

# For Sale and Lease

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## Rare 'Uptown' New Westminster Property For Sale or Lease

- + Ideal for retail or office use
- + 7,401 SF Former HSBC Building
- + 21 Parking Stalls

504 Sixth Street in 'Uptown', New Westminster, BC



## Contact

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**CBRE**

## 504 Sixth Street 'Uptown'

New Westminster, BC

# Redevelopment Potential

High-profile corner location in the heart of 'Uptown' New Westminster.

Located next to the affluent Queens Park neighbourhood, the property presents an exceptional opportunity for an owner-user, offering both immediate usability and future redevelopment upside.

### Salient Facts

#### Address

504 Sixth Street, New Westminster, BC

#### Building Area

Main Floor: 5,694 SF

2nd Floor: 1,707 SF

Total: 7,401 SF

#### Current Improvements

10+ offices, lunchroom, 2 washrooms, open areas

#### Parking

21 stalls, with direct access off 5th Avenue

#### C3 Zoning

Permits animal hospital, antique stores, banks, child care, commercial schools, dental, medical, professional services, retail

#### OCP

Mixed-Use, High-rise  
Up to 5.0 FAR

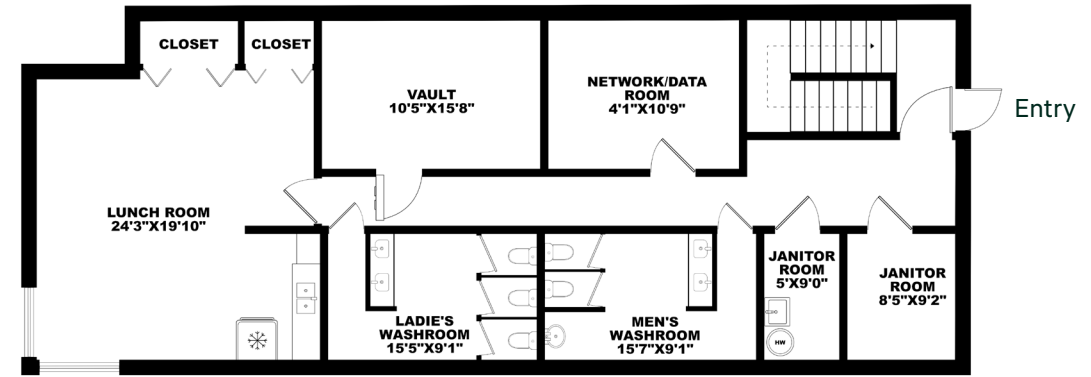


Pricing Guidance  
Contact Agent

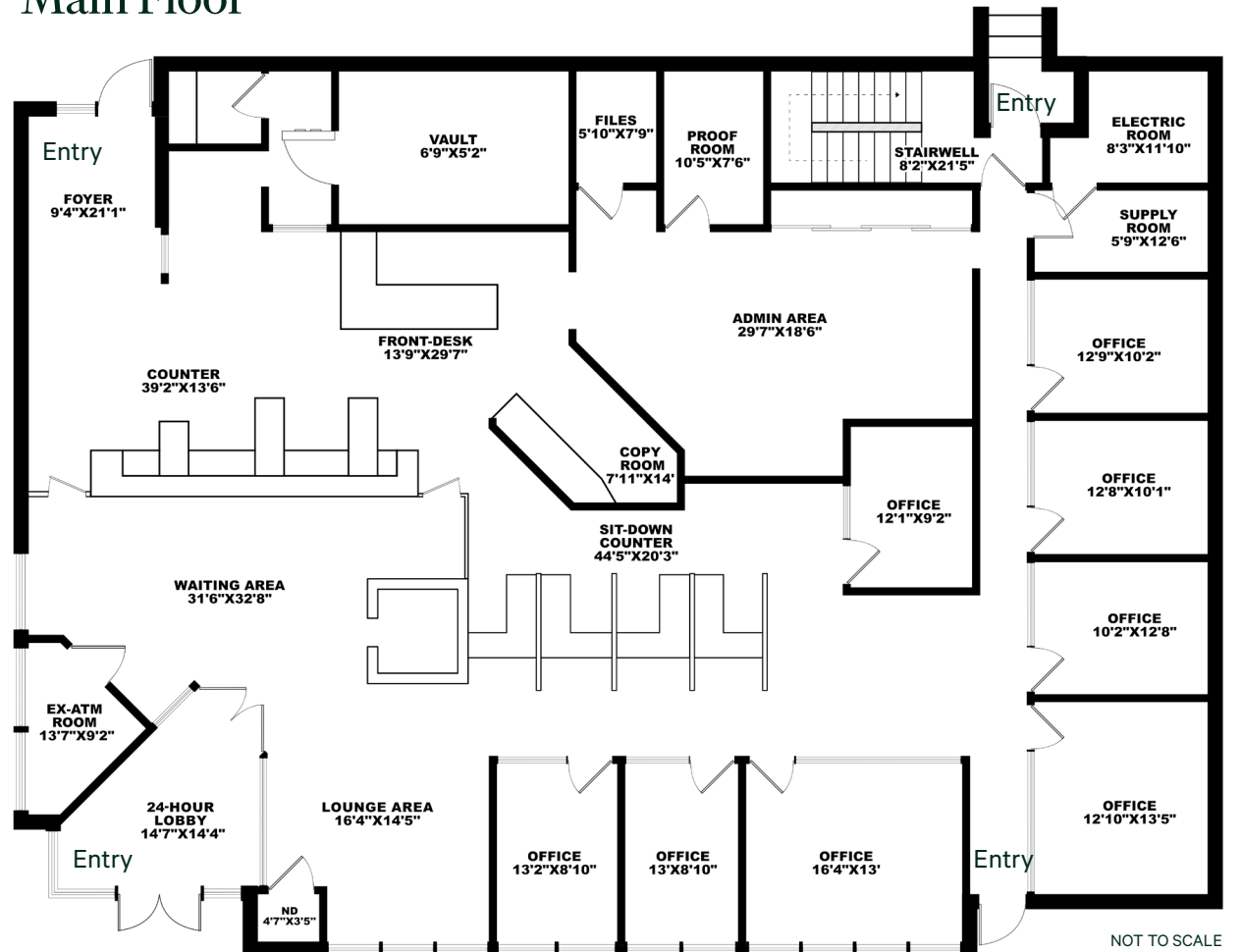


# Rare Owner-User Opportunity

## 2nd Floor



## Main Floor





SOURCE: New Westminister OCP

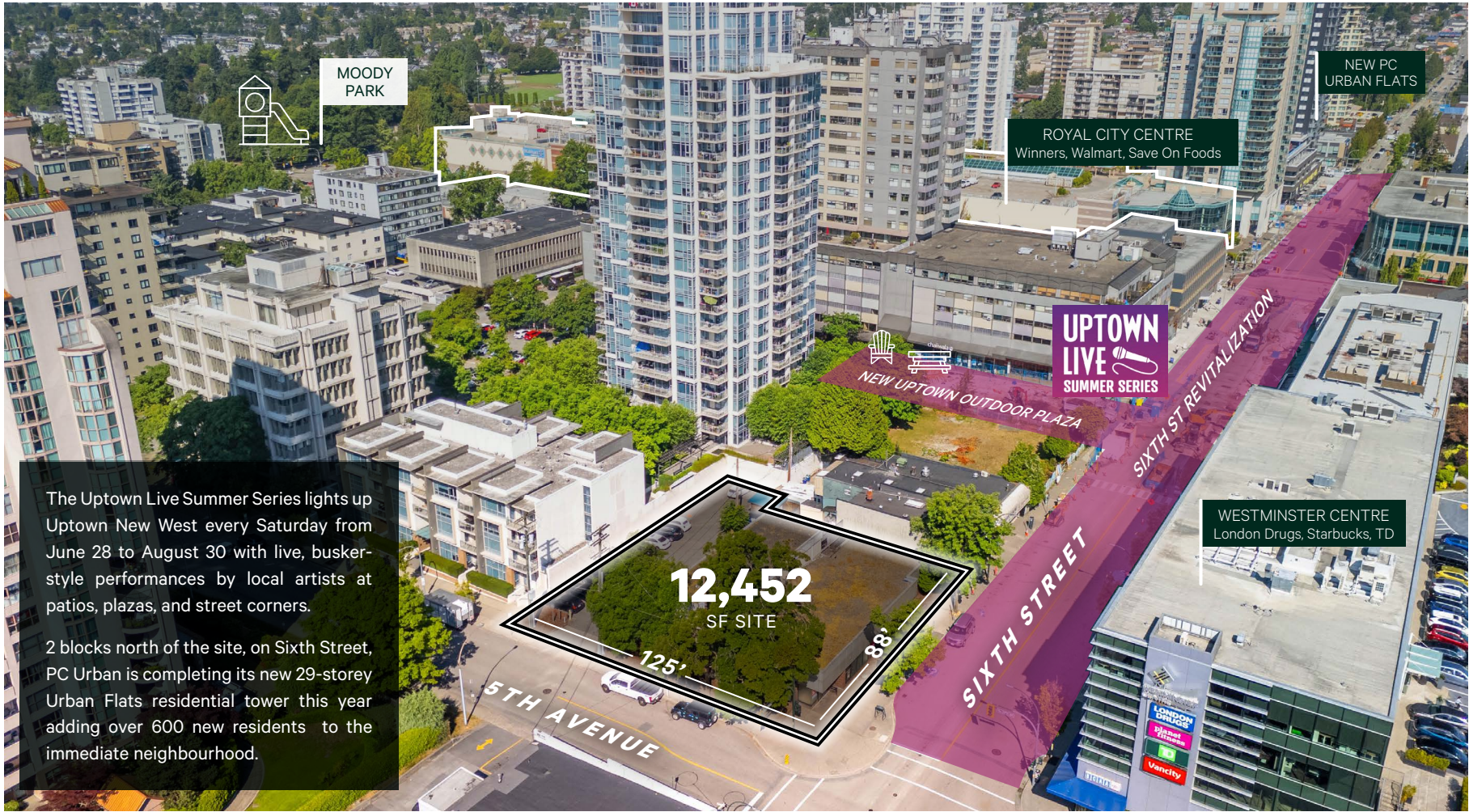
- RH - Residential High-Rise
- ML - Mixed-Use - Low-Rise
- MH - Mixed-Use - High-Rise

### Land Use Map

Under the New Westminister Official Community Plan, 504 Sixth Street is designated (MH) Mixed-Use – High-Rise.

Most recently, **PC Urban** completed their Urban Flats development, a 29-storey, 338 home rental tower at 616-640 Sixth Street under the same (MH) Mixed-Use – High-Rise designation.

*'New Westminister ranked 18 out of 100 for Canada's most liveable cities.'* - The Globe and Mail



The Uptown Live Summer Series lights up Uptown New West every Saturday from June 28 to August 30 with live, busker-style performances by local artists at patios, plazas, and street corners.

2 blocks north of the site, on Sixth Street, PC Urban is completing its new 29-storey Urban Flats residential tower this year adding over 600 new residents to the immediate neighbourhood.



NEARBY NEW WEST SECONDARY & MASSEY THEATRE



AFFLUENT NEIGHBOURHOOD



### Discover the potential of a landmark location in the heart of Uptown New Westminister!

Prime Uptown New Westminister corner property: A high-profile, freestanding building offering exceptional visibility in a thriving area. Ideal for owner-users, perfect for medical, dental, daycare, real estate office, or retail store with convenient onsite parking.

Zoned for mid-rise development, this strategically located asset boasts future potential adjacent to the affluent neighbourhood of Queens Park, and surrounded by established businesses including TD Bank, Starbucks, London Drugs, Winners, Walmart, Save On Foods, and more.

It's a fantastic opportunity to become a cornerstone of this vibrant community.

**Uptown New Westminster** is a vibrant, walkable neighbourhood known for its lively mix of food, culture, and shopping. The area's two shopping malls, **Royal City Center** and **Westminster Centre** are located at the same intersection and there is an abundance of coffee shops, restaurants, banks, medical and professional services in the immediate area.

New Westminster's strong economy and large employers provide high paying jobs in the city and include Fraser Health Authority, Translink HQ, Douglas College, The Justice Institute, Century Group and numerous professional, scientific, medical and tech companies.

Major Developers investing in New Westminster include Bosa, Wesgroup, Marcon, PC Urban, Edgar Development, Aragon Properties, Anthem, and Ariva, Reliance.

Uptown is next to the affluent Queen's Park neighborhood, and near scenic parks and amenities.

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## 504 Sixth Street 'Uptown'

New Westminster, BC




## Demographics


### New Westminster

  
**138,000**  
POPULATION  
(WITHIN 8 MINUTES)

  
**92,000**  
POPULATION  
NEW WESTMINSTER

  
**8.28%**  
POPULATION GROWTH  
(2024-2029)

  
**3.0**  
AVERAGE  
HOUSEHOLD SIZE

  
**\$118,000**  
HOUSEHOLD INCOME

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Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

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