

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 Waterfront Esplanade Boardwalk and Fraser River. 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 four-storey commercial building.

Highlights:

- **Premier location** in the heart of the Quay District, New Westminister
- **Ideal for restaurants and cafés**, with units offering dedicated outdoor seating
- **Stunning riverfront setting**, perfect for an elevated customer experience
- **Excellent accessibility** via transit, foot traffic, and nearby roadways
- **Ample commercial and visitor parking** available



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DETAILS

WEST TOWER

✚ Restaurant Opportunity: 4,500 up to 6,005 SF plus 880 SF patio (approx.)

✚ Residential: 665 units

✚ Ceiling Height: Up to 27 ft. (approx.)

✚ Available: Immediately

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 (approx.) in front of CRU 2 & 3

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

✚ Daycare (2nd & 3rd Floors): LEASED

✚ Commercial/Public Parking: 97 stalls (pay parking)

✚ Basic Rent: Contact Listing Agents

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

DEMOGRAPHICS

Drive Time	3min	7min	12min
2024 Population	12,619	70,663	248,333
2029 Populations Projections	16,688	79,710	266,797
2024 Daytime Population	13,731	61,405	234,221
2024 Average HH Income	\$105,990	\$109,837	\$114,640

AREA RETAILERS



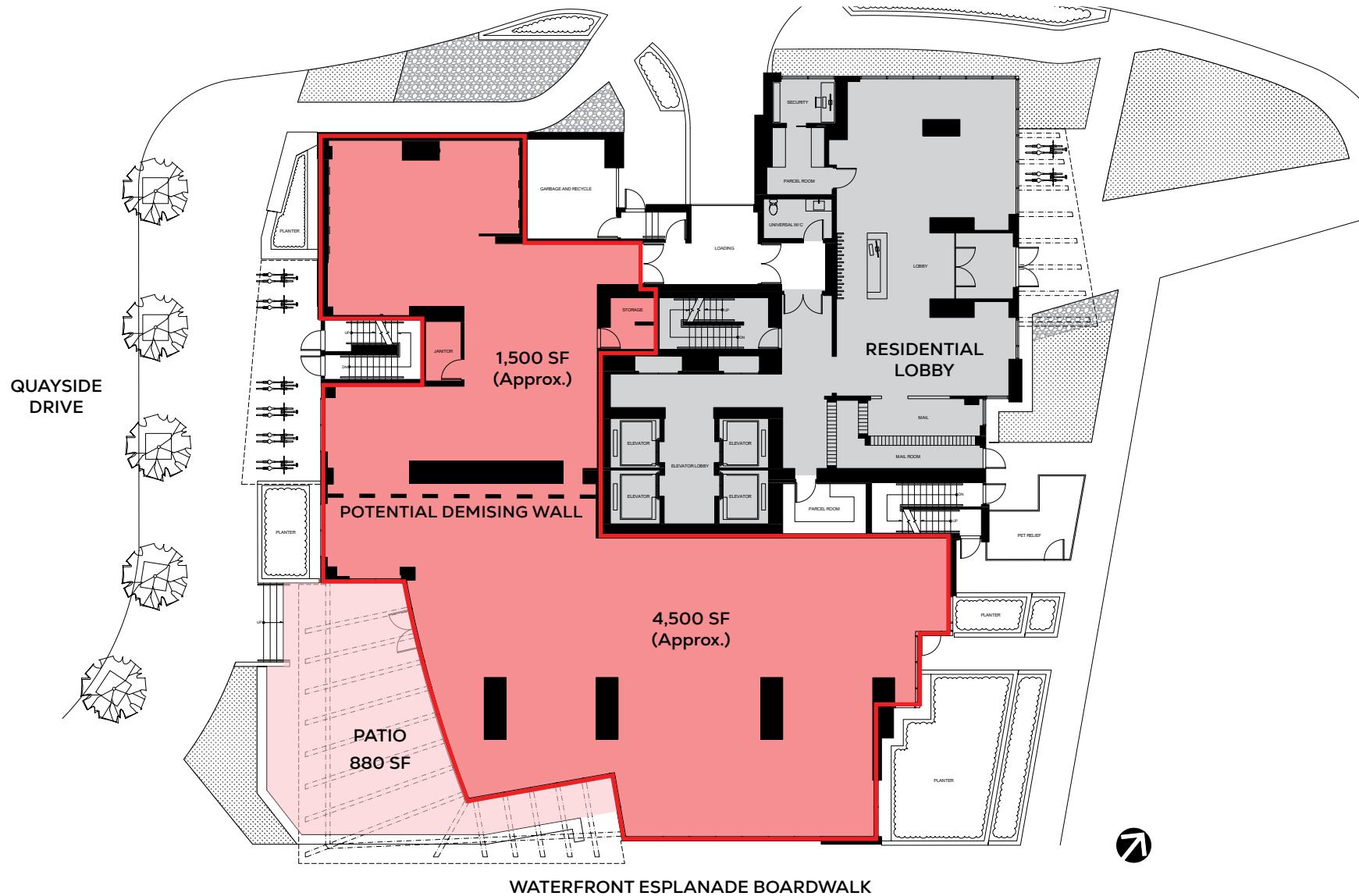
RIVER MARKET
NEW WESTMINSTER BC



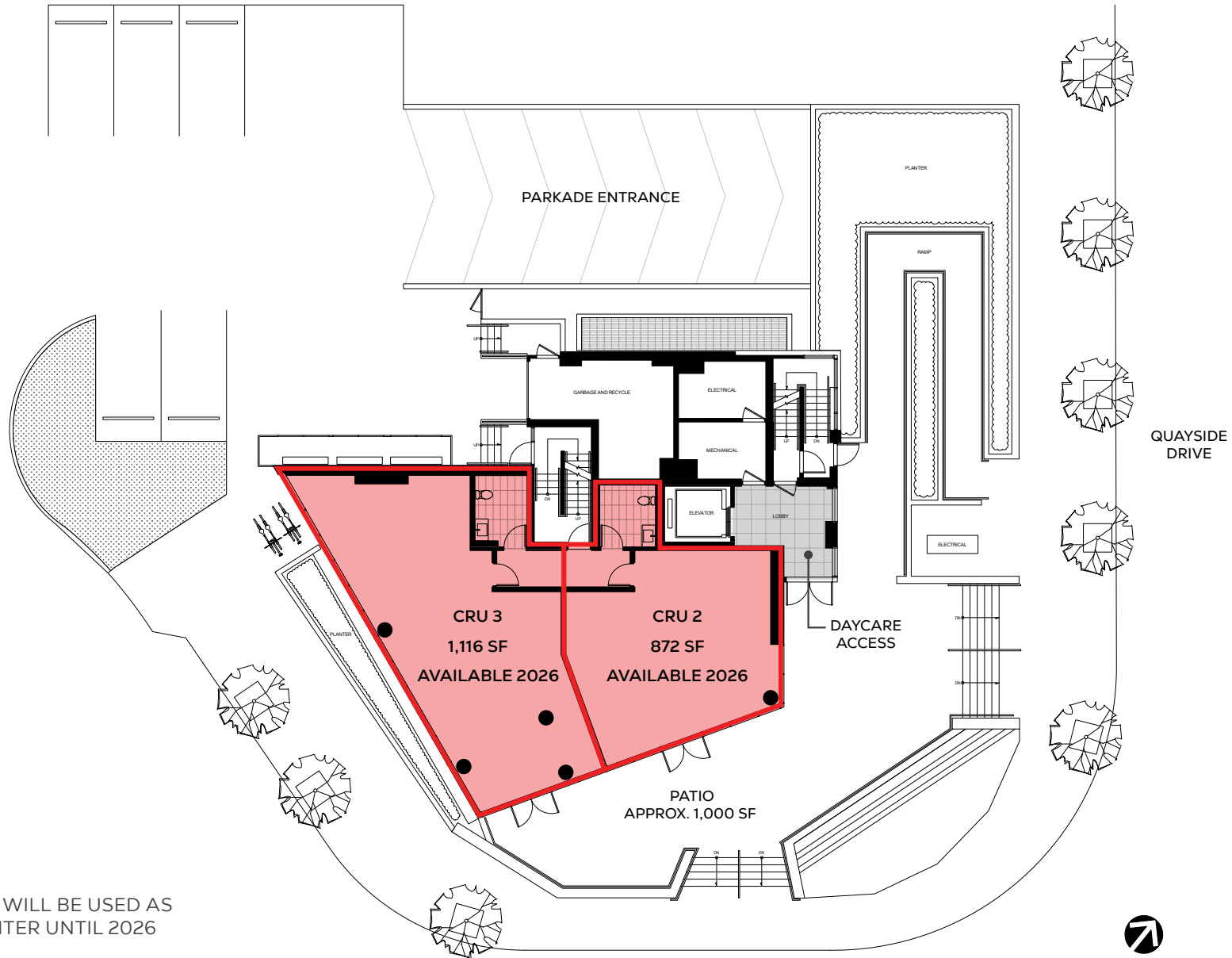
CITY AVENUE
MARKET

THE BOATHOUSE
RESTAURANT
ESTABLISHED 1981

FLOOR PLAN - WEST TOWER

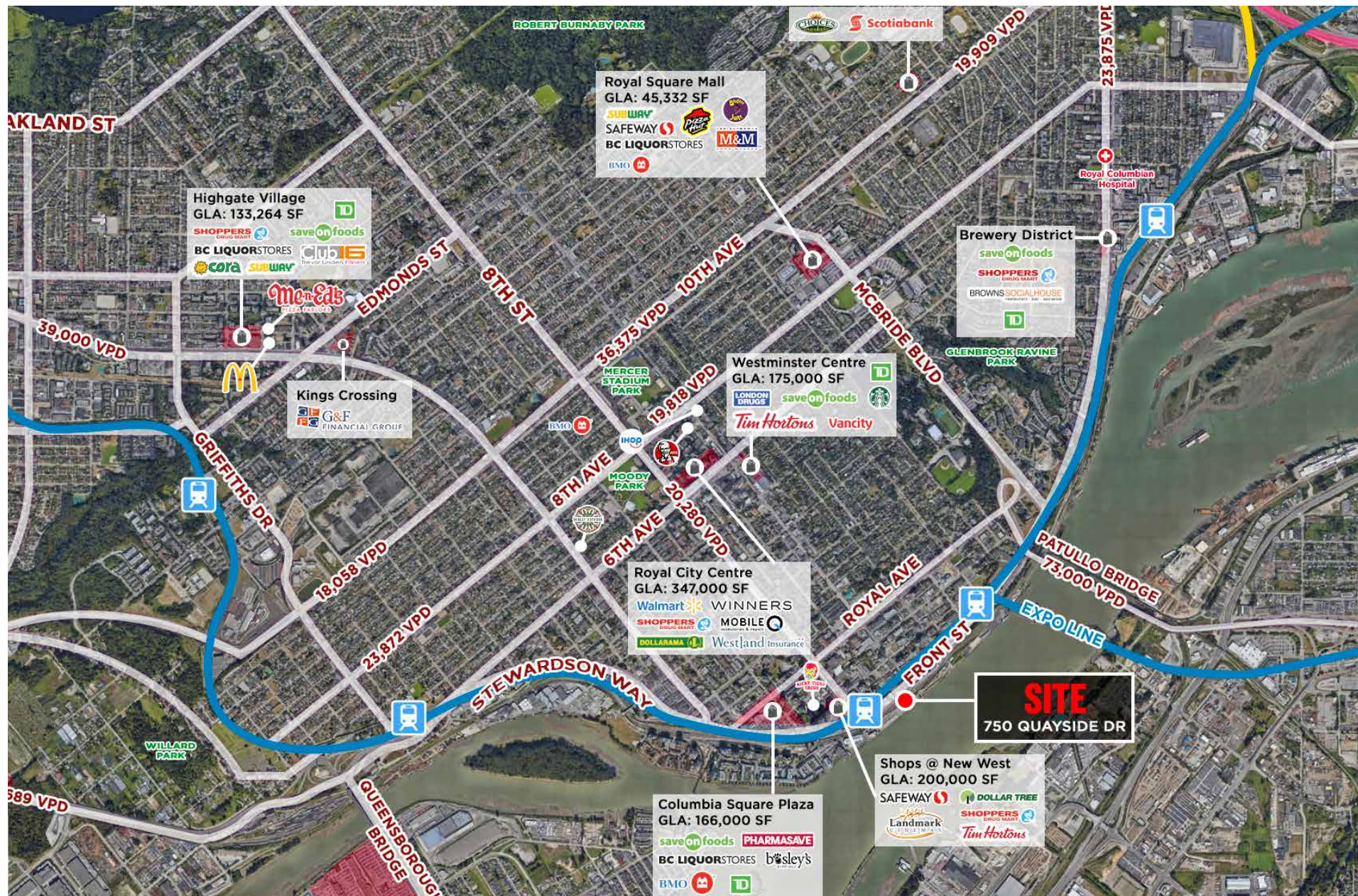


FLOOR PLAN - COMMERCIAL BUILDING

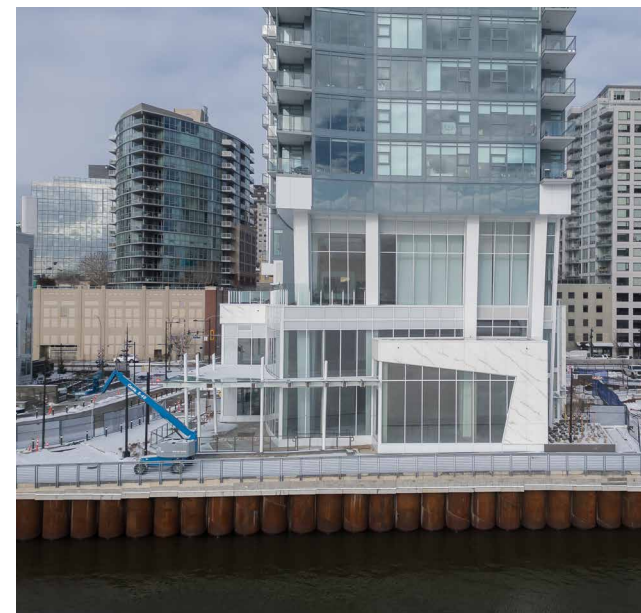
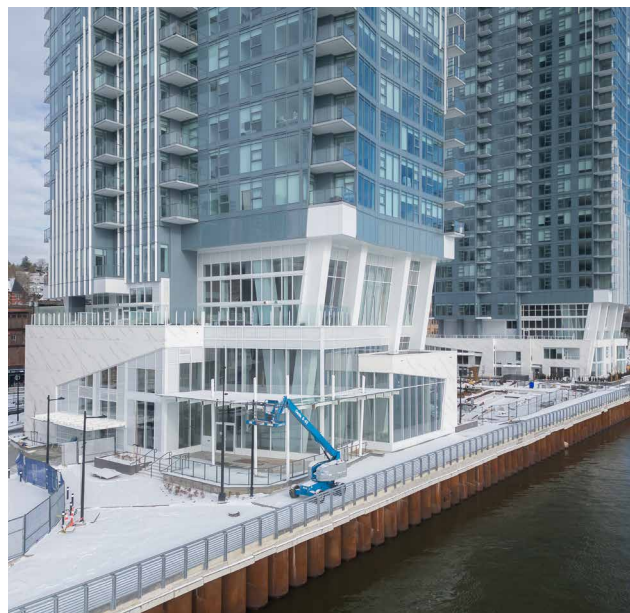
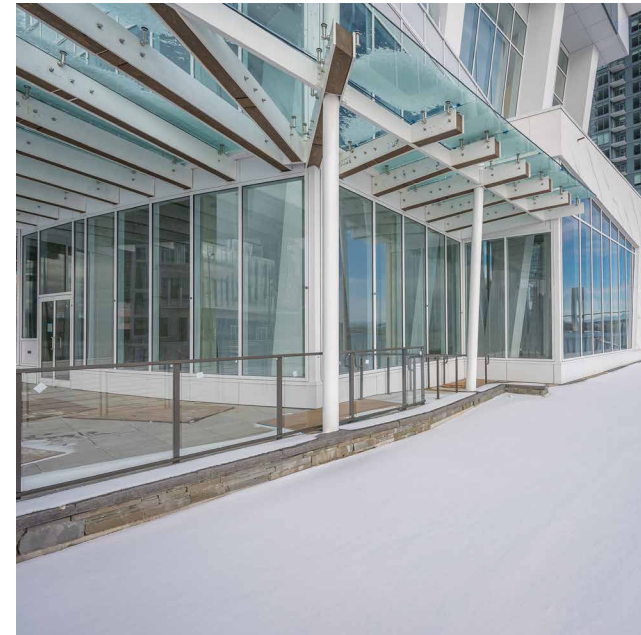
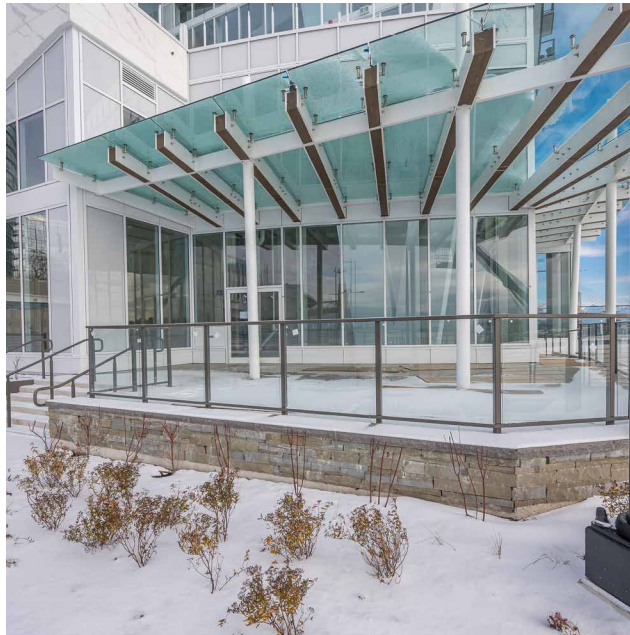


CRU 2 AND 3 WILL BE USED AS
A SALES CENTER UNTIL 2026

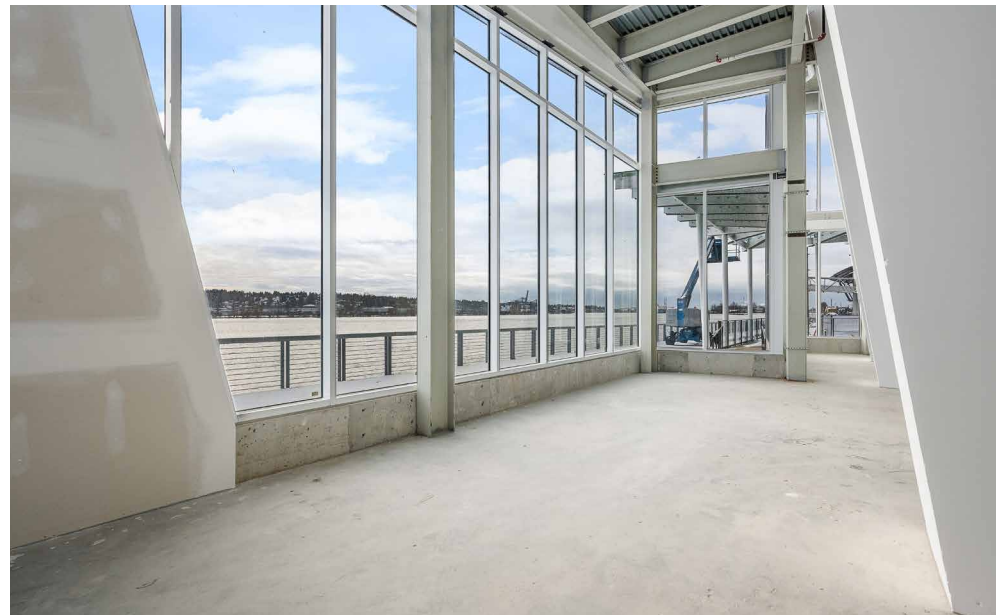
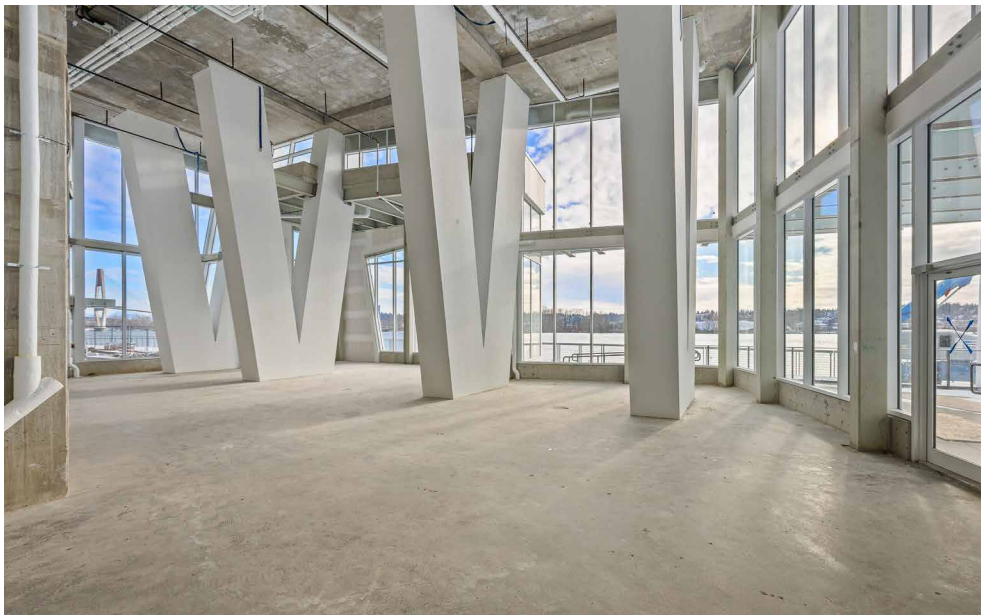
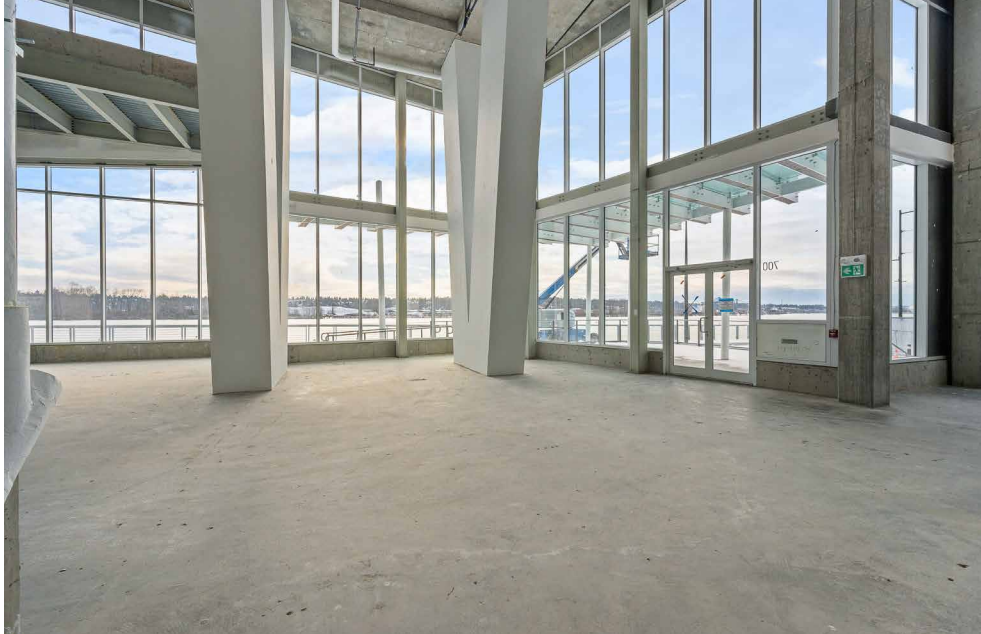
AERIAL



EXTERIOR PHOTOS



INTERIOR PHOTOS



RENDERINGS

