

BREWERY DISTRICT

HIGH-EXPOSURE 5,356 SF BUILT-OUT OPPORTUNITY ADJACENT TO GROCERY ANCHOR

280 E COLUMBIA ST., NEW WESTMINSTER, B.C.



E COLUMBIA ST. (+/-13,451 VPD)

PREVIOUSLY HOME TO THE LABATT'S BREWERY

Brewery District is strategically located across from the Sapperton SkyTrain station and the Royal Columbian Hospital. The site offers 1.4 million square feet of buildable area within the project's eight planned buildings, of which seven are completed and one under construction.

THE BREWERY DISTRICT WILL FEATURE FOUR DISTINCTIVE INTERDEPENDENT USES:



Over 90,000 square feet of **retail space**

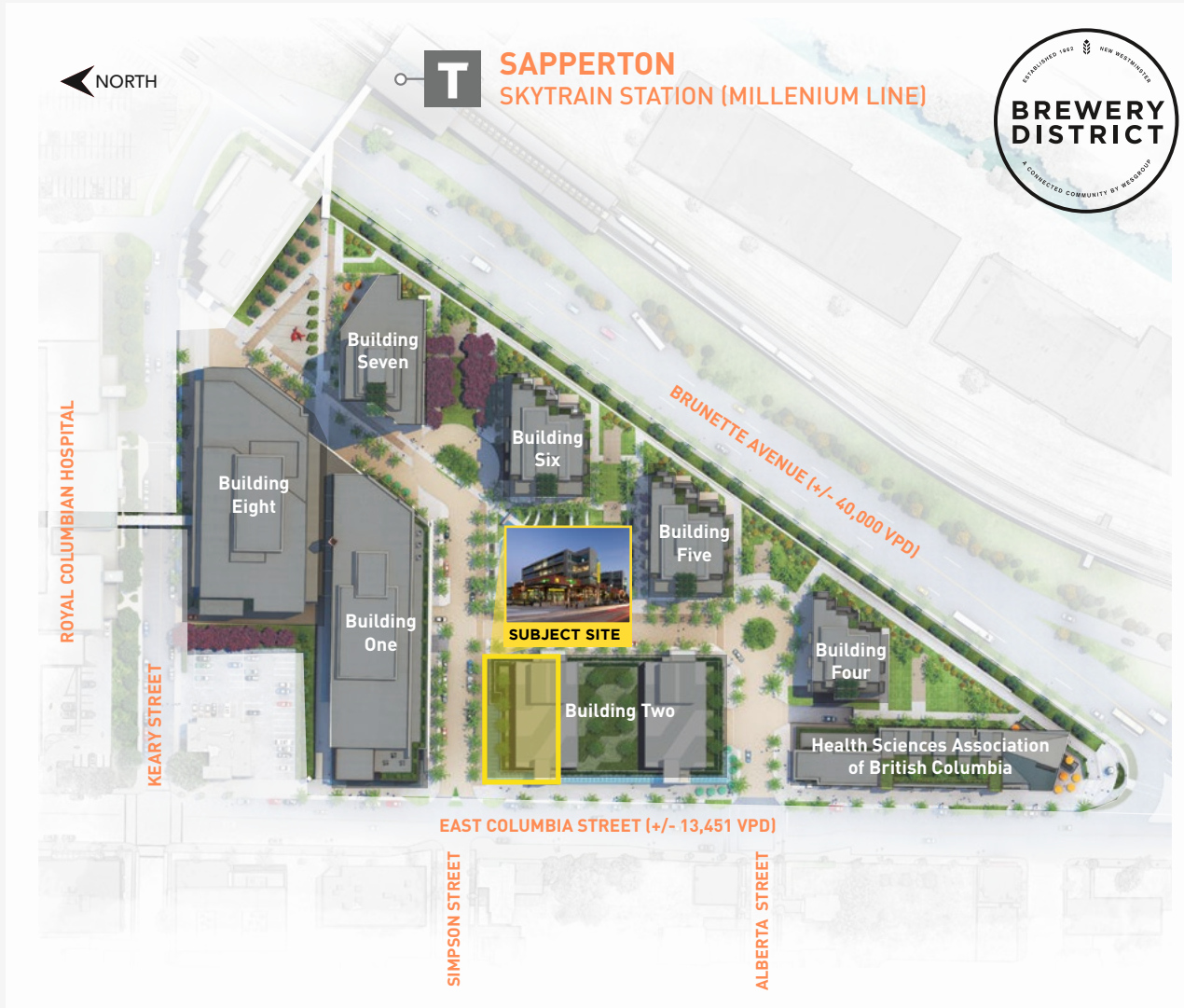


Over 400,000 square feet of **office space**



+1,100 **residential units**





THE SITE

The site is easily accessed by all modes of transportation due to its proximity to the Sapperton SkyTrain Station and the Brunette Highway.

Royal Columbian Hospital (RCH) has daily traffic flows of more than 5,000 people, including over 3,500 employees and approximately 1,500 patients.

In total, RCH services about 1.5 million people per year from Burnaby to Boston Bar.



SUBJECT SITE OPPORTUNITY

SALIENT DETAILS

Municipal Address: 280 E Columbia St., New Westminstser, B.C.

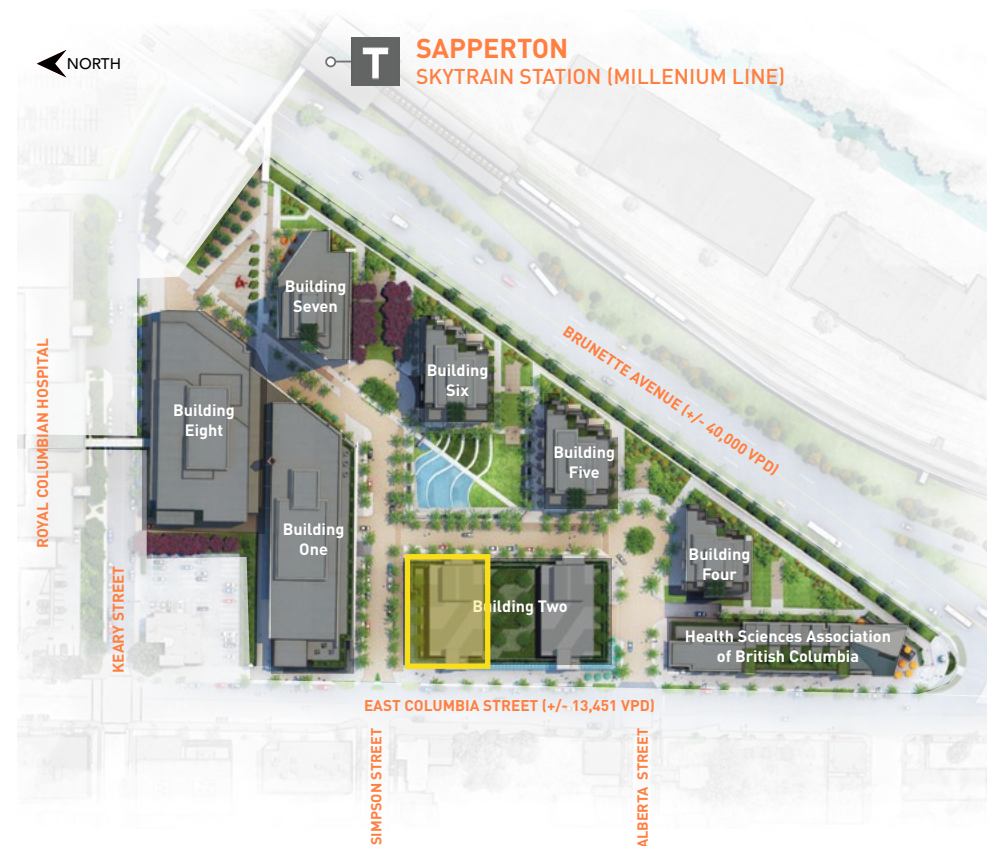
Availability: 5,356 SF

Timing: Q2 2026

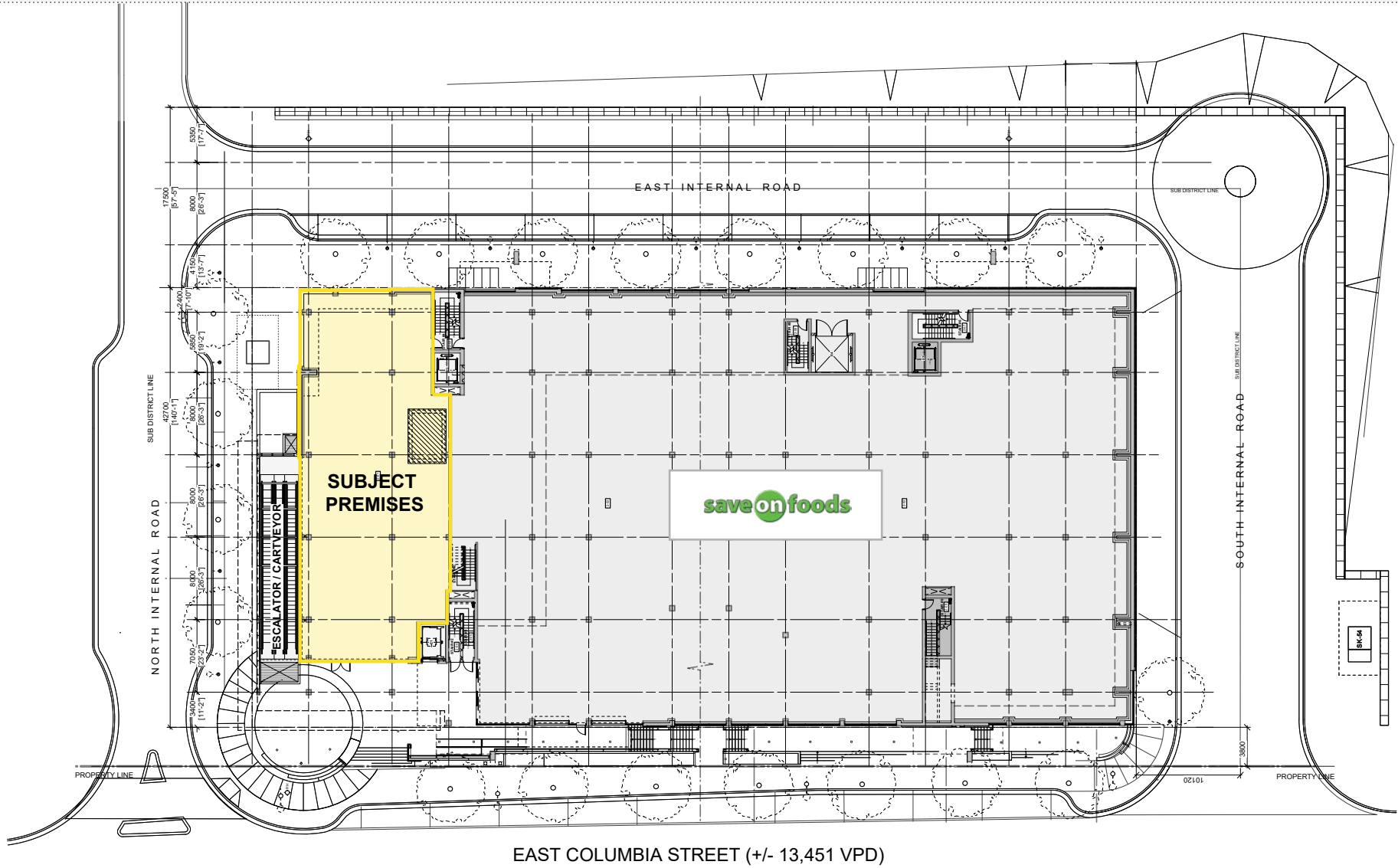
Electrical: 600 amp 120/208V, 3 phase, 4 wire

Asking Rent: Please Contact Listing Agents

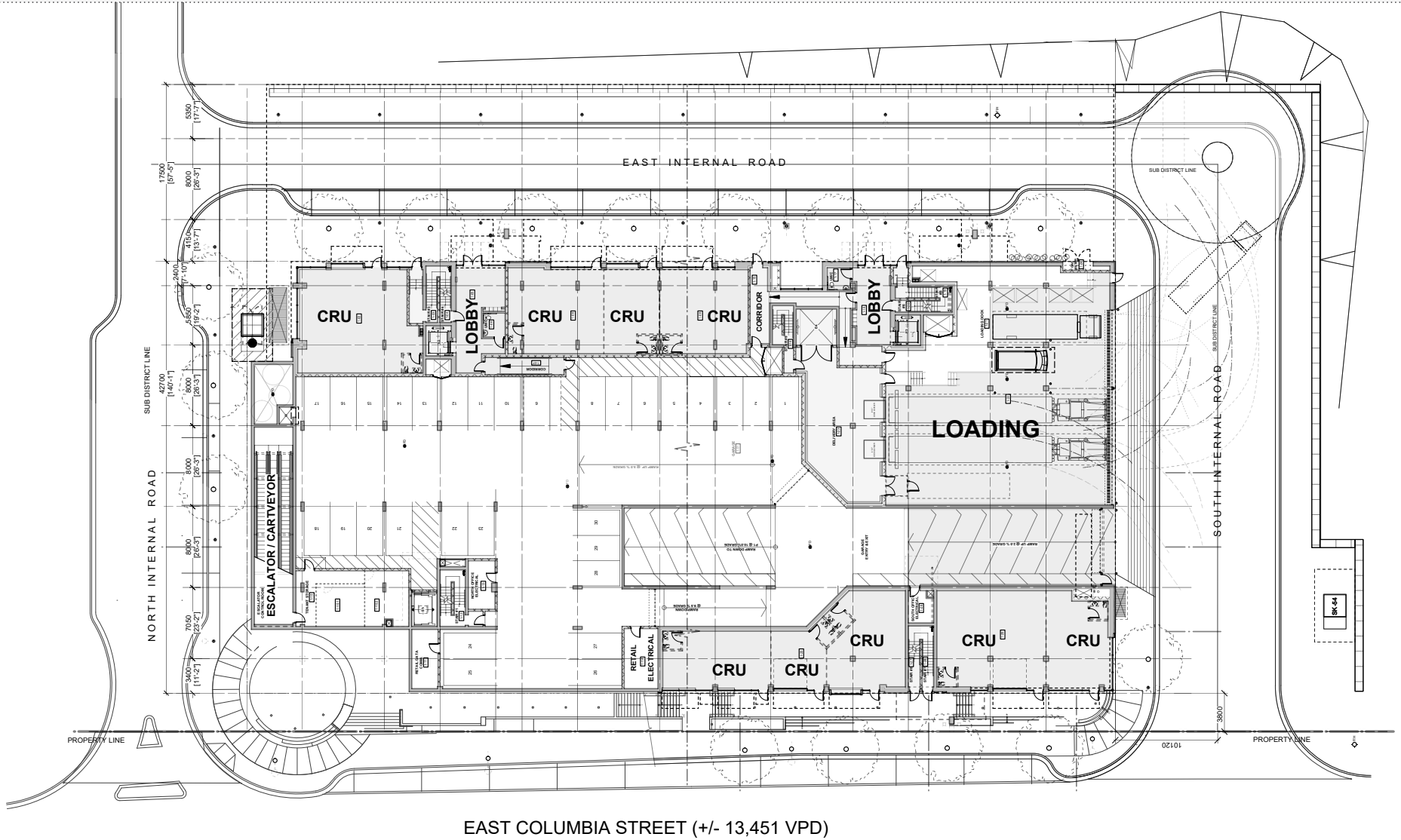
Est. Additional Rent \$24.07 PSF (2025 Estimate)



BUILDING 2 FLOORPLAN - LEVEL 2

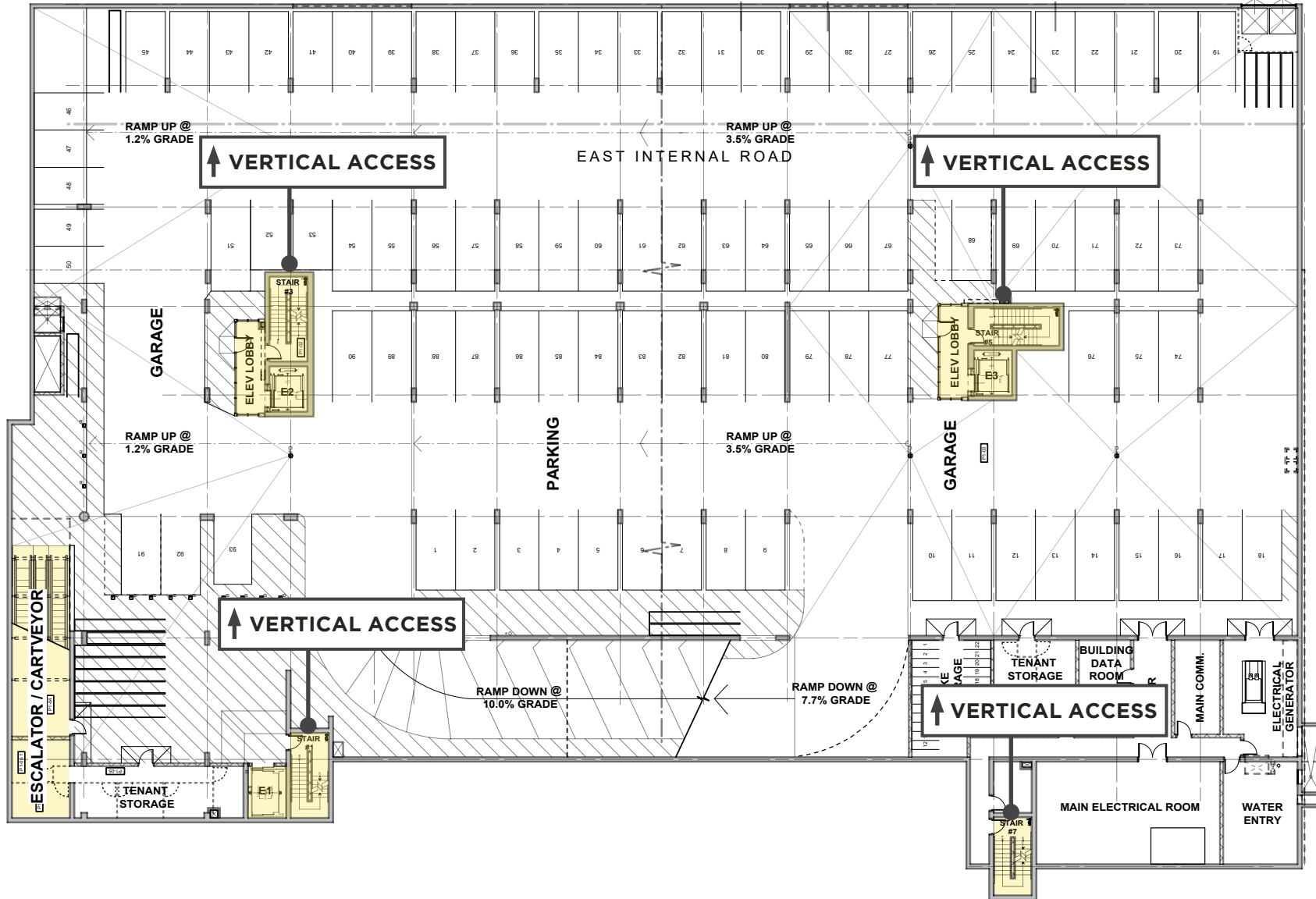


BUILDING 2 FLOORPLAN - LEVEL 1



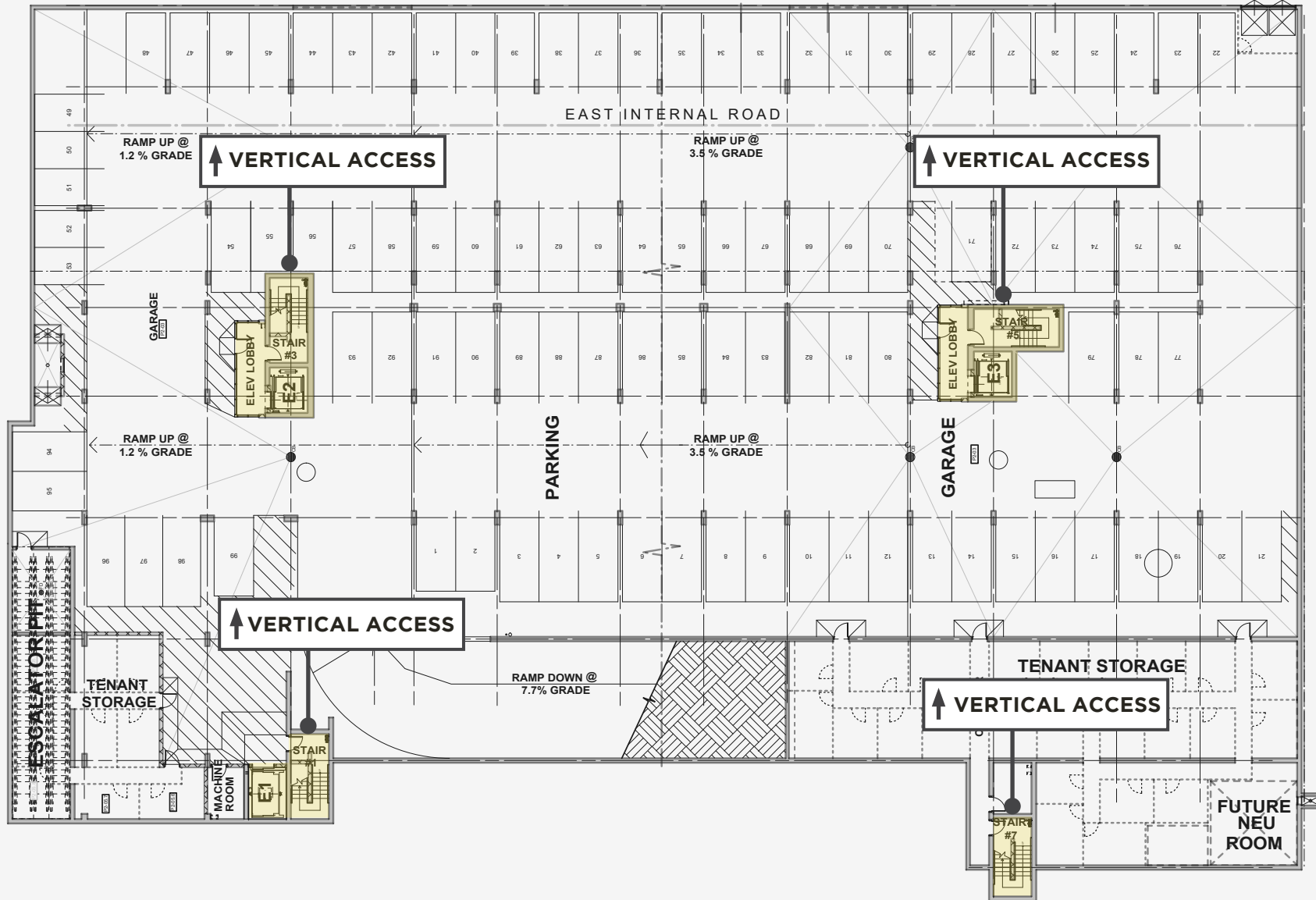
BUILDING 2 PARKADE - P1

TOTAL COMMERCIAL PARKING STALLS: 108 VIA P1 AND P2

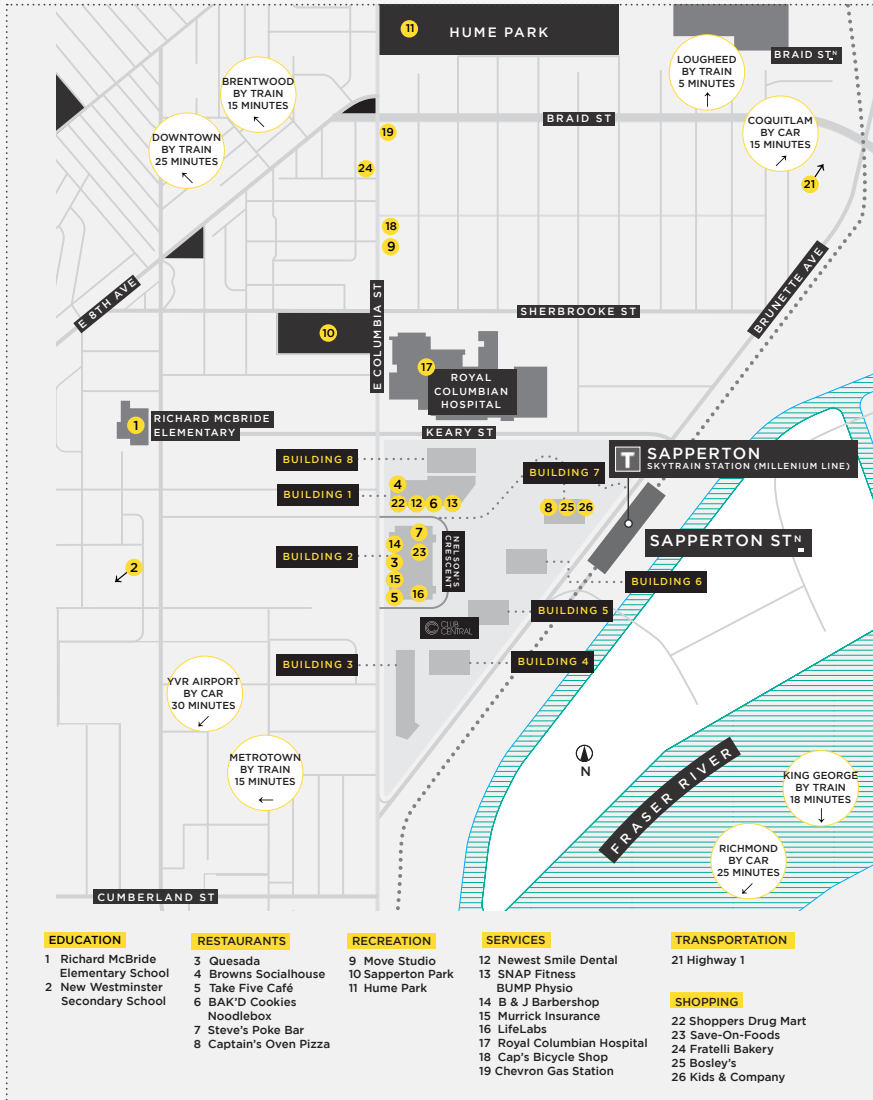


BUILDING 2 PARKADE - P2

TOTAL COMMERCIAL PARKING STALLS: 108 VIA P1 AND P2



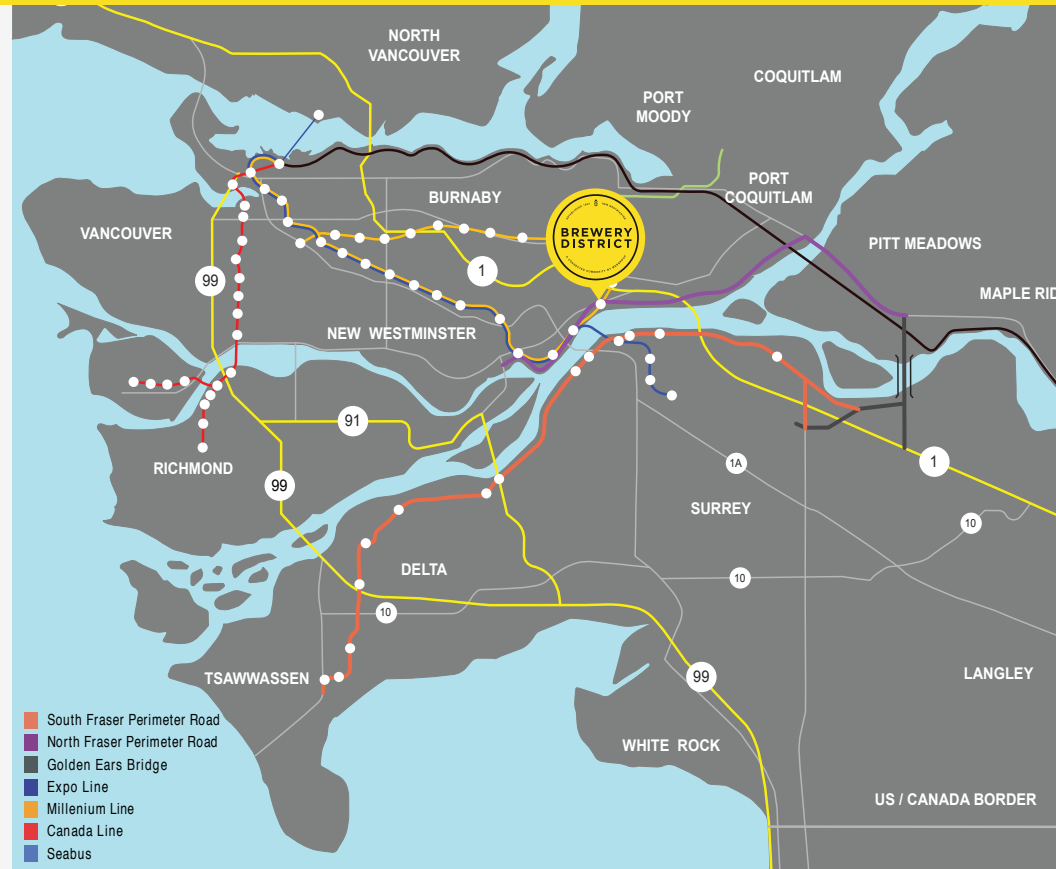
The Location



Demographics

Located at the site of the former Labatt Brewery in New Westminster at the corner of Columbia and Brunette, Brewery District sits within the Sapperton neighbourhood of New Westminster. The Sapperton neighbourhood offers a transitioning demographic with a younger dominant age group. The Primary Trade Area consists of a radius of approximately 2 km around the subject site and boasts positive demographic such as a 8.2% growth rate (2024-2029) and average household income of over \$129,513 per annum.

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 South-East. New Westminster has a population of approximately 92,086 (2024) and a projected growth rate of 11.7% (2024-2029).



2024 Estimates & Projections	New Westminster	Primary Trade Area (2 km Radius)	Secondary Trade Area (4 km Radius)
2024 Population	92,086	21,253	123,227
2024 Households	21,450	123,227	28,791
2024 Average Household Income	\$117,972	\$129,513	\$111,289
Growth Rate (2024-2029)	11.7%	8.2%	12.0%

Developed by

wesgroup

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