

# Shops at New West

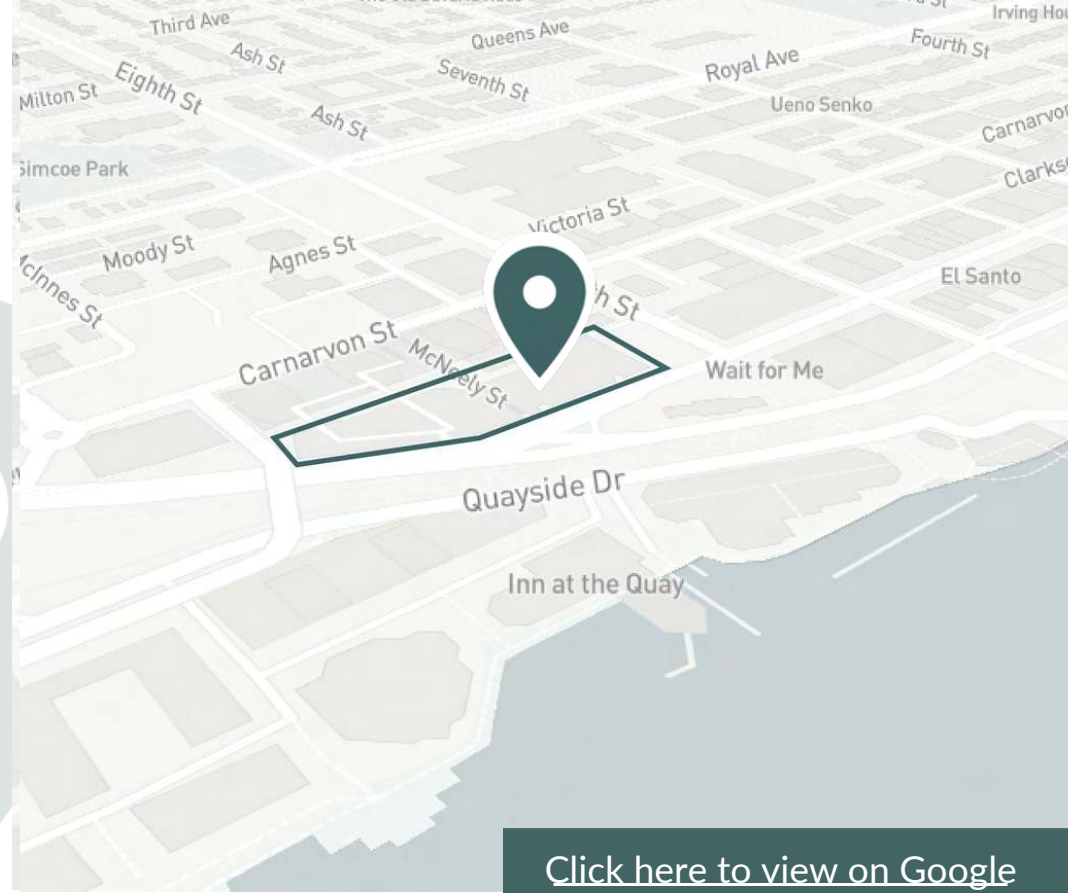
800 Carnarvon Street New Westminster, BC





# An Unparalleled Retail Destination

Ideally situated at the core of downtown New Westminster is Shops at New West. Anchored by a 39,000 sf Safeway, a 37,000 sf Landmark Cinema, and a 17,000 sf Shoppers Drug Mart, this 207,000 sf centre is the shopping hub of this dynamic neighbourhood. Connected to New Westminster Skytrain station and surrounded by significant high-rise residential developments, Shops at New West is a one-stop shopping destination for residents and visitors alike.



[Click here to view on Google](#)





# Demographics & Neighbourhood

Shops at New West serves a population of over 230,000 people within a 5km radius, with an average household income of over \$101,000. It receives prominent daily exposure to an estimated 250,000 people via the connected Skytrain Station and over 40,000 vehicles at the intersection of Columbia St and 8th St.

The demographic is composed of an almost even mix of family and non-family households, with a median age of 42. They have a very high employment rate, with occupations concentrated primarily in the business, sales and trades industries. They spend a significant portion of their disposable income on transportation, with approximately half of the population travelling to work by car. They enjoy eating out, shopping and indulging in new experiences.





# Notable Locations

within 1km

**A** Shops At New West

**B** Douglas College

**C** River Market

**D** Anvil Centre

**E** Fraser River Middle School






**F** Columbia Square - Redevelopment

**G** 809 - 811 Carnarvon St

**H** 808 Royal

**I** Pier West

**J** 618 Carnarvon

-  Notable Locations
-  Active/Future Developments
-  Recently completed Developments
-  Parks
-  Skytrain





# Future Density

The New Westminster community is thriving with an exciting surge of new developments and a constant influx of eager residents with the population expected to grow by over 7% in a 5km radius by 2027. Take note of these significant advancements that are sure to make a positive impact in the neighbourhood, bringing new residents and reimagining the community.



Photo - Edgar Development

## Columbia Square - Redevelopment

Edgar Development's project will transform the Columbia Square Shopping Centre into a high-density, mixed-use community with 8 towers and approximately 2,400 housing units, including around 300 purpose-built rental units.



6-minute walk to Shops at New West



Rendering - Reliance properties

## 809 - 811 Carnarvon St

Reliance Properties is planning to construct a new 44-story high-rise condominium, along with townhouses, a hotel, and ground-level retail space. The residential portion will consist of a total of 469 units, while the hotel will have 145 guest rooms. Additionally, the development will feature over 11,000 square feet of restaurant and retail space.



2-minute walk to Shops at New West



Rendering - Douglas College

## 808 Royal

This development is part of the student housing for Douglas College's New Westminster Campus. It will feature a total of 244 housing units across 20 storeys. This residential space will accommodate hundreds of new community members every year and is expected to be completed by Q4 2027.



3-minute walk to Shops at New West

# Future Density



Rendering - Bosa Development

## Pier West - 660 Quayside Drive & Westminster Pier Park Expansion

This development by Bosa Development will see two residential towers totalling 665 units, a three-story commercial building, a two-acre park, a pedestrian and cyclist overpass at Sixth Street, and improved waterfront access. The completion date is expected to be Q1 2025.



4-minute walk to Shops at New West



Rendering - PC Urban

## 616-640 SIXTH STREET

PC Urban plans to build a 29-storey residential complex with 338 premium market rental homes, 10 of which will be affordable below-market rentals. The complex will also have 10,000 sq ft of commercial space. The completion date is expected to be Q4 2025.



8-minute drive to Shops at New West



Rendering - Skyllen Pacific

## 618 Carnarvon

With over 262 units over 33 floors, 618 Carnarvon is one of the tallest buildings in new Westminster. This development by Skyllen Pacific was completed in 2022 and features a wide variety of amenities with close proximity to the Westminster Sky train.



5-minute walk to Shops at New West

# Neighbourhood Features



DIRECTLY CONNECTED TO  
NEW WESTMINSTER SKYTRAIN



1-MINUTE WALK TO THE  
ANVIL CENTRE



5-MINUTE WALK TO  
WESTMINSTER QUAY



Nearest Bus line  
New Westminster Bay 2



Nearest Rail line  
New Westminster SkyTrain Station - Directly connected  
to Shops at New West



Population (5km)  
230,426



Household Income (5km)  
\$101,369



Households (5km)  
86,194



**18.3%** Population Growth  
by 2028 (1km)



**39** Median  
Age



Walk Score  
97



Transit Score  
81



Traffic count  
40,439

## Featured Tenants



# Leasing Opportunities

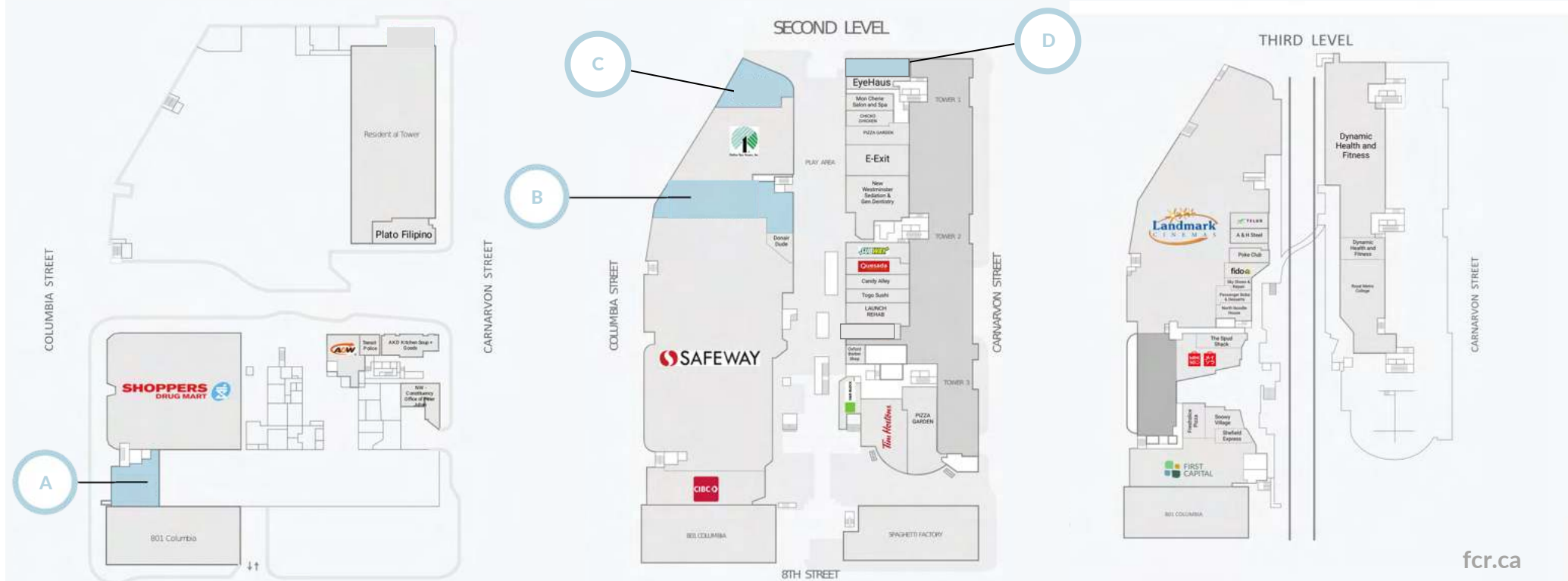
Op. Costs & Taxes \$28.18 psf  
\*2025 estimates

	Level	Suite	Size (sf)	Ideal Use	Availability	Notes
A	Street	500	2,566 sf	Office, service or retail	Immediate	Exposer to Columbia Street
B	Second	240	6,101 sf	Bank, big box retail	Immediate	Opportunity to demise
C	Second	260	2,836 sf	Restaurant	Immediate	Street exposure and patio
D	Second	271	1,400 sf	Retail	Immediate	Improved retail space

Street Level

Second Level

Third Level





# Leasing Opportunities

A Suite 500 - 2,566 sf

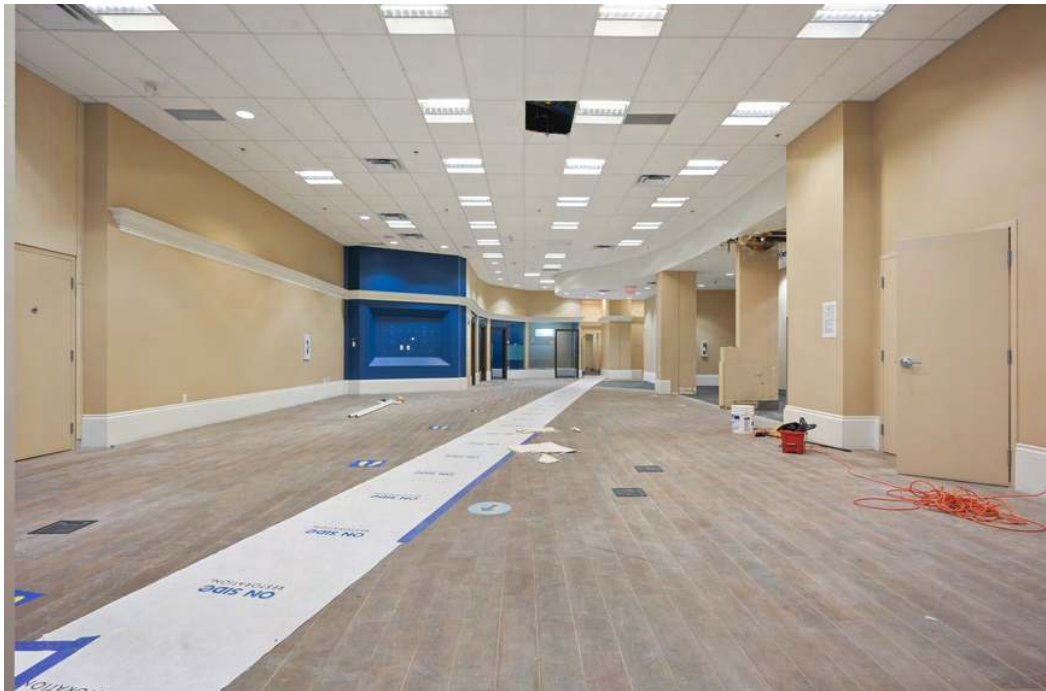




# Leasing Opportunities

B Suite 240 - 6,101 sf

OPPORTUNITY TO DEMISE







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