

RETAIL FOR LEASE ON THE RIVERFRONT

PIER WEST

750 QUAYSIDE DRIVE, NEW WESTMINSTER



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PROJECT SUMMARY

Pier West is a signature mixed-use development by **Bosa Development**, set along the scenic **Westminster Pier Park**. As a cornerstone of **New Westminster's waterfront revitalization**, Pier West features two striking residential towers—including one of the tallest on Metro Vancouver's waterfront—and a vibrant four-storey commercial space.

Highlights:

- ✦ Premier location in the heart of the Quay District, New Westminster
- ✦ Excellent accessibility via transit, foot traffic, and nearby roadways
- ✦ Ideal for restaurants and cafés, with units offering dedicated outdoor seating
- ✦ Generous surface parking available for both patrons and staff
- ✦ Stunning riverfront setting, perfect for an elevated customer experience



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DETAILS

COMMERCIAL BUILDING

Ground Level:

CRU 2*: 872 SF

CRU 3*: 1,116 SF

Total: 1,988 SF

Patio: 1,000 SF (approx.) in front of CRU 2 & 3

Ceiling Height: Up to 14 ft. (approx.)

*Available Q1 2027

Daycare (2nd & 3rd Floors): LEASED

Commercial/Public Parking: 97 stalls (pay parking)

Basic Rent: Contact Listing Agents

Additional Rent (2026): \$25.06 PSF

Access to underground parkade at roundabout on Quayside Drive

CONTACTS

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DEMOGRAPHICS

Drive Time	3min	7min	12min
2025 Population	12,269	68,805	255,563
2030 Populations Projections	12,830	71,573	277,424
2025 Daytime Population	15,041	61,570	237,045
2025 Average HH Income	\$114,531	\$118,119	\$121,281

AREA RETAILERS



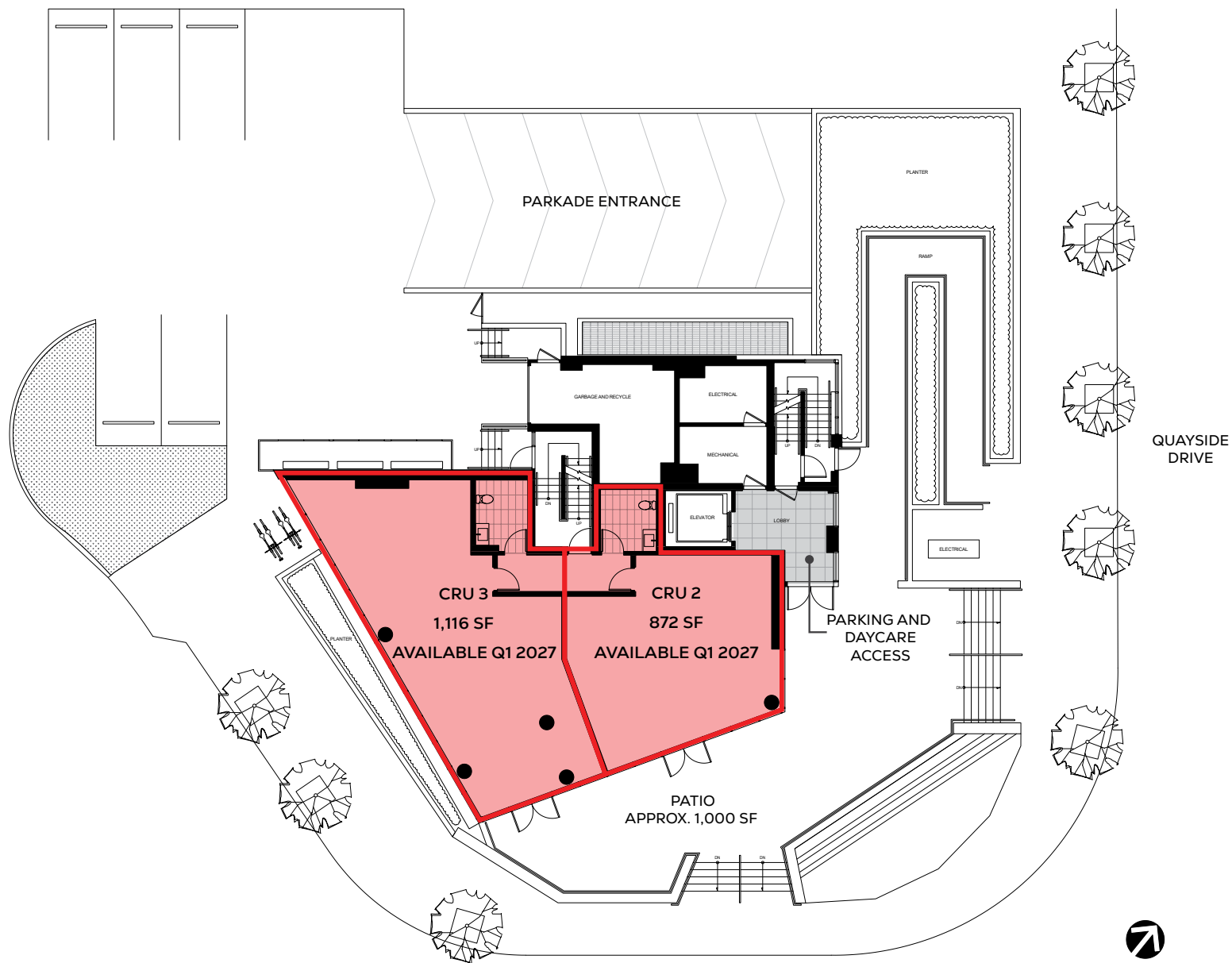
RIVER MARKET
NEW WESTMINSTER BC



CITY AVENUE
MARKET

THE BOATHOUSE
RESTAURANT
ESTABLISHED 1981

FLOOR PLAN - COMMERCIAL BUILDING



AERIAL



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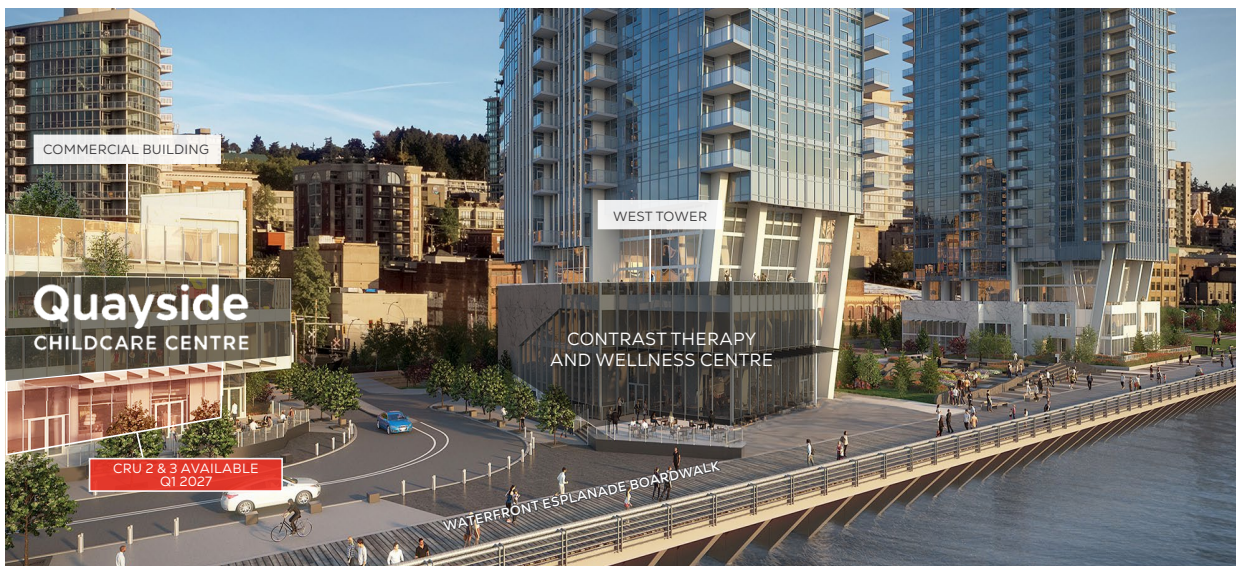
RENDERINGS



Waterfront Esplanade Boardwalk



CRU 2 & 3 AVAILABLE Q1 2027



CRU 2 & 3 AVAILABLE Q1 2027