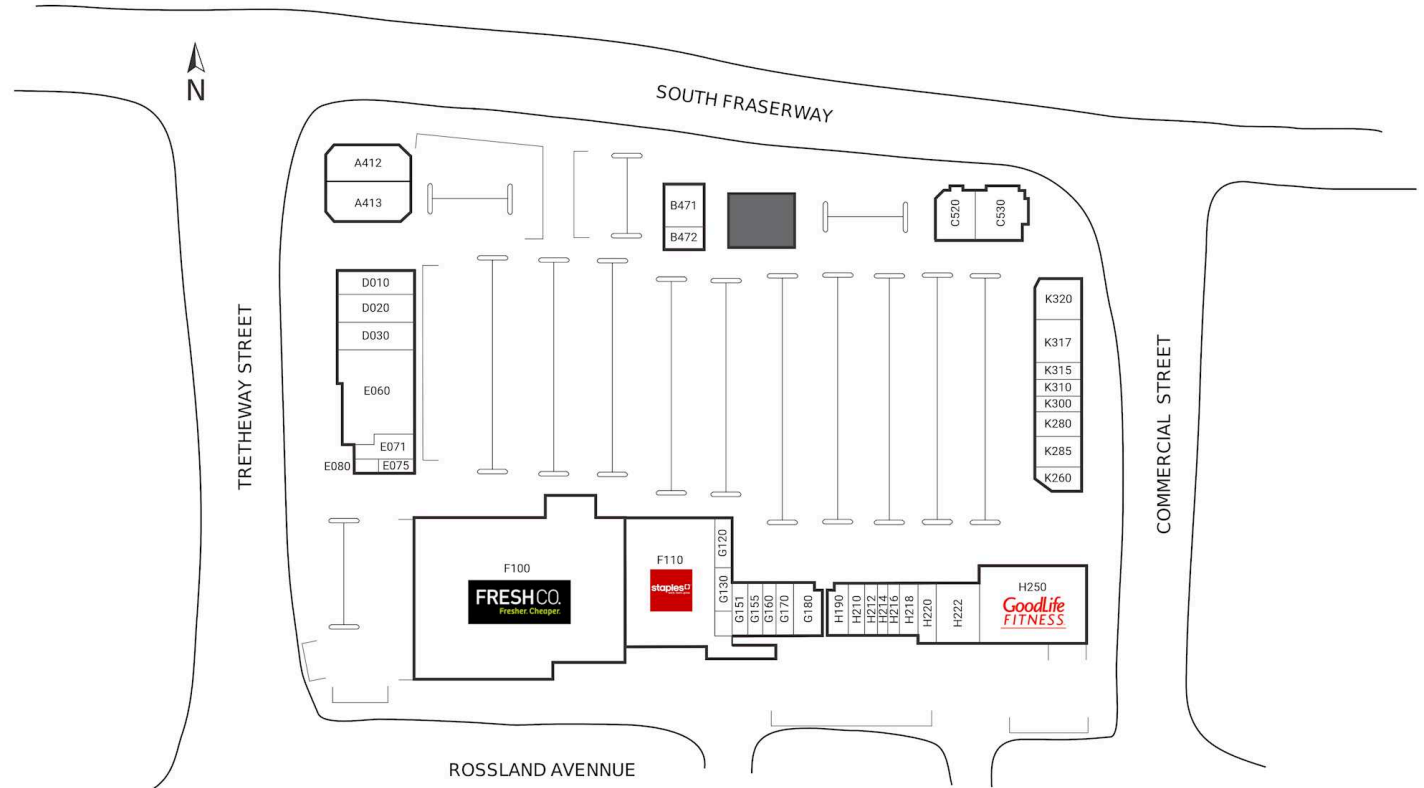


RioCan Clearbrook

Abbotsford, British
Columbia
32500 South Fraser
Way

Laura Natale
lnatale@riocan.com
403-604-2946

■ **Shadow Anchor**



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