



# PIER WEST

750 Quayside Drive,  
New Westminister, BC

NEW WESTMINSTER'S NEWEST  
RIVERFRONT COMMUNITY



**SHELDON SCOTT**  
Personal Real Estate Corporation  
604.416.5582  
sheldon@sitings.ca

**KAYLA MORROW**  
Senior Associate  
604.416.5584  
kayla@sitings.ca

**SITINGS REALTY LTD.**  
SITINGS.CA / 604.684.6767  
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

# PROJECT SUMMARY

Pier West is a landmark project developed by Bosa Development, that will bring vibrant amenities to one of the most significant waterfront properties in Metro Vancouver.

Located by Westminster Pier Park, Pier West is at the heart of New Westminster's waterfront revitalization. The mixed-use development includes two residential towers, including one of the tallest buildings on Metro Vancouver's waterfront, and a four-storey commercial building containing a 3-storey daycare and ground level retail. The project will include a restaurant and expansive patio, looking over the riverfront trail, Pier Park and the Fraser River.

- Planned to offer a mix of retail, restaurant, cafe, and daycare space.
- Two residential towers including 644 residential units
- Riverfront location



# DETAILS

## WEST TOWER

- Restaurant Opportunity: Up to 6,005 SF plus 880 SF patio (approx.)
- Residential: 665 units
- Ceiling Heights: Up to 27 ft. (approx.)
- Commercial/Public Parking: 97 stalls

## COMMERCIAL BUILDING

- Ground Level:
  - CRU 2: 872 SF (Available 2026)
  - CRU 3: 1,116 SF (Available 2026)
  - Total: 1,988 SF (Available 2026)
  - Patio: 1,000 SF in front of CRU 2 & 3 (approx.)
  - Ceiling Heights: Up to 14 ft. (approx.)
- Daycare:
  - Level 2: 2,200 SF
  - Level 3: 1,750 SF
  - Level 4: No enclosed space
  - Total: 3,950 SF
  - Outdoor Play Area: 3,280 SF over three levels
  - Ceiling Heights: Up to 8.5 ft. (approx.)

- Commercial/Public Parking: 97 stalls

- Basic Rent: Contact Listing Agents

- Estimated Additional Rent (2025): \$26.08 per square foot

- Completion: Anticipated for Q3/Q4 of 2024

# DEMOGRAPHICS

Drive Time	3min	7min	12min
2023 Population	11,028	66,653	232,667
2028 Populations Projections	14,995	74,493	252,584
2023 Daytime Population	12,622	57,402	216,511
2023 Average HH Income	\$103,381	\$107,022	\$113,613

# AREA RETAILERS



# CONTACTS

## SHELDON SCOTT

Personal Real Estate Corporation  
Sittings Realty Ltd

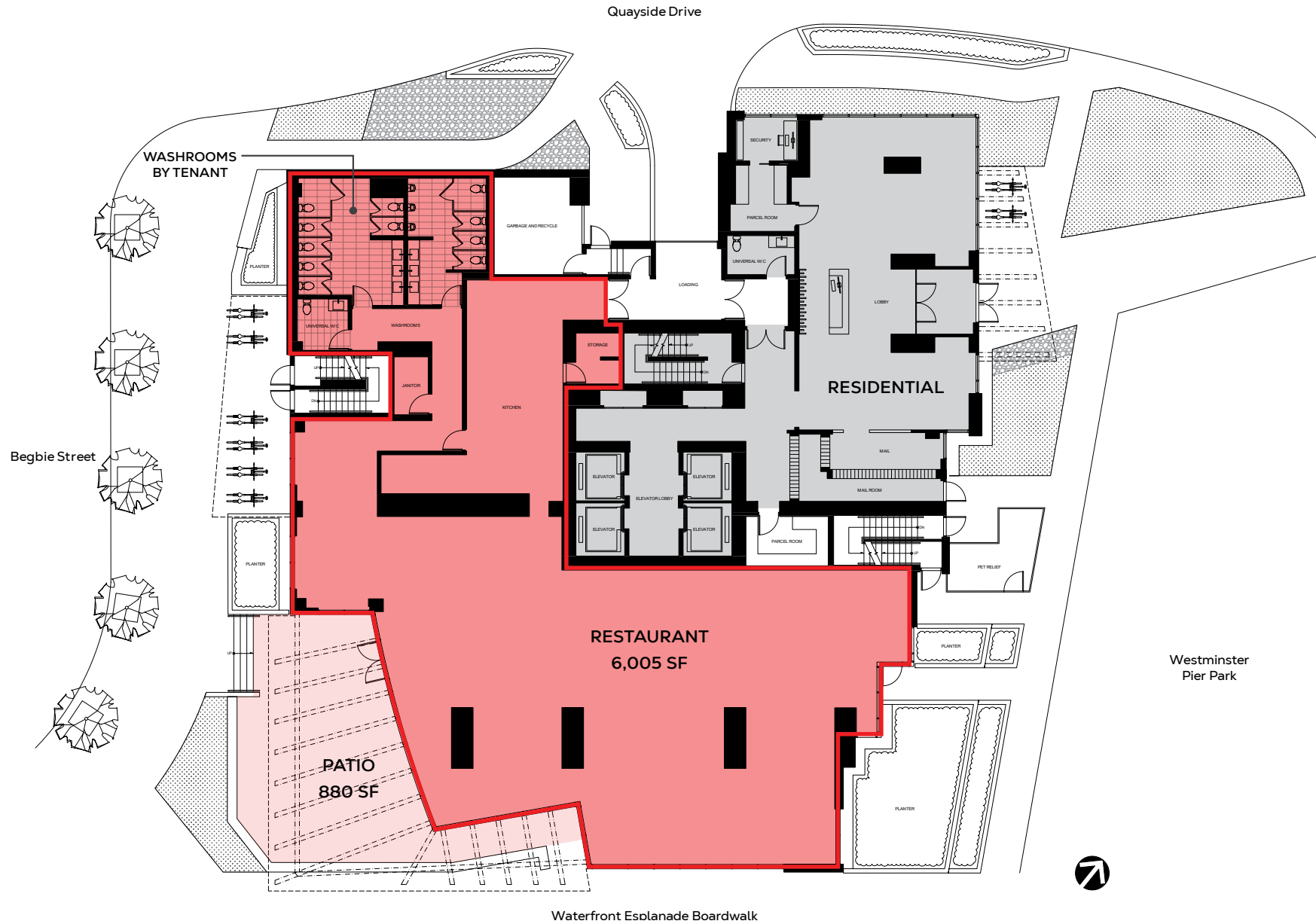
604.416.5582  
sheldon@sittings.ca

## KAYLA MORROW

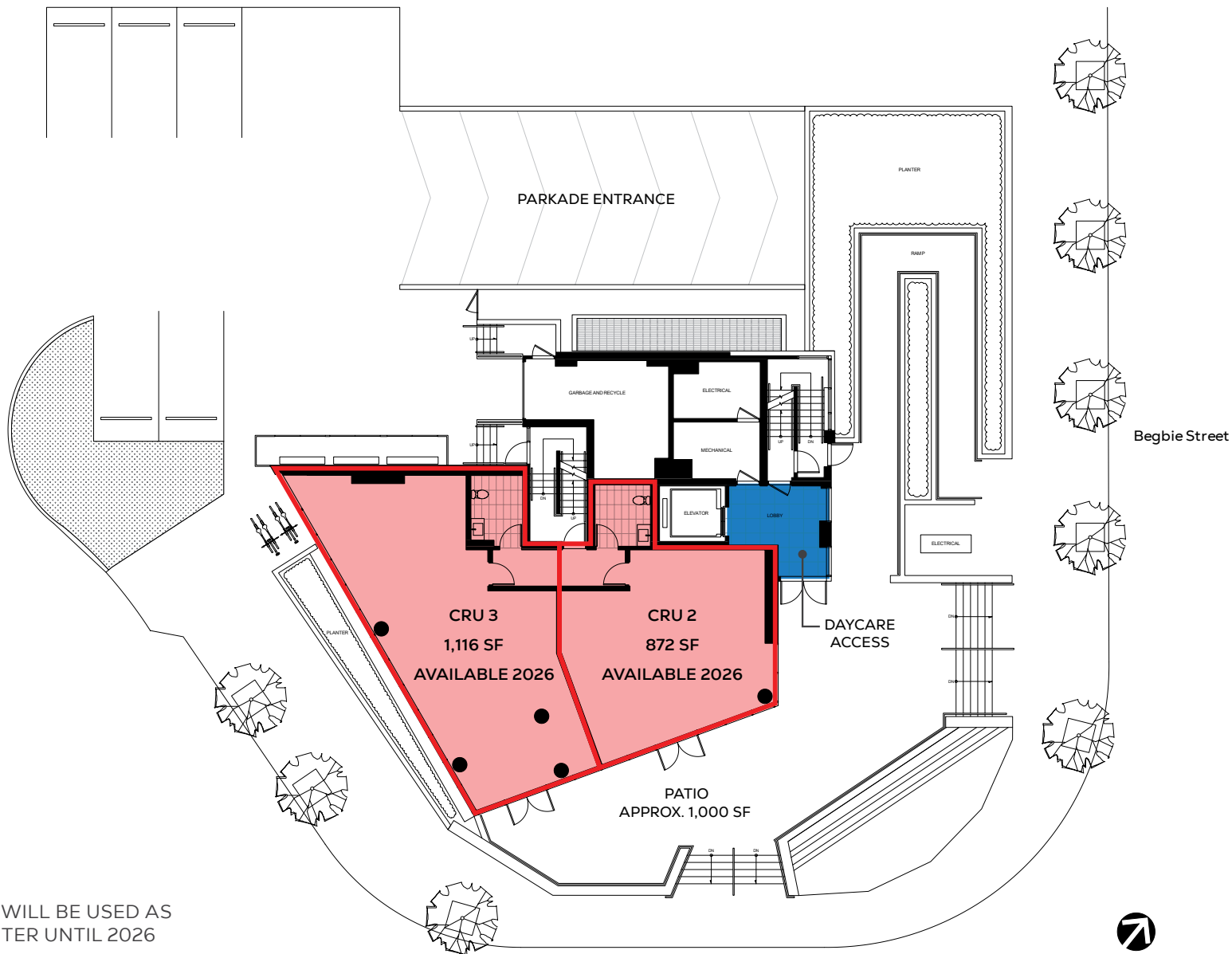
Senior Associate  
Sittings Realty Ltd

604.416.5584  
kayla@sittings.ca

# FLOOR PLAN - WEST TOWER



# FLOOR PLAN - COMMERCIAL BUILDING



CRU 2 AND 3 WILL BE USED AS  
A SALES CENTER UNTIL 2026

# AERIAL



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

