

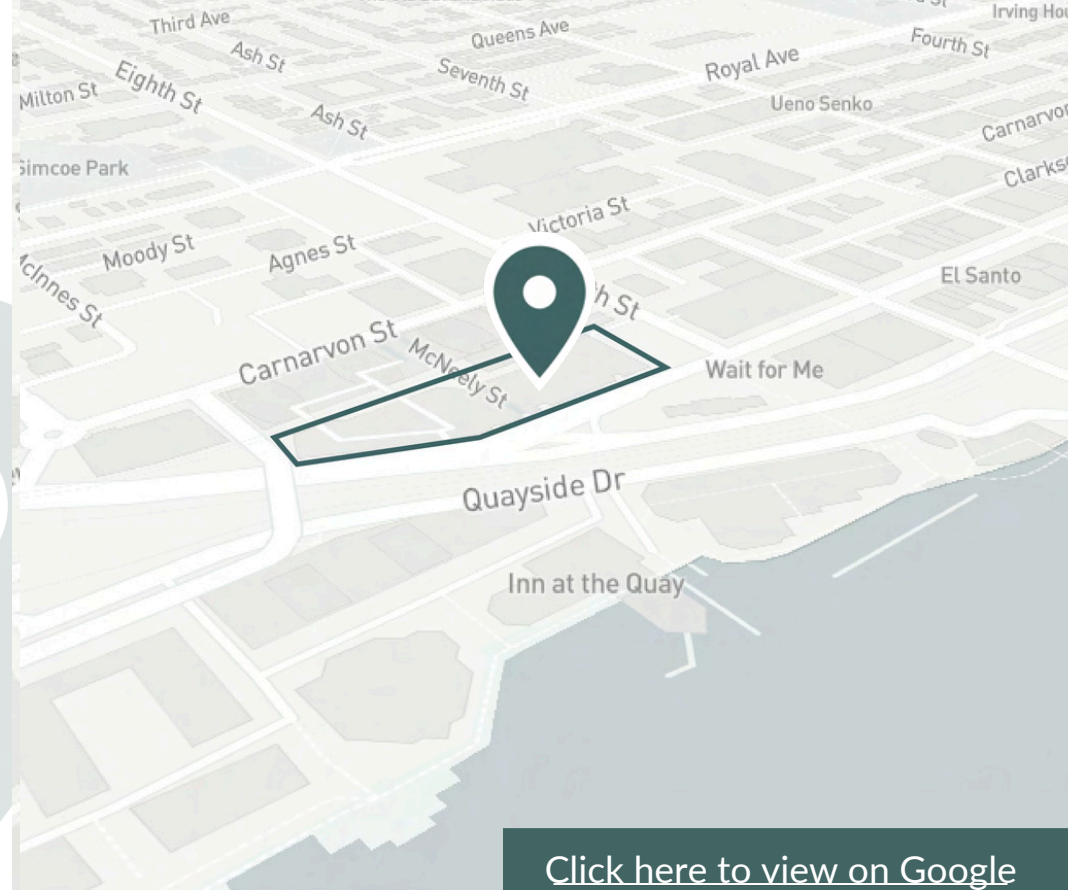
Shops at New West

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.



[Click here to view on Google](#)

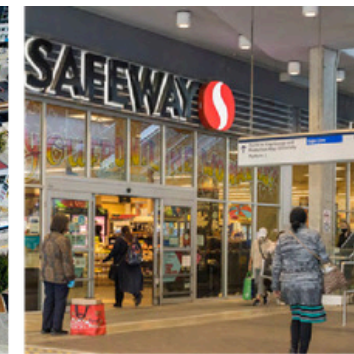


Demographics & Neighbourhood

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 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 39**. 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.

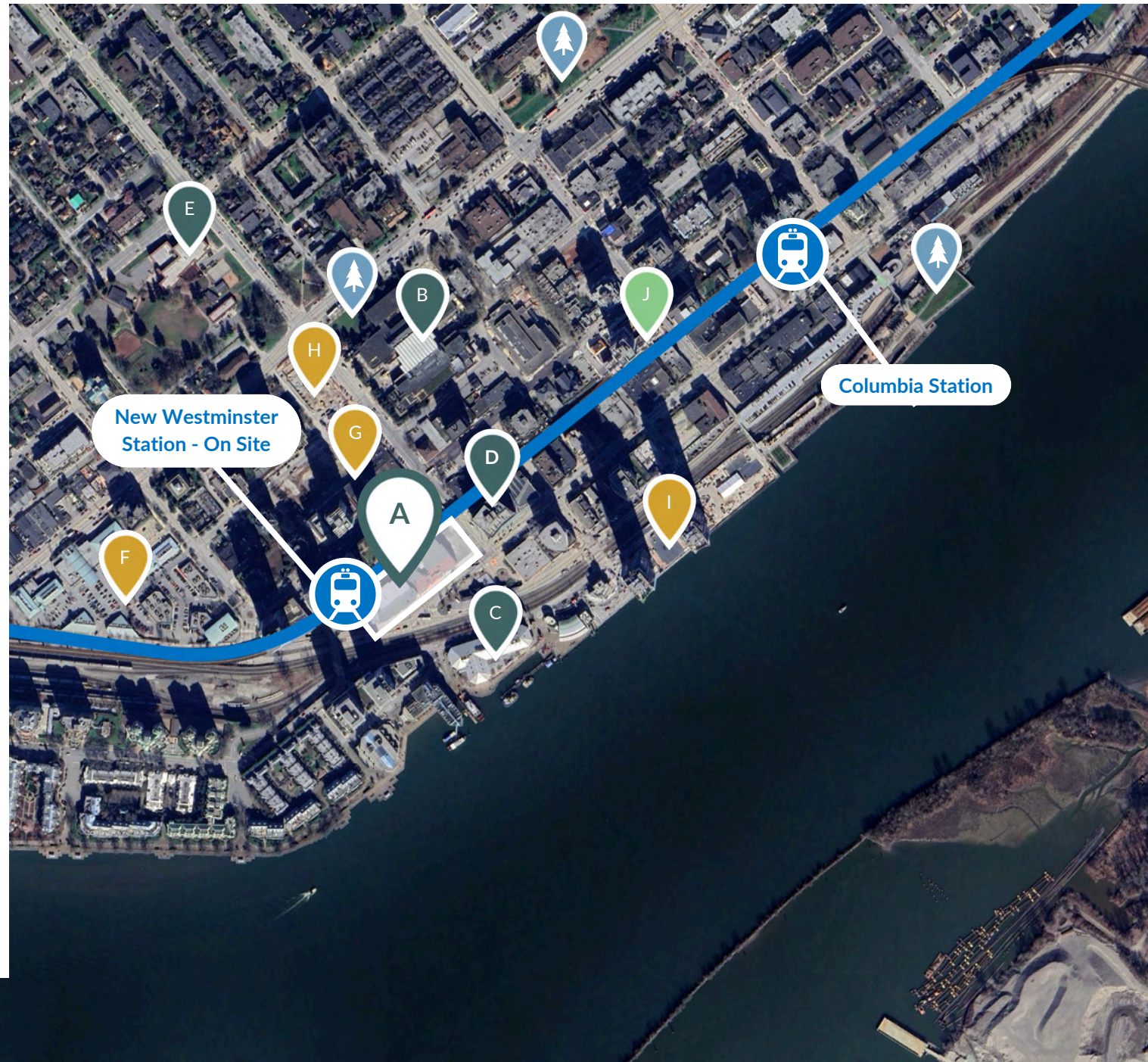


Notable Locations

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)
266,000



Household Income (5km)
\$124,000



Households (5km)
95,000



18.3% Population Growth
by 2028 (1km)



20,000+ 0-9 years old
within 5km



Walk Score
97



Transit Score
81



Traffic count
40,439



39 Median
Age

Featured Tenants



Leasing Opportunities

Op. Costs & Taxes \$32.30 psf
*2026 estimates

	Level	Suite	Size (sf)	Ideal Use	Availability	Notes
A	Street	500	2,566 sf	QSR, Retail	Immediate	Exposer to Columbia Street
B	Street	110	1,345 sf	Office	Immediate	Built out office with bathroom and kitchenette
C	Concord	240	6,038 sf	Bank, big box retail	Immediate	48' frontage, shell condition
D	Concord	271	1,400 sf	Retail	Immediate	Improved retail space
E	Third	320	6,134 sf	Office	60 days notice	built out office

Street Level

Second Level

Third Level



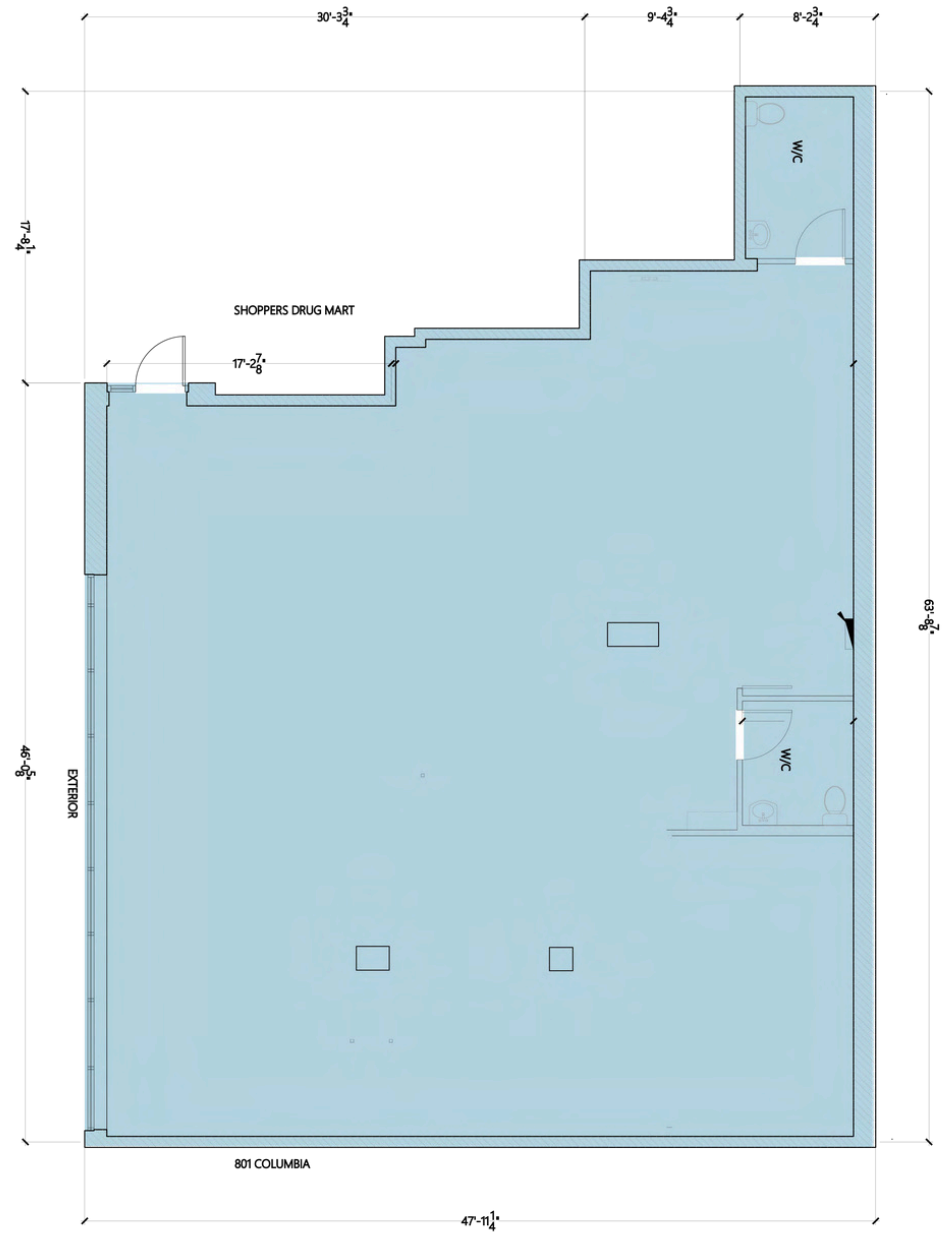
Leasing Opportunities

A Suite 500 - 2,566 sf

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

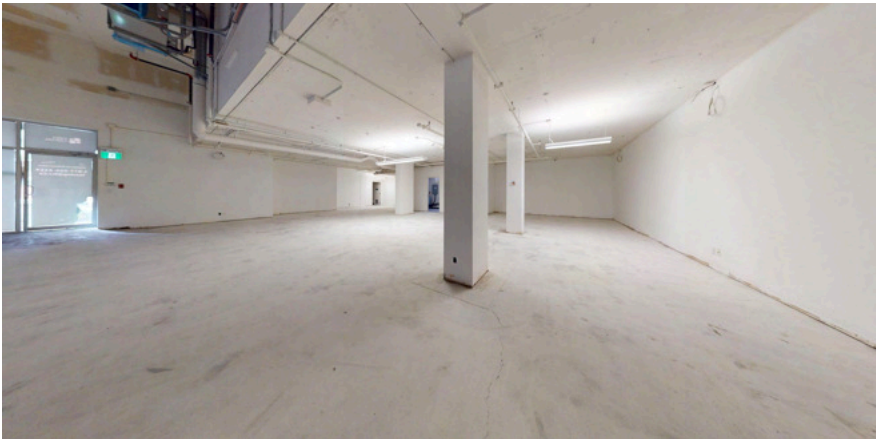
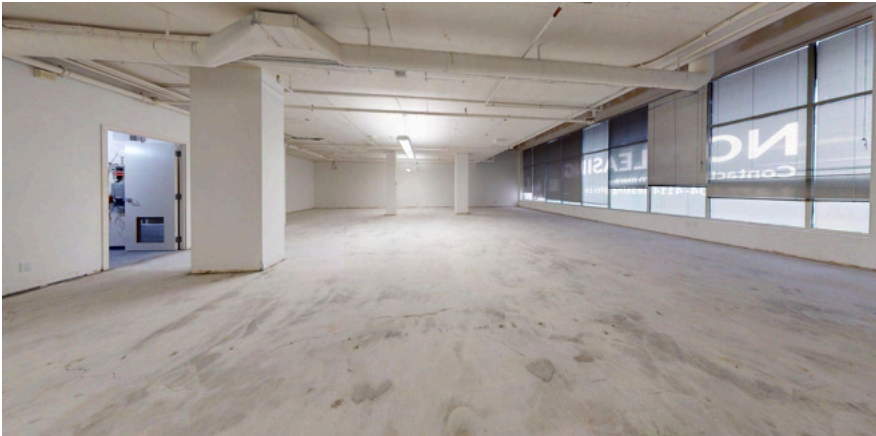
Notes

- 46+ feet of frontage along Columbia St
- Shell Condition with 2 washrooms
- Bus stop directly in front of the unit
- Ceiling height ~10-13'



Leasing Opportunities

A Suite 500 - 2,566 sf



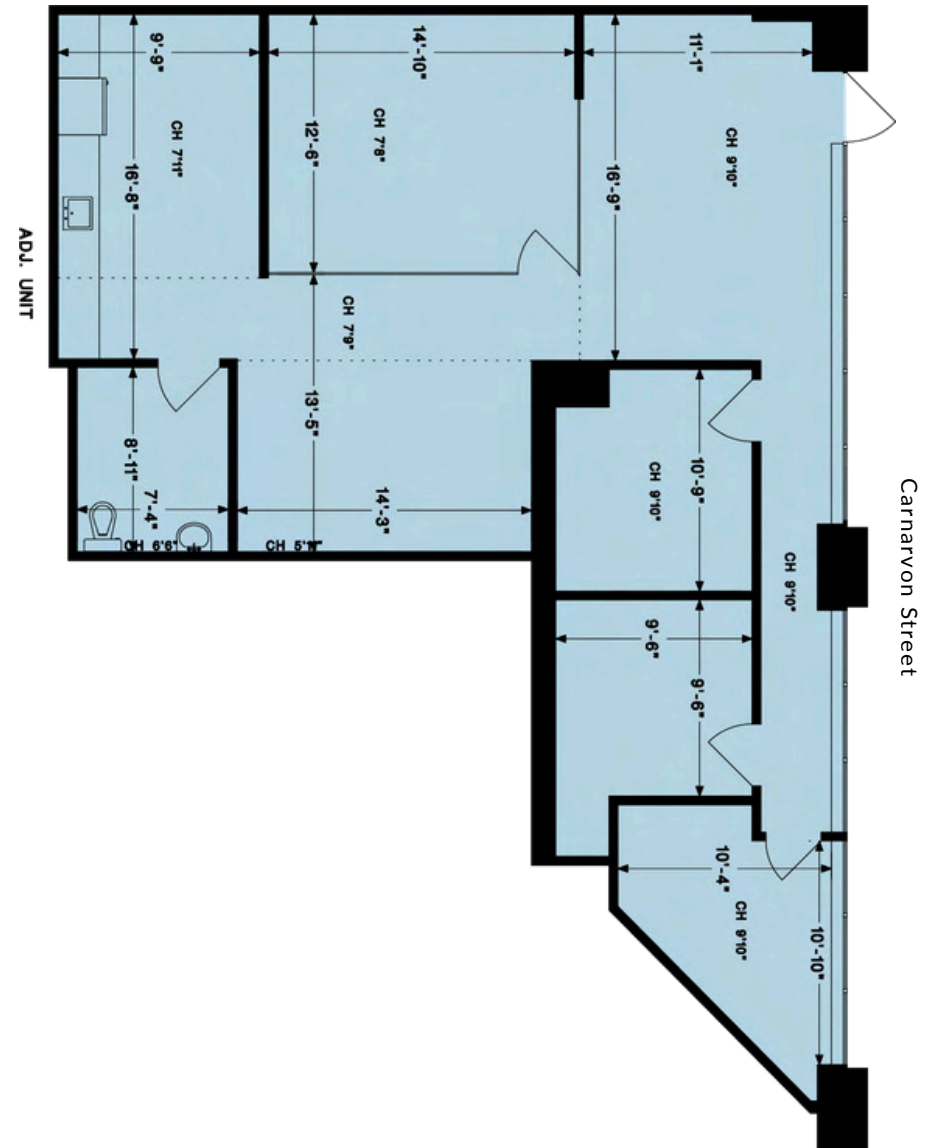
Leasing Opportunities

B 110 - 1,345 sf

Size	1,345 SF
Unit Number	110
Available	Immediate
Ideal Use	Office

Notes

- ~45+ feet of frontage along Carnarvon St
- Built out office with a bathroom and kitchenette
- Next to Bus loop and Parking



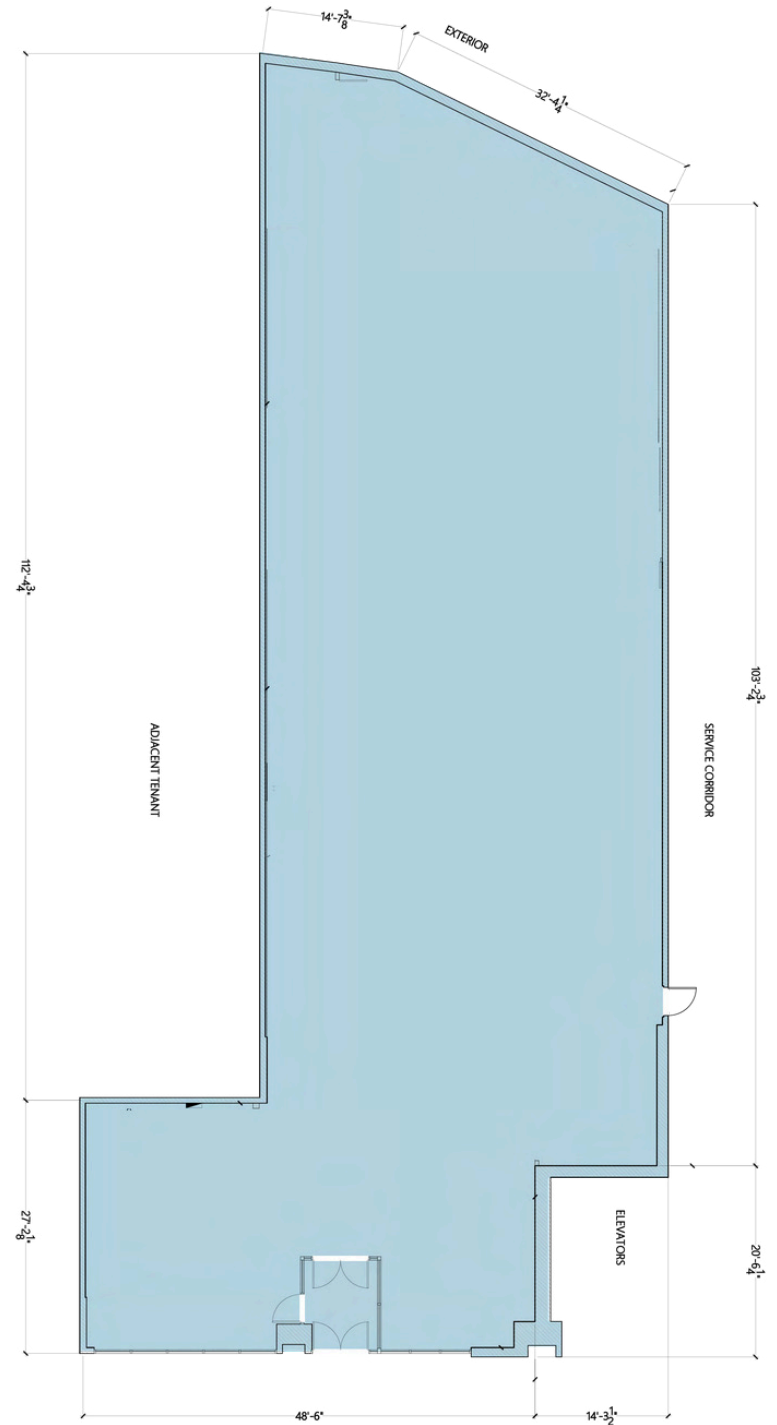
Leasing Opportunities

C Suite 240 - 6,038 sf

Size	6,101 SF
Unit Number	240
Available	Q2 2025
Ideal Use	QSR, Retail

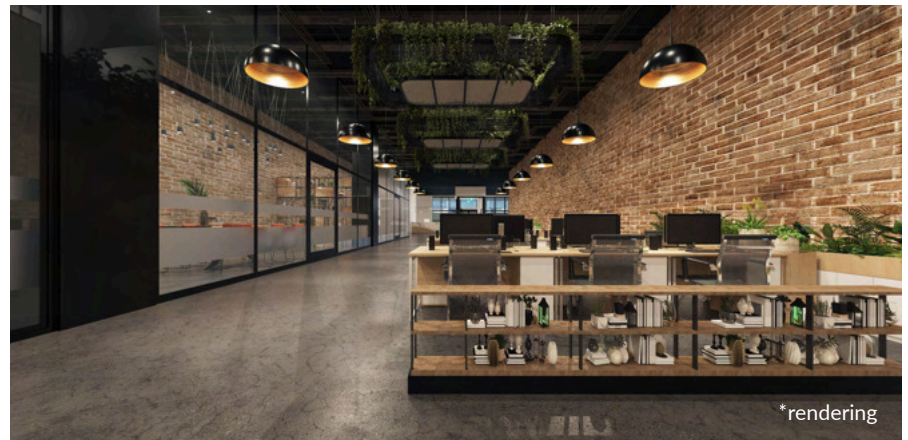
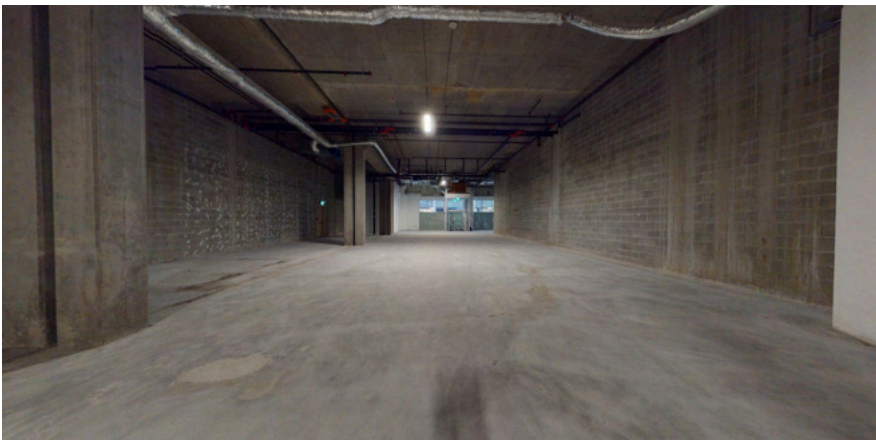
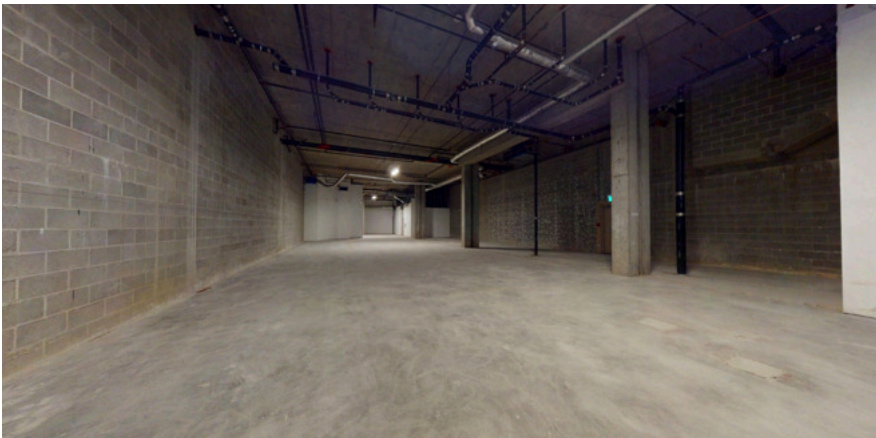
Notes

- 48+ feet of frontage
- Shell condition with existing washrooms
- Ceiling height ~18'
- located next to grocery anchor



Leasing Opportunities

C Suite 240 - 6,038 sf



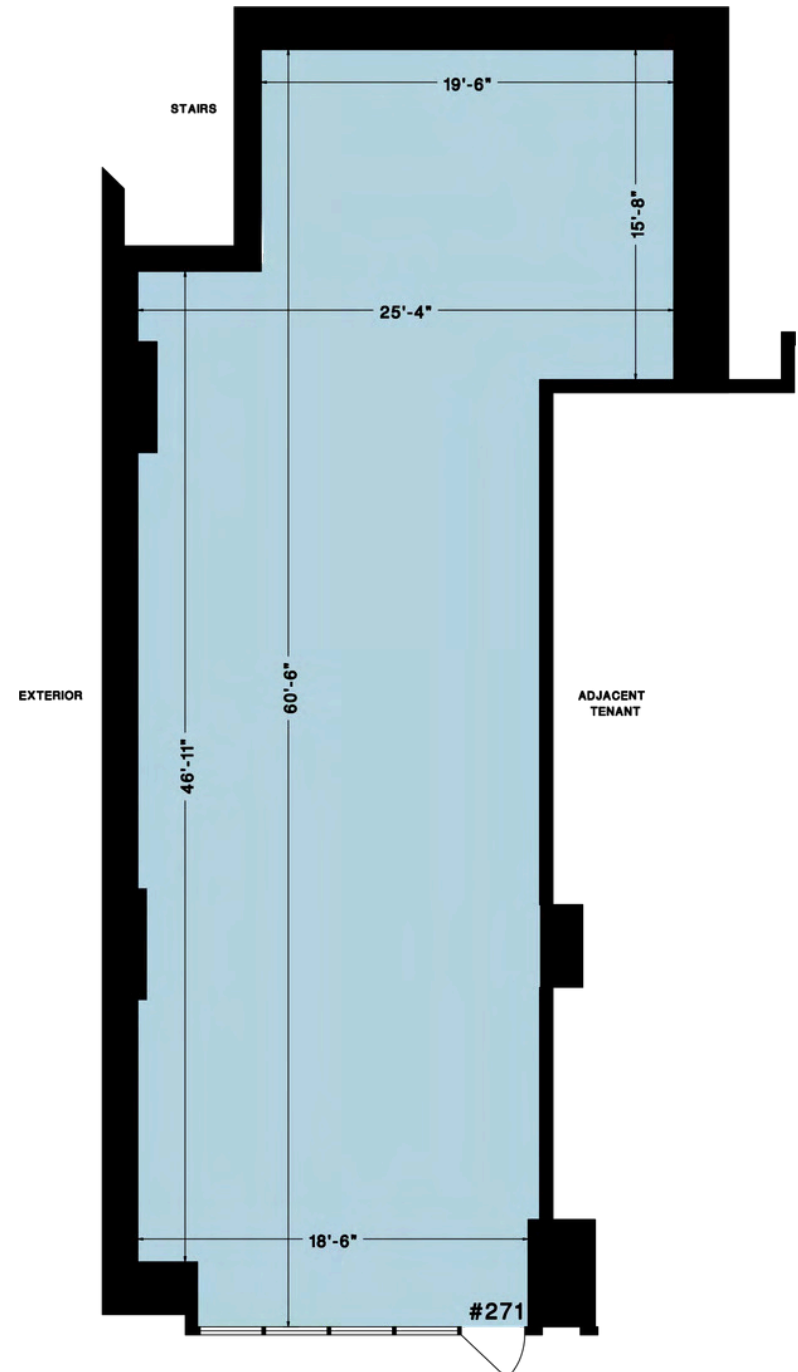
Leasing Opportunities

D Suite 271 - 1,400 sf

Size	1,400 SF
Unit Number	376
Available	Q2 2025
Ideal Use	Retail

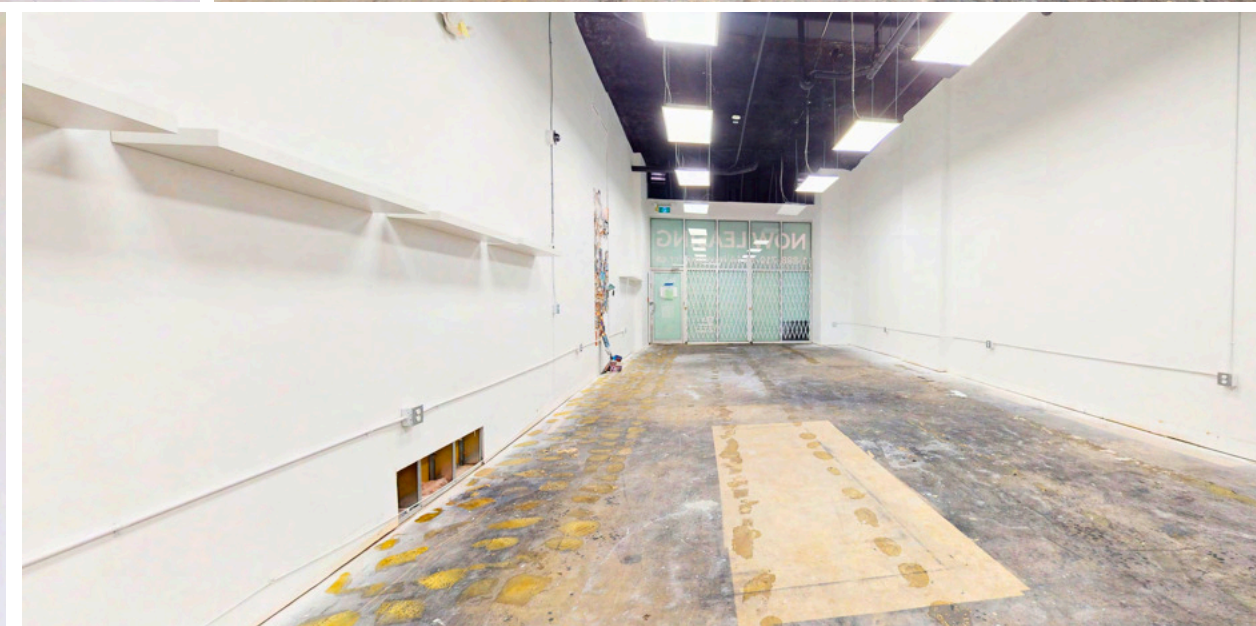
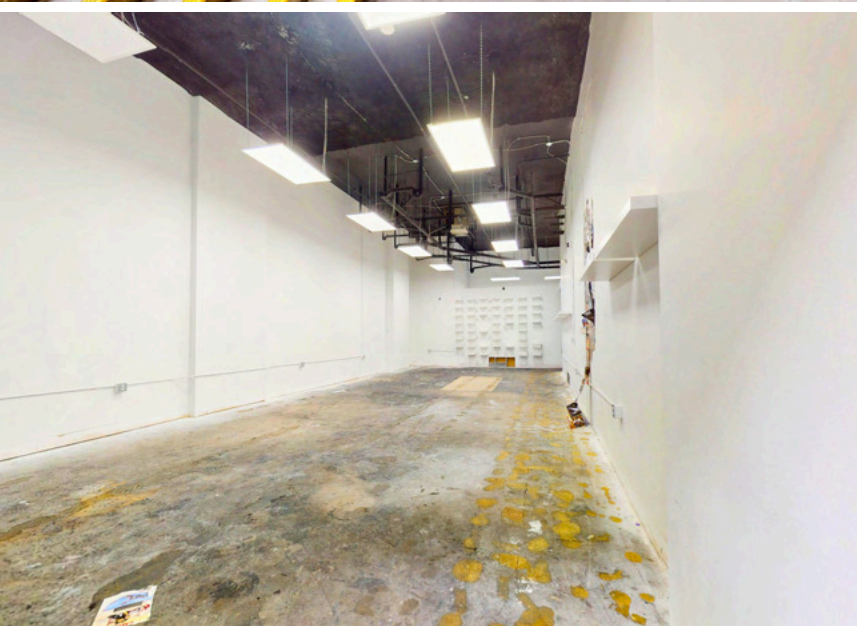
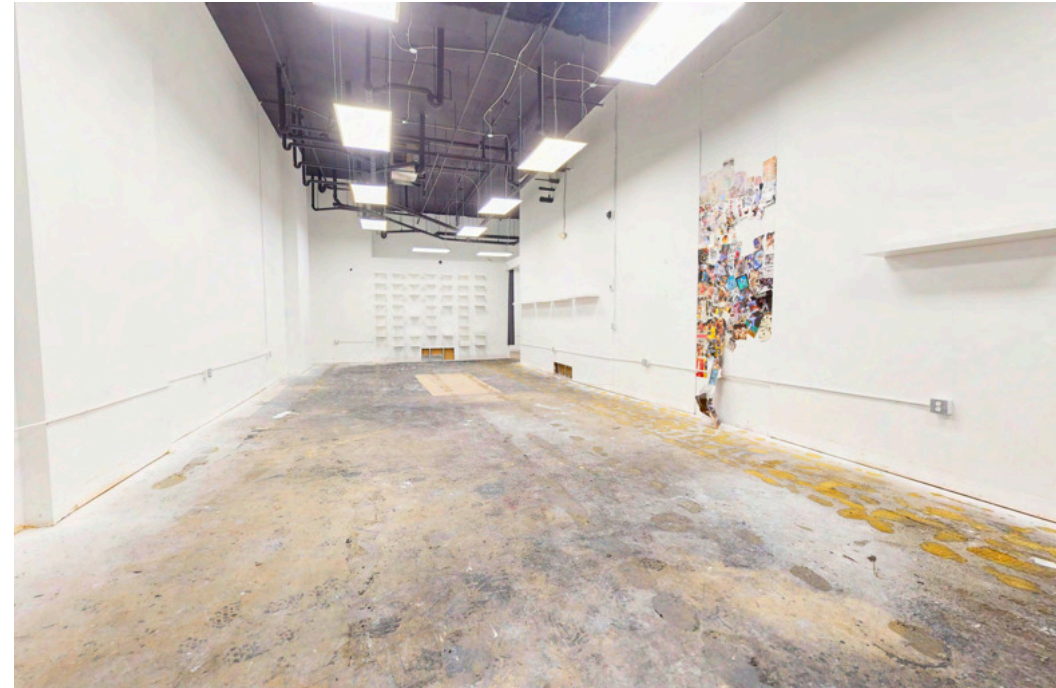
Notes

- 18+ feet of frontage
- Shell condition



Leasing Opportunities

D Suite 271 - 1,400 sf



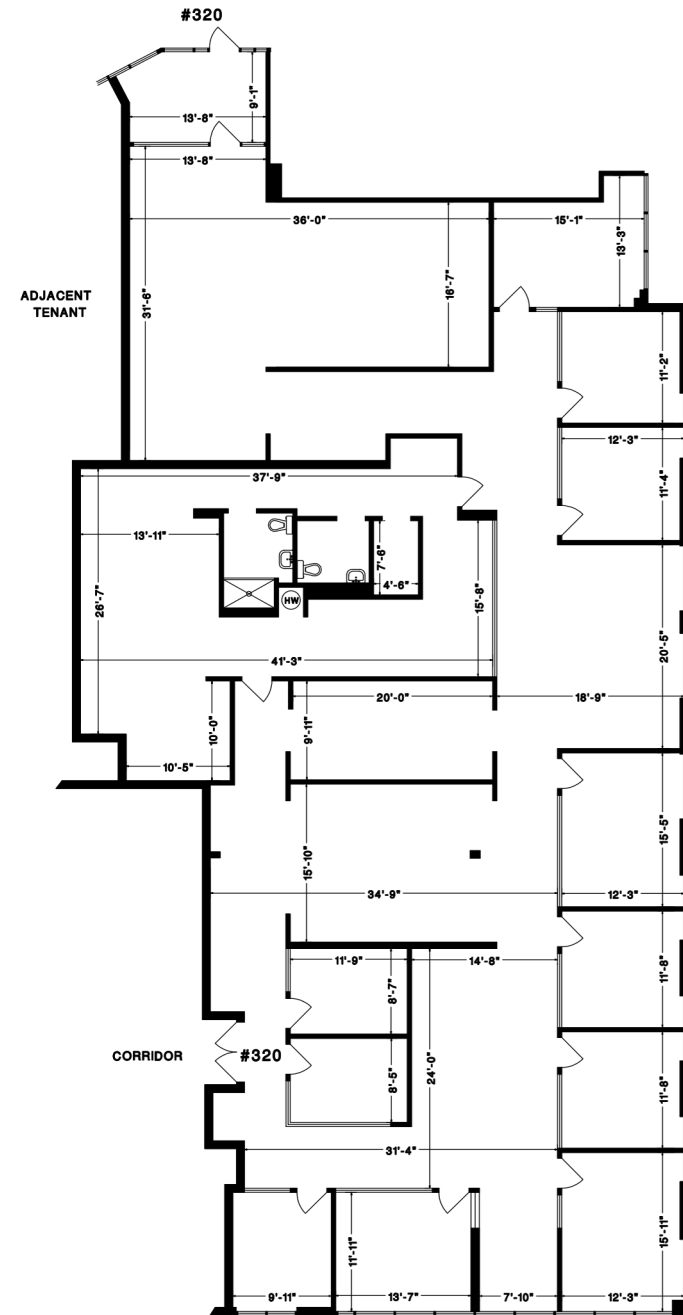
Leasing Opportunities

E Suite 320 - 6,134 sf

Size	6,134 SF
Available	2026
Ideal Use	Office

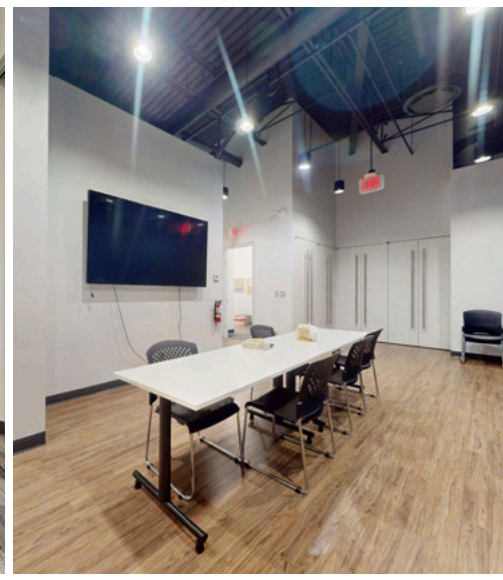
Notes

- Turnkey office
- Private offices and boardrooms
- Kitchenette
- Restrooms
- Located next to the Skytrain station
- Corner unit
- Natural Light



Leasing Opportunities

E Suite 320 - 6,134 sf





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