

East Columbia.

PREMIUM RETAIL AND OFFICE SPACE FOR PRE-LEASE



209 E Columbia Street, New Westminister, BC

The Opportunity.

Welcome to East Columbia, the newest addition to New Westminister's Sapperton neighbourhood. This six-storey, 100,000 square foot building features an entire city block of street-level retail, second floor office and four stories of market rental homes above.

Across the street from the Royal Columbian Hospital and The Brewery District, East Columbia is perfectly positioned to reach your target clientele. The location is well-connected to local and regional transit and provides businesses a unique opportunity to join a growing residential, commercial, and medical community.

PROPERTY HIGHLIGHTS



13,000 SF of **retail space**



22,000 SF of **office space**



99 market **rental homes**



High exposure and easy access on **East Columbia Street**



Located in the **Sapperton Neighbourhood**



Estimated Completion: **Q4 2026**



Retail Opportunity.

East Columbia offers over 13,000 square feet of street-level retail space on one of New Westminster's "Great Streets", as outlined in the Official Community Plan (OCP). The space offers eight retail units, ranging from 1,383 to 2,743 square feet, and open layouts that can be customized to suit the needs of any business. The modern design and large storefront windows make a statement and establish a prominent presence in a high-traffic location.

 **13K**
Ground floor

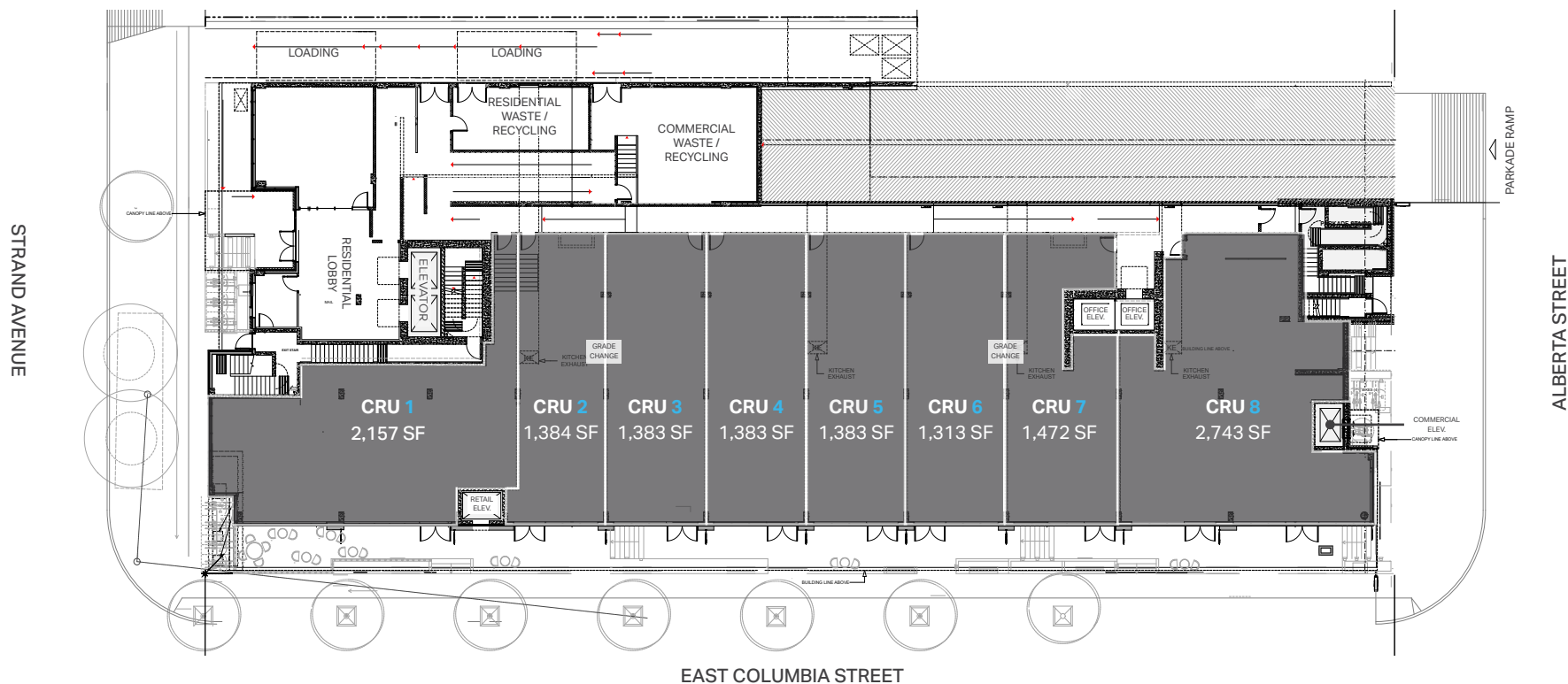
 **8**
Retail units

 **14'8"-21'4"**
Ceiling height



EAST COLUMBIA STREET FRONTAGE


STREET LEVEL RETAIL



Office Opportunity.

The second floor features 22,000 square feet of aesthetically designed office space with room to work, collaborate and create. The 12 available spaces range from 992 to 3,973 square feet and are accessible through a separate, street-front commercial lobby and elevators.

 **12'**
Ceiling height

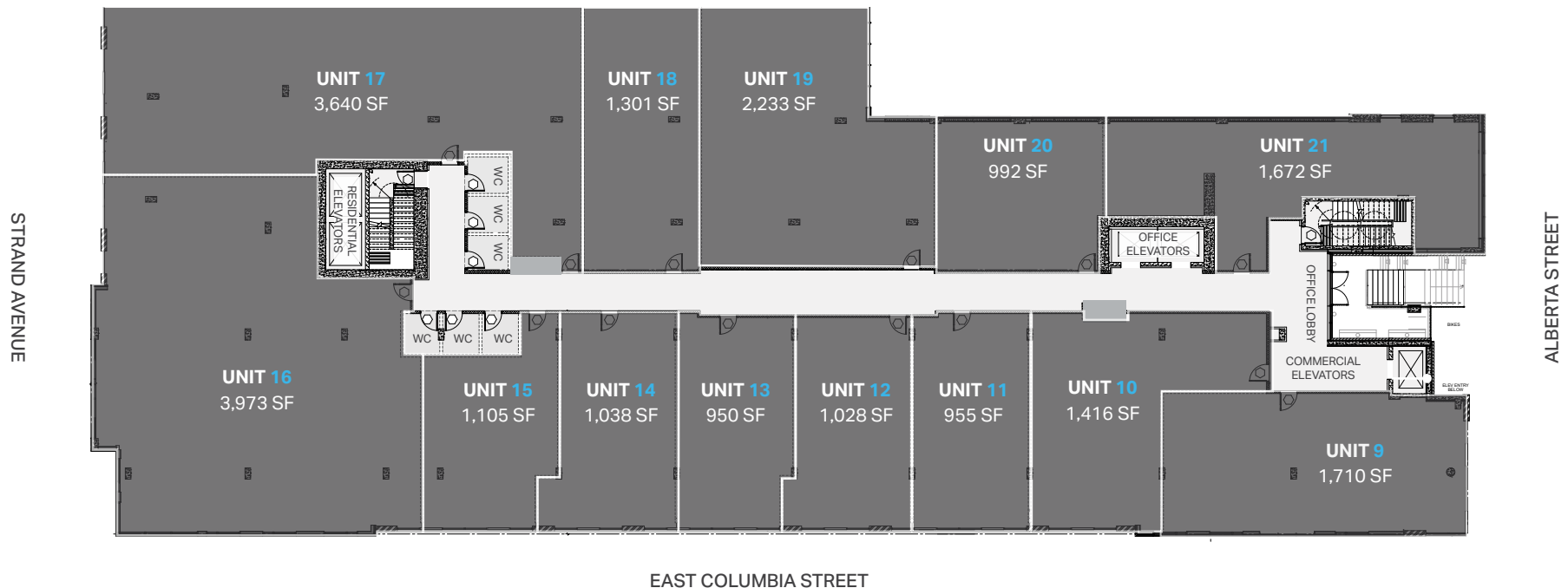
 **92**
Underground commercial parking stalls

 **450**
Metres to Sapperton SkyTrain Station



ALBERTA STREET FRONTAGE

2ND FLOOR OFFICE



A Bustling Location.

Strategically located across from the Royal Columbia Hospital and The Brewery District, East Columbia is a seven-minute walk from the Sapperton SkyTrain station and a five-minute drive to Highway 1. You can be downtown Vancouver within 35 minutes, link to Lougheed Station using Bus Route 109, or visit any surrounding municipalities in the Lower Mainland.

The densely populated area is an established retail hub with a diverse range of shops and services. The shops, grocery stores, banking, and restaurants attract both locals and visitors, making Sapperton a go-to destination for consumers.



1.6M

People served by Royal Columbian Hospital annually



1000+

Daily Royal Columbian Hospital patients and employees



850

Residents at The Brewery District

AREA TENANTS



Demographics.

East Columbia is located in the lively Sapperton neighbourhood of New Westminster. The historic Sapperton neighbourhood has transitioned into a hip community full of restaurants, craft beer, parks and shops.

The demographic primarily consists of young professionals, families and retirees seeking close proximity to everyday conveniences.



\$126,468

Average household income



7.09%

Growing population



39.1

Median age (3-minute drive time)

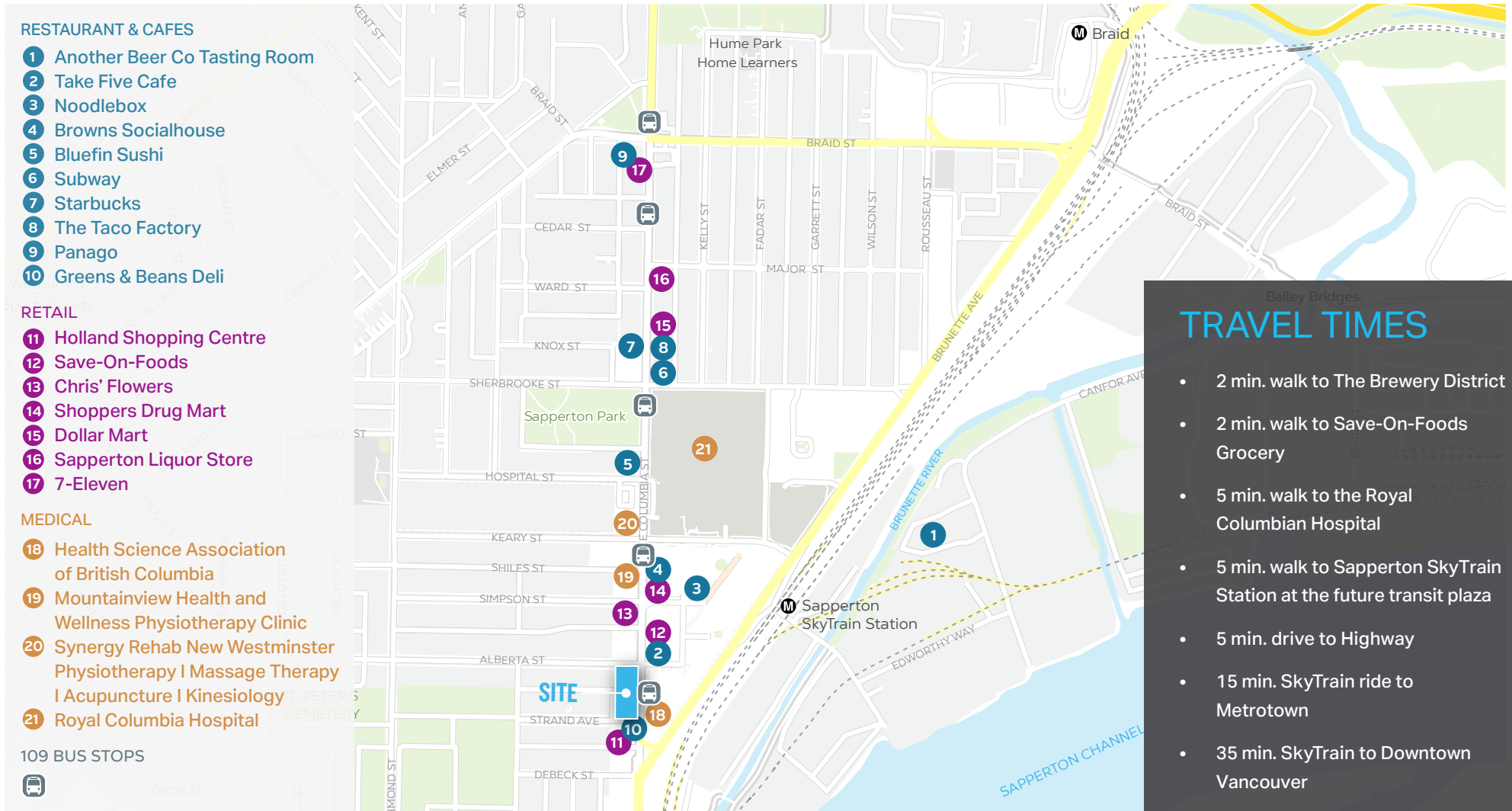


CORNER OF STRAND AVE AND E COLUMBIA STREET

DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10 MIN
2024 Population	10,501	38,350	236,421
2029 Populations Projections	11,246	42,658	258,573
2024 Daytime Population	12,966	40,624	217,991
2024 Average HH Income	\$126,468	\$120,569	\$115,368
2024 Median Age	39.1	39.2	38.8

Amenity Rich & Accessible.



WALK SCORES



81

Very Walkable



75

Excellent Transit



71

Very Bikable

A Dynamic Team.

DEVELOPER

THIRD.SPACE™

Third Space is a triple bottom line real estate investment, development, and management company. Our diverse portfolio encompasses commercial and residential real estate throughout Metro Vancouver.

Our triple bottom line approach prioritizes People, Planet, and Profit equally in all decisions. This ensures we consider our social and environmental impact, in tandem with our commercial interests.

As a landowner and real estate developer, we believe that Third Space is perfectly positioned to utilize our portfolio and experience to create spaces that help our planet and communities thrive.

THIRD.SPACE

RETAIL LEASING

SITINGS

Whether project leasing, strata pre-sales, or representing tenants, Sitings Realty works in partnership with all of our clients throughout the complete process. We provide in-depth knowledge, strong industry relationships, honesty, professional support and a track record for success to every project we undertake.

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OFFICE LEASING



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