

Bakerview Centre

1379 Sumas Way, Abbotsford, BC



wpm WARRINGTON PCI
MANAGEMENT

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GROSS LEASABLE	102,865 SF
2026 ESTIMATED	
FIXED CAM (incl: HVAC/INSURANCE/ GARBAGE/ADMIN)	\$ 7.75 PSF
TAX	\$ 4.64 PSF
TOTAL	\$ 12.39 PSF

OCCUPANCY LEGEND

- LEASED

High profile opportunity in Abbotsford, B.C. on Highway 11 with exposure to Trans-Canada Highway. Area tenants include Costco, KMS Tools, Marks, HomeSense, Lowe's, Winners, PetSmart, Walmart and Home Depot.

TRADE AREA	10 Km	20 Km
Population	137,886	214,628
Households	47,159	73,059
Avg. Household Income	\$92,273	\$93,872

(Centre also services Chilliwacki CA - Population 100,000)