

For Lease

678 Sixth Street, New Westminster, B.C.

Retail Opportunities in New
Mixed-Use Uptown Development

Marketing By:

Marcus & Millichap

URBAN — FLATS

RENTAL COMMUNITIES

A Project By:

pcurban.
Potential. Created.



678 Sixth Street



Salient Details

Address:	678 Sixth Street, New Westminster, B.C.	
Availability:	CRU 5: 1,171 SF CRU 6: 1,260 SF	* Units can be combined
Zoning:	<u>Community Commercial Districts (High-Rise)</u> <u>(C-3)</u>	
Parking:	29 underground commercial stalls	
Delivery:	Est. Q3 - Q4 2025	
Asking/Additional Rent:	Contact Listing Agents	

Highlights



Development will feature 338 market rental homes above approximately 10,000 SF of commercial space with direct frontage onto Sixth Street



Ample exposure to daytime pedestrian and vehicular traffic along one of the main commercial corridors of New Westminster



Immediate proximity to a multitude of major commercial centres and retailers including Walmart, Save-On-Foods, London Drugs, Shoppers Drug Mart, Winners, and more



Well-positioned to service a rapidly densifying node of New Westminster (including residents of the Kelvin, Eastburn, Glenbrooke North, and Queen's Park neighbourhoods)

View from Corner of Sixth Street & 7th Avenue



View from 7th Avenue



* For more information on scores and methodology visit <https://www.walkscore.com/methodology>

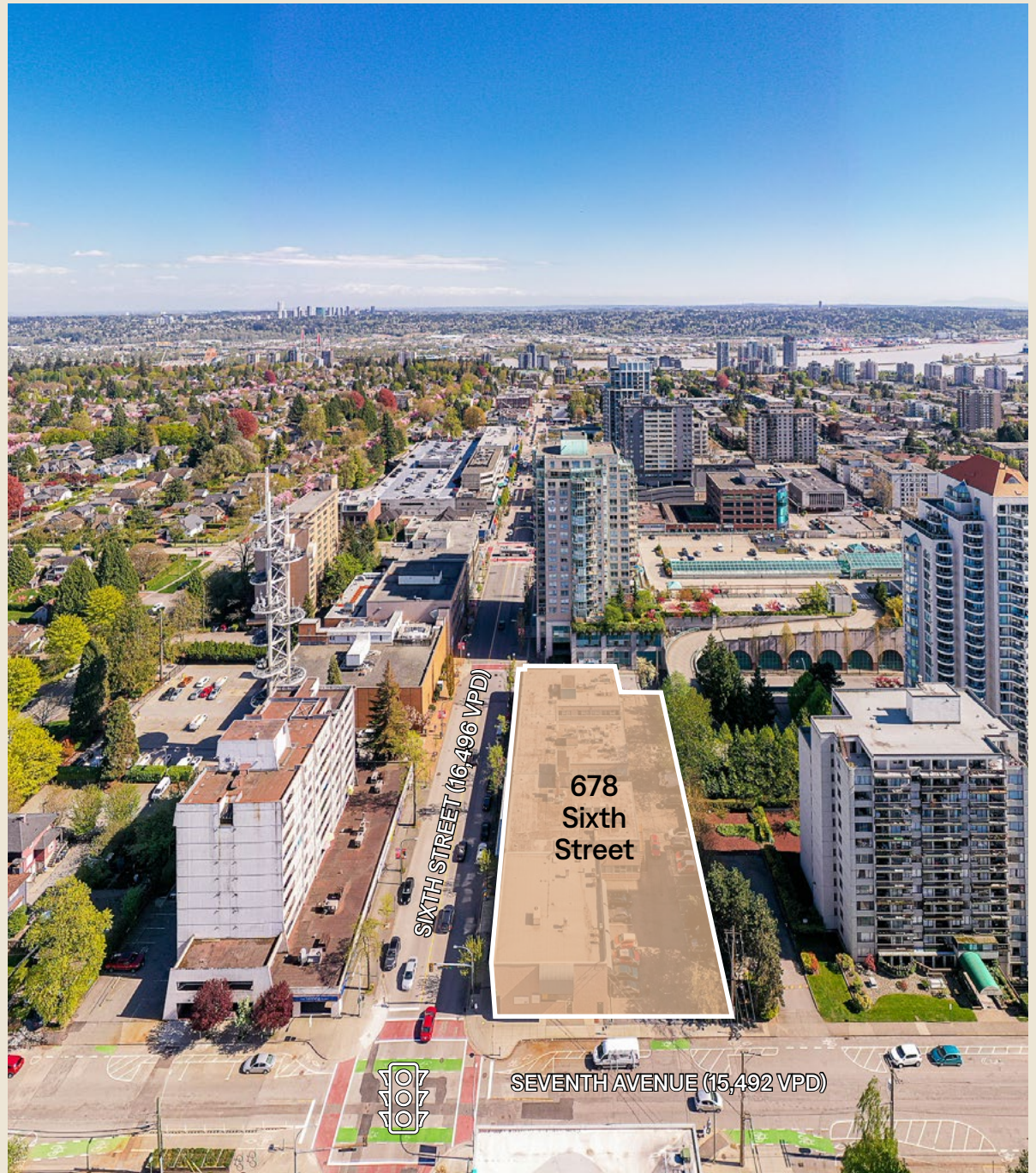
Uptown

Centred at Sixth Street and 6th Avenue, the Uptown Neighborhood is positioned in the heart of New Westminster. A vibrant, pedestrian-friendly, comprised of high/low rise and single family homes, the Uptown Neighborhood is emerging as one of the more desirable areas to live in Metro Vancouver. An already established commercial node, the Uptown neighborhood plays a significant role in servicing immediately surrounding residents to a central pocket of the New Westminster community.

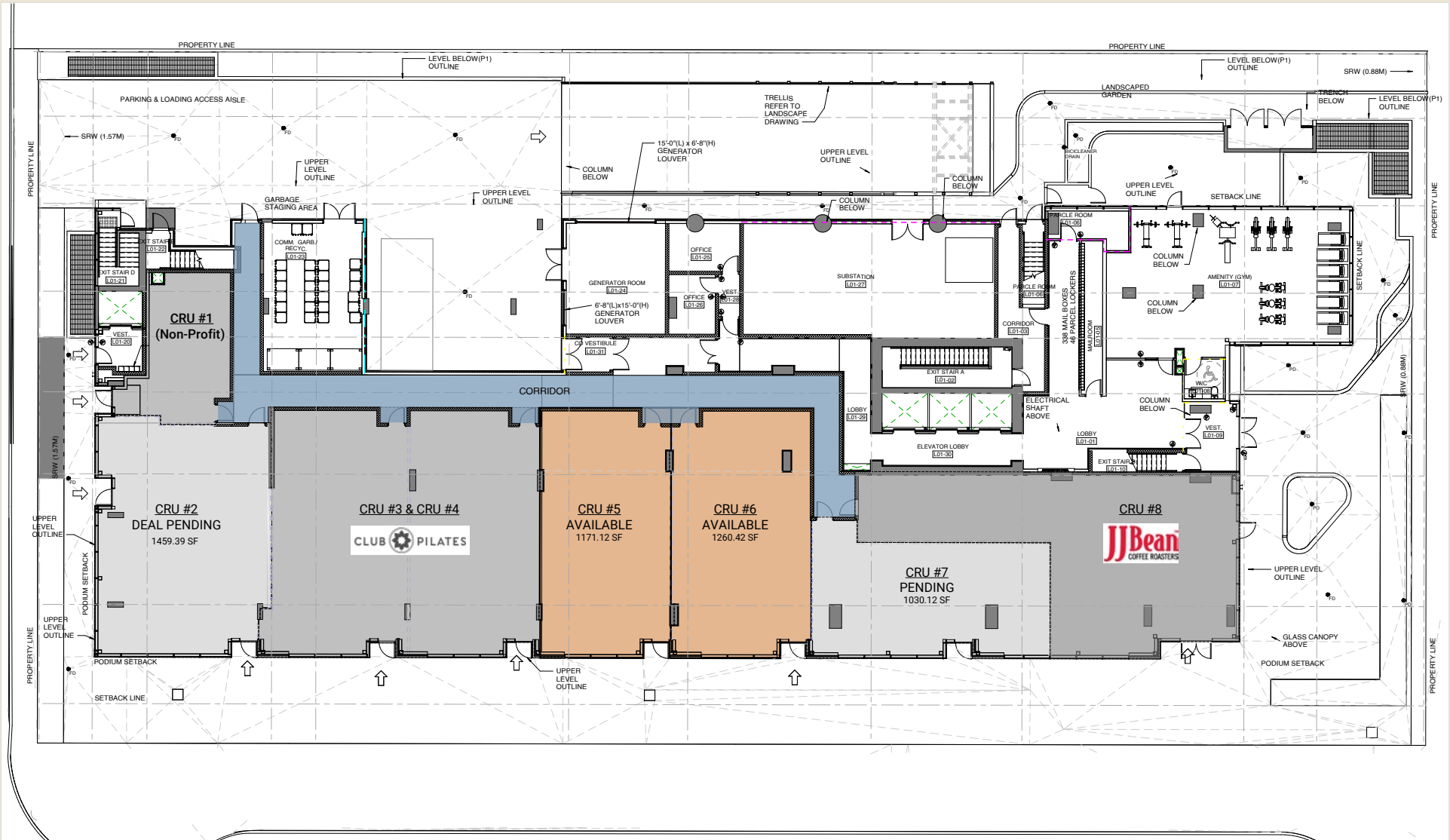
New Westminster

The City of New Westminster is situated in the geographic centre of Metro Vancouver, bounded by Burnaby to the west, Coquitlam to the north, and the Fraser River to the southeast. Located on the Burrard peninsula on the North bank of the Fraser River, New Westminster is a scenic destination steeped in rich history. The City of New Westminster has a population of approximately 83,641 (2022) and a projected growth rate of 7.9% (2022-2027).

The City's centralized location in Metro Vancouver has established it as a cultural hub, being only half an hour from downtown Vancouver, the University of British Columbia, Vancouver Airport, and only 15 minutes from Simon Fraser University. Urban Flats is easily accessible to surrounding bus lines throughout the City and varying Expo Line SkyTrain stations which provide direct connections to the surrounding areas of Surrey, Burnaby, Metrotown, East Vancouver, and Downtown Vancouver. The ongoing expansion of Vancouver's transit network is set to enhance connectivity in the coming years, granting simplified access to UBC, Langley, and more.



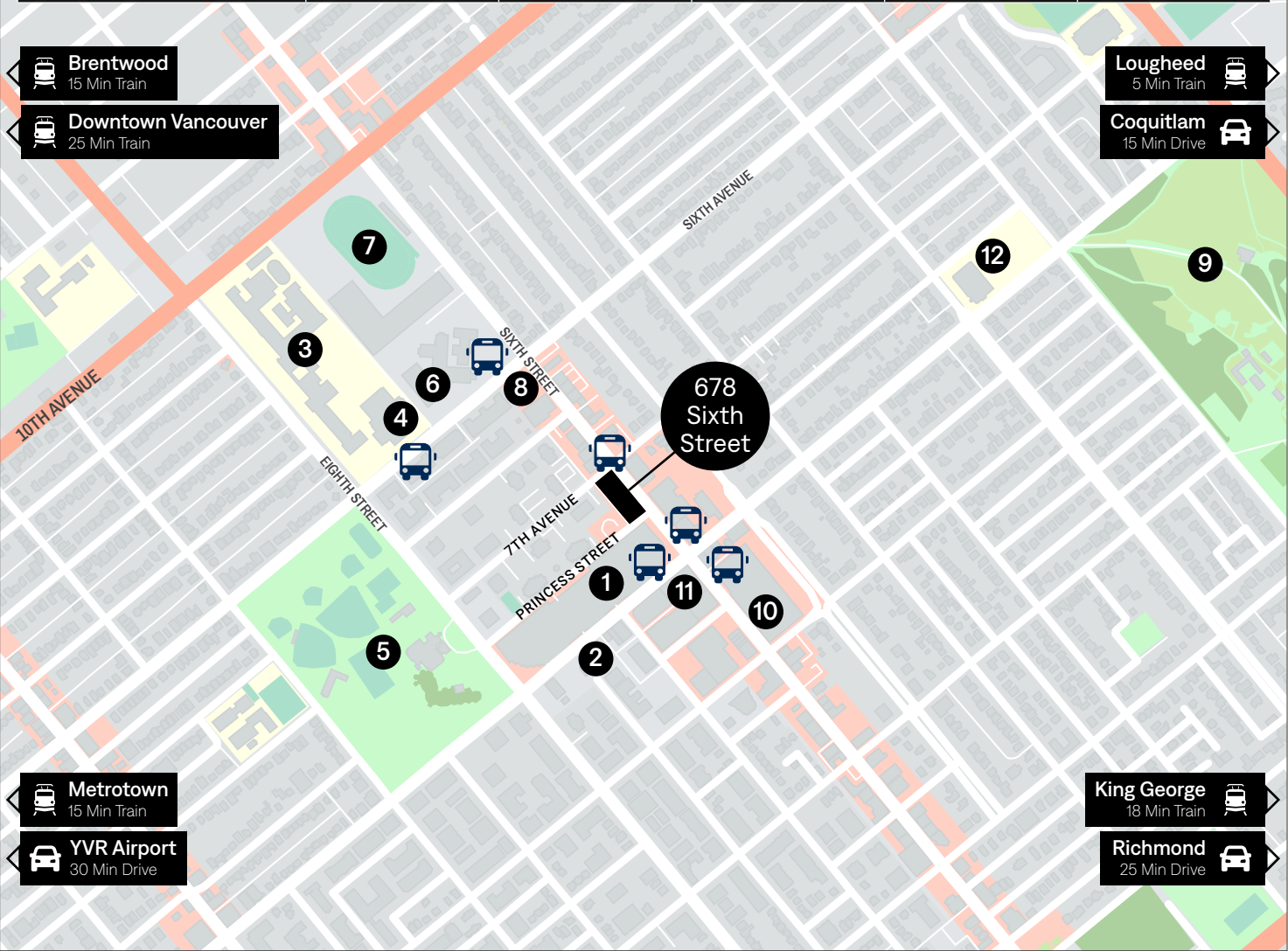
Retail Floor Plans



Legend

- 1. Royal City Centre
Walmart Supercentre
Save-On-Foods
Starbucks
Winners
Anytime Fitness
Shoppers Drug Mart
Dollarama
Kin's Farm Market
- 2. New Westminster Public Library
- 3. New Westminster Secondary School
- 4. Massey Theatre
- 5. Moody Park
23.78 Acre Recreation & Sport Facility
- 6. Moody Park Arena
- 7. Mercer Stadium Park
- 8. G&F Financial
- 9. Queens Park
- 10. Westminster Centre
TD Bank
London Drugs
Planet Fitness
BCAA
McDonald's
- 11. CIBC
- 12. Herbert Spencer Elementary School

2022 Demographics	1 KM	3 KM	5 KM	5 Min Drive	New Westminster
Population	23,834	125,401	223,449	74,308	90,228
Households	11,152	50,746	84,966	30,925	38,072
Average Household Income	\$81,963	\$94,951	\$97,988	\$92,442	\$125,609
Population Growth 2022-2027	3.2%	7.1%	7.0%	7.2%	7.9%



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