

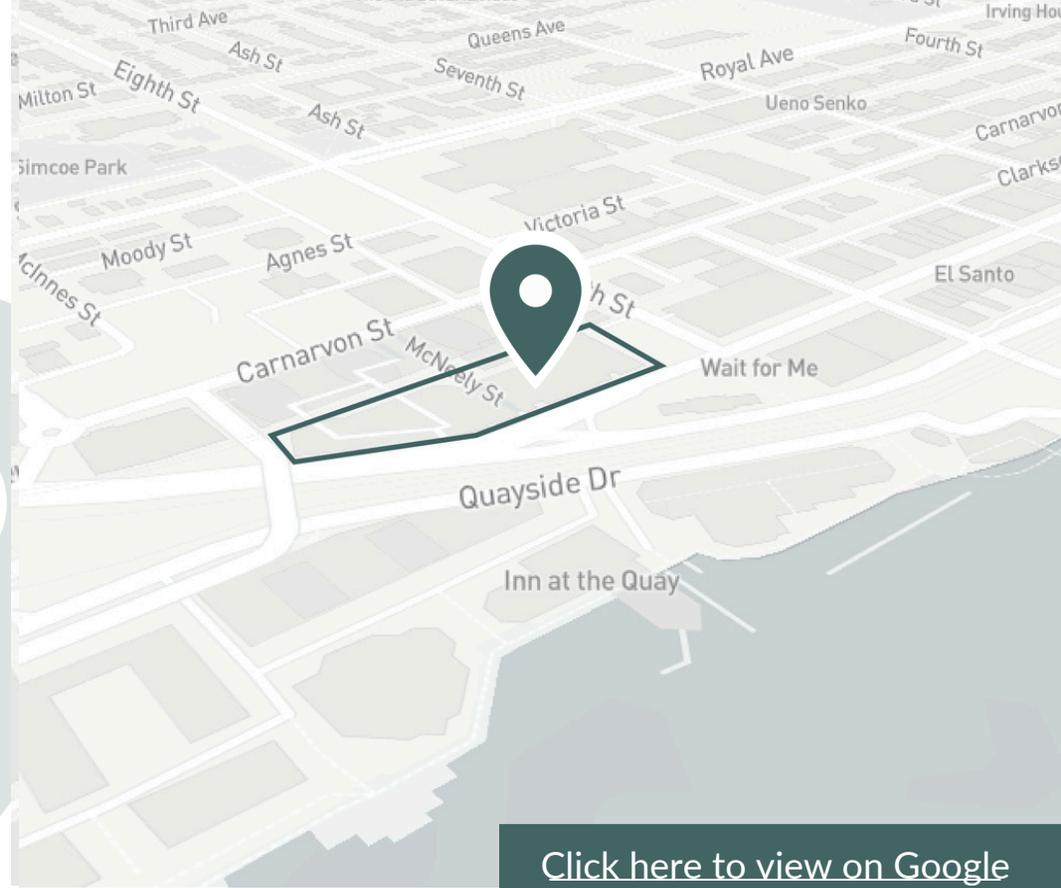
Shops at New West

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 with 10 VIP Cinemas**, 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.



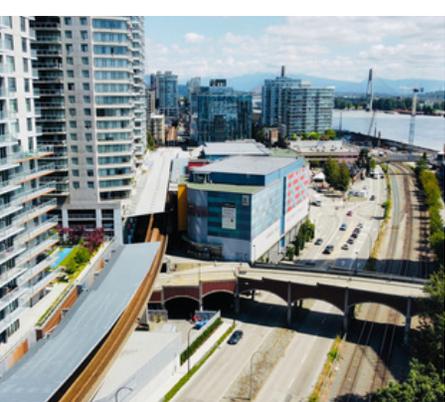
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Demographics & Neighbourhood

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 weekly** via the connected Skytrain Station and over **40,000 vehicles** at the intersection of Columbia St and 8th St. **There are 5 bus stations servicing the surrounding community with 8 bus routes.** It's across the street from the Anvil Centre, a venue and hub for arts and culture as well as a block south of the Douglas College campus with **over 8,000 full-time students.**

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 Westminister Quay & 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

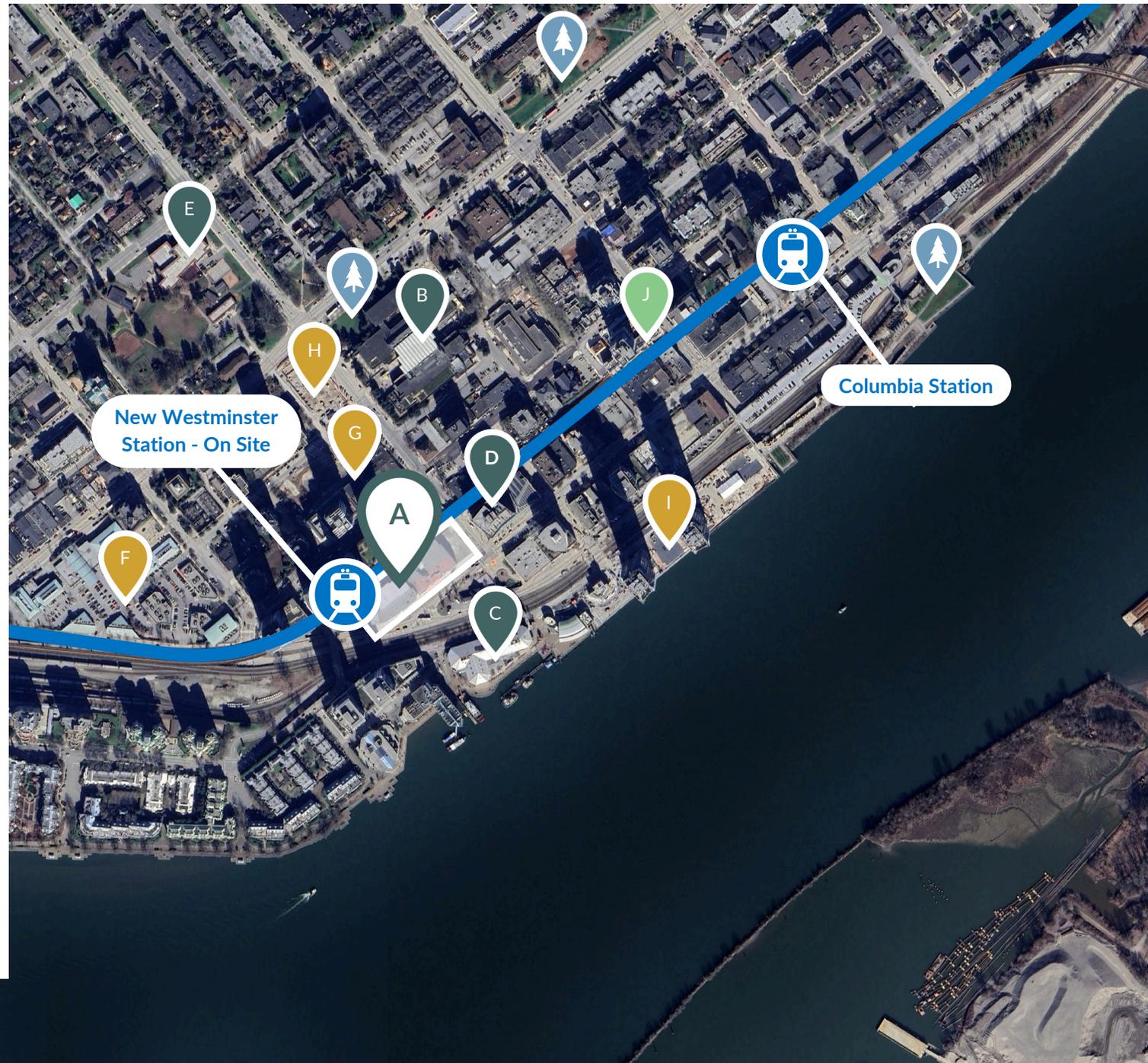
 Notable Locations

 Active/Future Developments

 Recently completed Developments

 Parks

 Skytrain



New & Future Density



618 Carnarvon

-  262 units
-  Completion Date: 2023
-  5-minute walk to Shops at New West



616-640 SIXTH STREET

-  338 units
-  Completion Date: Q4 2025
-  8-minute drive to Shops at New West



Pier West

-  665 units
-  Completion Date: Q1 2025
-  4-minute walk to Shops at New West



808 Royal

-  244 units
-  Completion Date: Q1 2027
-  3-minute walk to Shops at New West



809 - 811 Carnarvon St

-  469 residential units & 145 hotel rooms
-  Completion TBD
-  2-minute walk to Shops at New West



Columbia Square - Redevelopment

-  2,400 units
-  Completion Date: TBD
-  6-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 - Located on site



Nearest Rail line
New Westminster SkyTrain Station - Located on site



Population (5km)
230,426



Walk Score
97



Household Income (5km)
\$101,369



Transit Score
81



Households (5km)
86,194



Traffic count
40,439



18.3% Population Growth
by 2028 (1km)



39 Median
Age

Featured Tenants



Leasing Opportunities

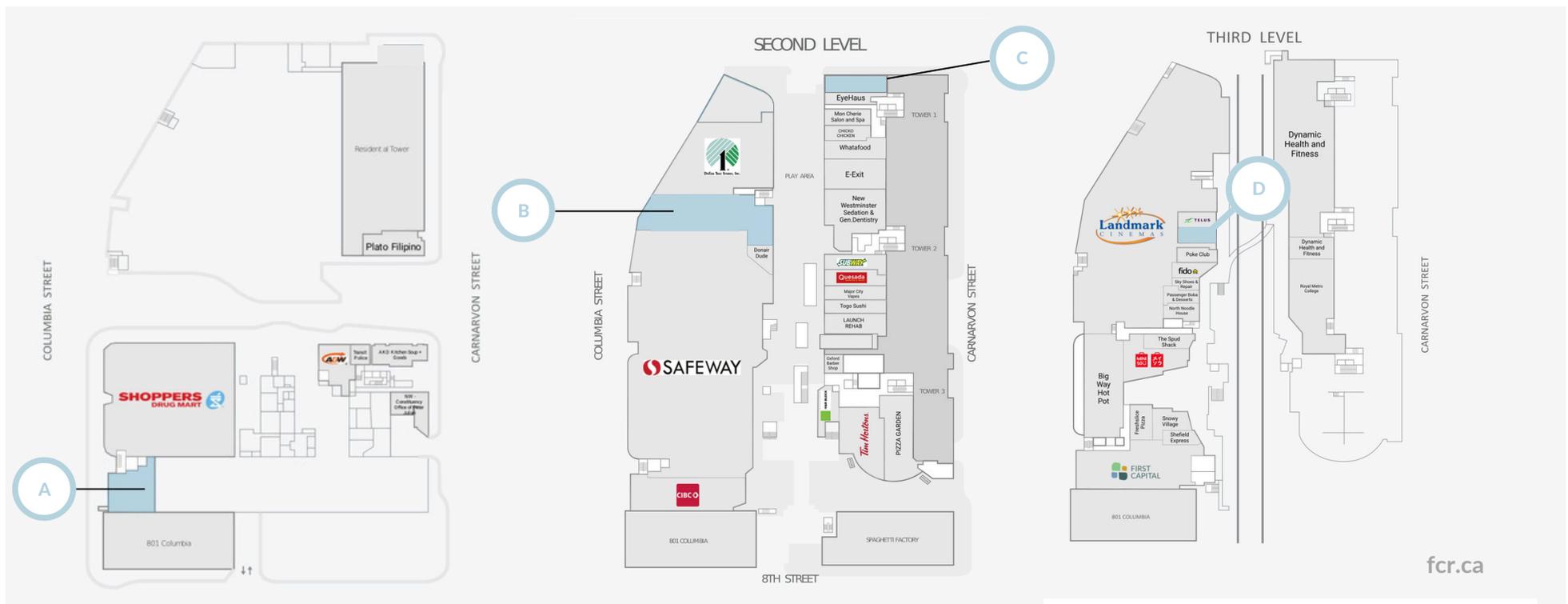
Op. Costs & Taxes \$26.90 psf
*2025 estimates

	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	48' frontage, shell condition
C	Second	271	1,400 sf	Retail	Immediate	Improved retail space
D	Third	376	686 sf	Office	Q3 2025	

Street Level

Second Level

Third Level



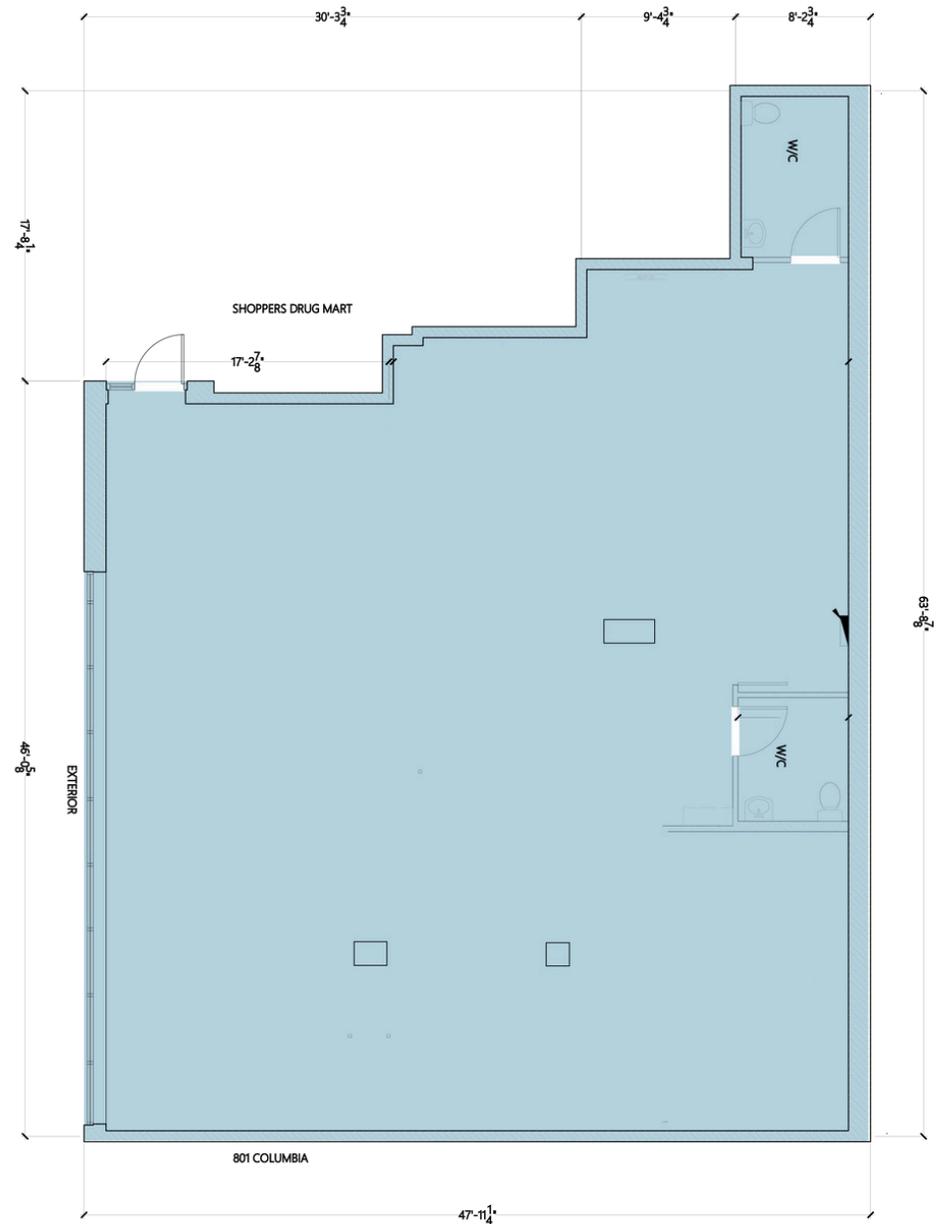
Leasing Opportunities

A Suite 500 - 2,566 sf

Size	2566 SF
Unit Number	500
Available	Q2 2025
Ideal Use	Office, service or retail

Notes

- 46+ feet of frontage along Columbia St
- Shell Condition
- Bus stop directly in front of the unit
- Ceiling height ~10-13'



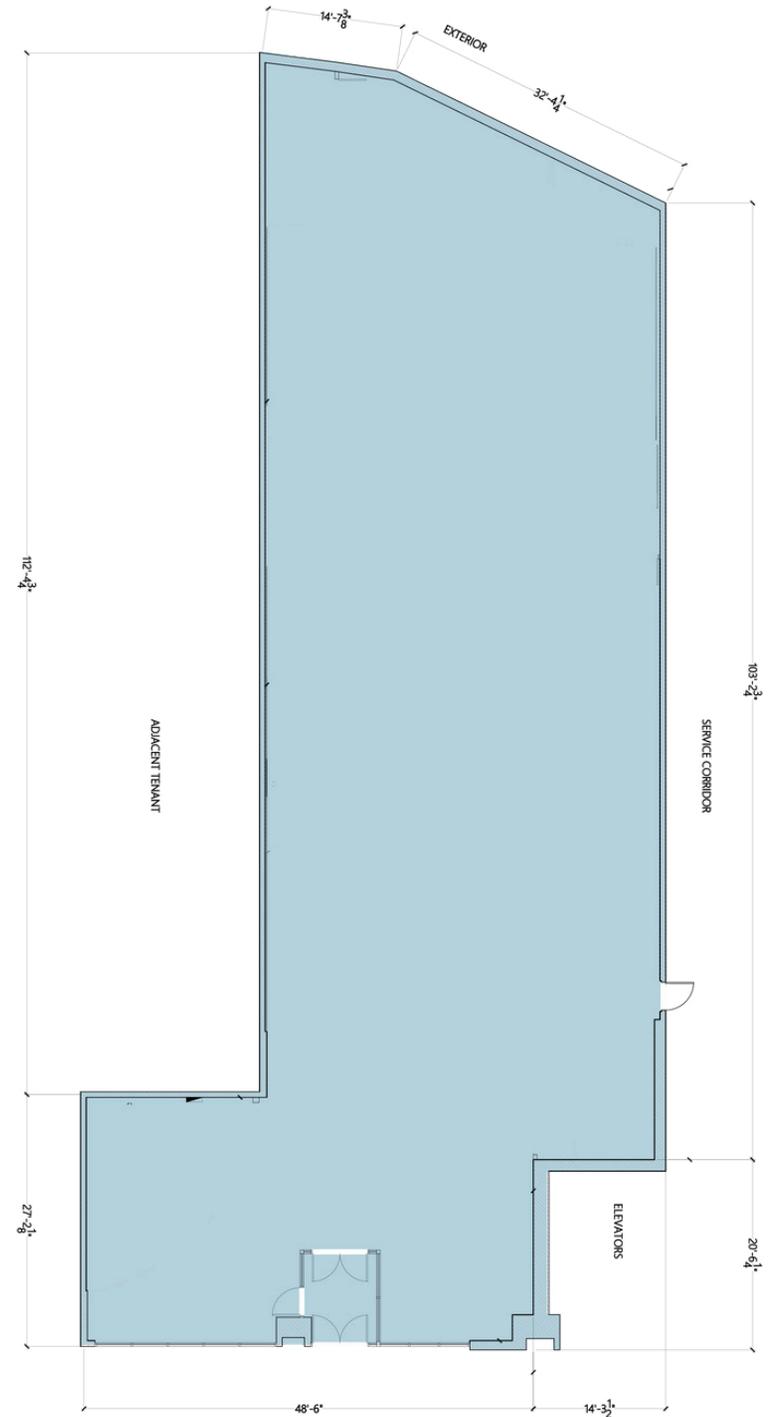
Leasing Opportunities

B Suite 240 - 6,101 SF

Size	6,101 SF
Unit Number	240
Available	Q2 2025
Ideal Use	Bank, big box retail

Notes

- 48+ feet of frontage
- Shell condition
- Ceiling height ~10-13'



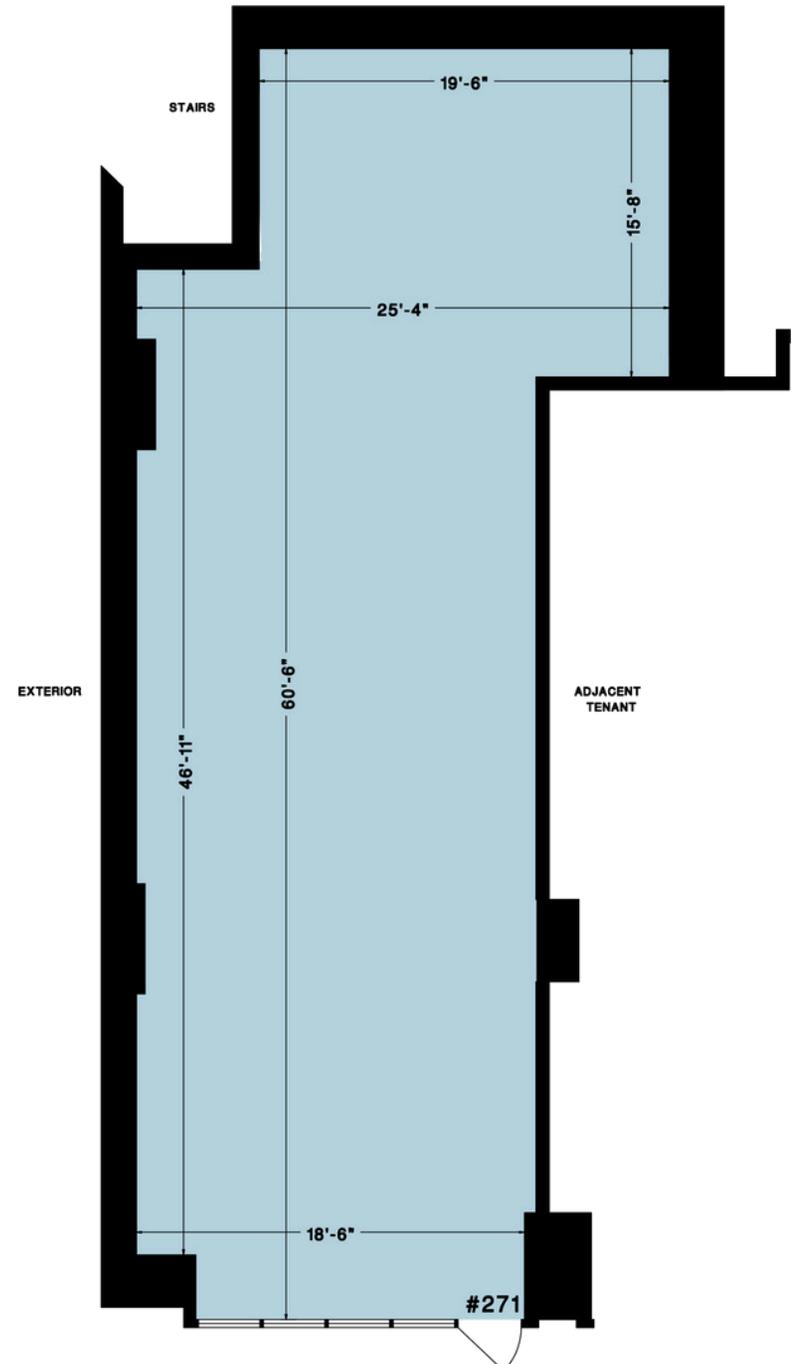
Leasing Opportunities

C Suite 271 - 1,400 sf

Size	1400 SF
Unit Number	376
Available	Q2 2025
Ideal Use	Retail

Notes

- 18+ feet of frontage
- Turnkey



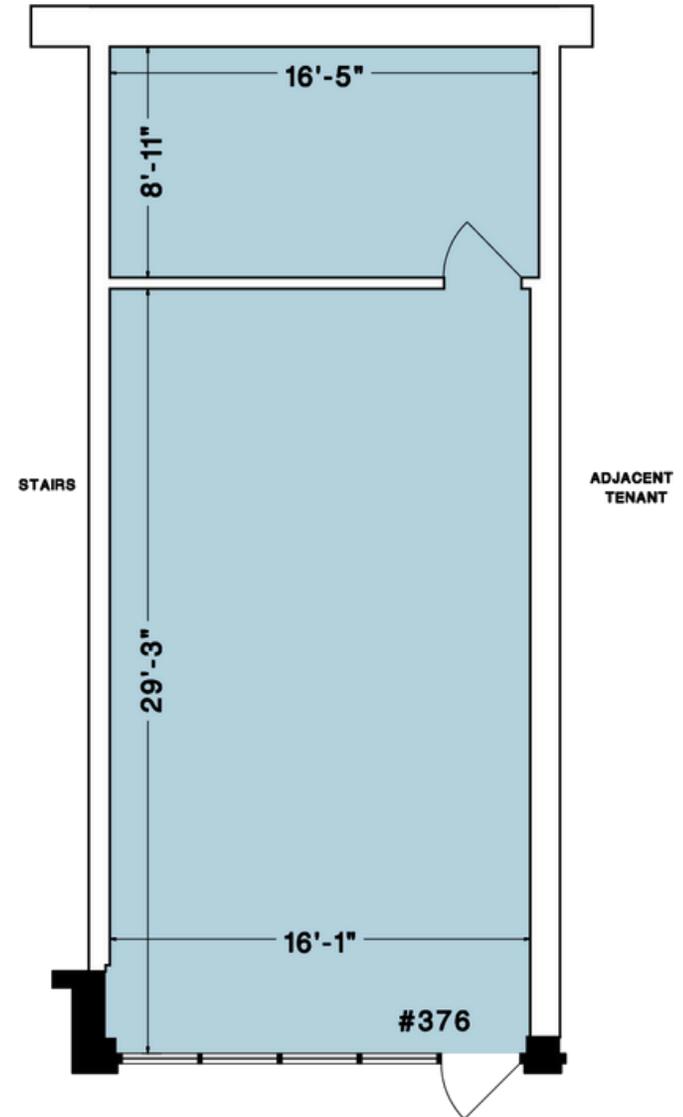
Leasing Opportunities

D Suite 376 - 686 sf

Size	686 SF
Unit Number	376
Available	Q3 2025
Ideal Use	Office

Notes

- 16+ feet of frontage





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