

FOR SALE OR LEASE RETAIL STRATA

MAYFAIR PROFESSIONAL BUILDING

2060 McCALLUM ROAD
ABBOTSFORD, BC



1,664 SF – 8,366 SF RETAIL
AVAILABLE FRONTAGE ON BOTH McCALLUM AND MAYFAIR
TWO LEVELS OF PARKING

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THE OPPORTUNITY

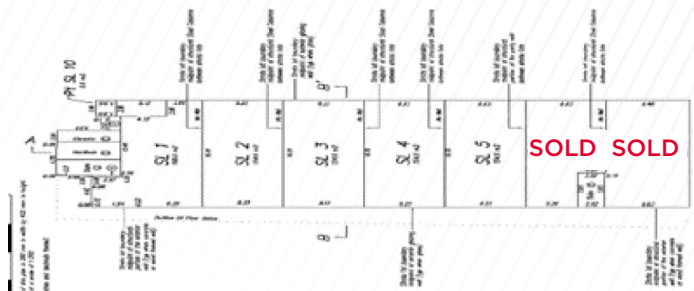
Cushman & Wakefield is pleased to present to the market, the opportunity to lease or purchase the remaining retail strata units in Mayfair Medical Building.

THE LOCATION

The property is located on the corner of McCallum Road and Mayfair Avenue directly across from Abbotsford Medical Centre and in close proximity to Abbotsford Hospital and Cancer centrally located site has great exposure with easy access to Highway Centre. This centrally located site has great exposure with easy access to Highway 1 via Marshall Road. Having a population of over 160,000 the City of Abbotsford is recognized as the hub of British Columbia's Fraser Valley region and is one of the fastest-growing business centres in Canada. Specifically, the neighbourhood where the property is located is emerging as a medical district given its proximity to the regional hospital and most of Abbotsford's senior housing stock. Abbotsford Regional Hospital and Cancer Centre is Canada's first newly constructed hospital to meet Leed Gold standards and with 300 beds has become truly a premium Hospital attracting medical professionals from across the Fraser Valley.

DEMOGRAPHICS

	1 km	3 km	5 km
Population (2026)	13,630	63,099	121,238
Population (2031)	14,116	64,461	123,457
Projected Annual Growth (2022-2027)	13.8%	9.6%	7.7%
Median Age	37.83	40.00	39.44
Average Household Income (2026)	\$106,621	\$112,816	\$124,825



UNIT MIX

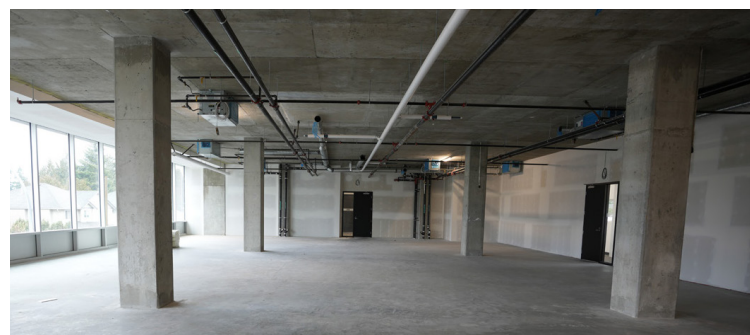
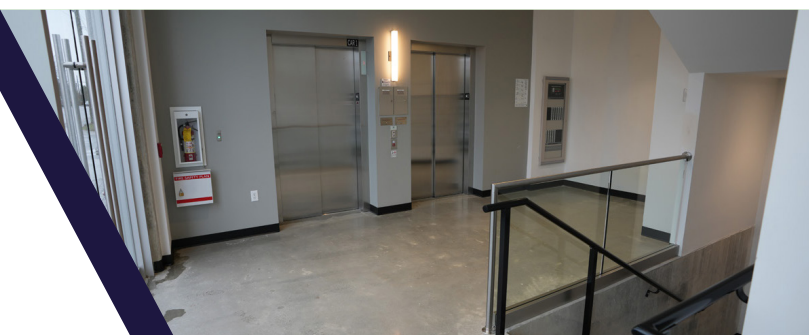
1ST LEVEL						
SL	Unit #	SF Area (SF)	Price (PSF)	Monthly Strata Fee	Absolute Pricing	Status
SL 1	100	1,710	\$800	\$982.03	\$1,368,307	Available
SL 2	101	1,664	\$750	\$957.33	\$1,297,997	Available
SL 3	102	1,664	\$770	\$957.33	\$1,281,356	Available
SL 4	103	1,664	\$765	\$957.33	\$1,273,036	Available
SL 5	104	1,664	\$760	\$957.33	\$1,264,715	Available
SL 6	105	1,724				Sold
SL 7	106	1,724				Sold
Total	Total	11,564				

ZONING

N78 - Comprehensive Development Zone 78 offering a variety of retail, medical, and food.

LEGAL DESCRIPTION

Strata Lots 1-5, Section 15, Township 16 NWD
Strata Plan EPS8691



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