

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 Westminister'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 Westminister
- ✦ 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 (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

Additional Rent (2026): \$25.06 PSF

WEST TOWER

Restaurant Opportunity: Leased

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



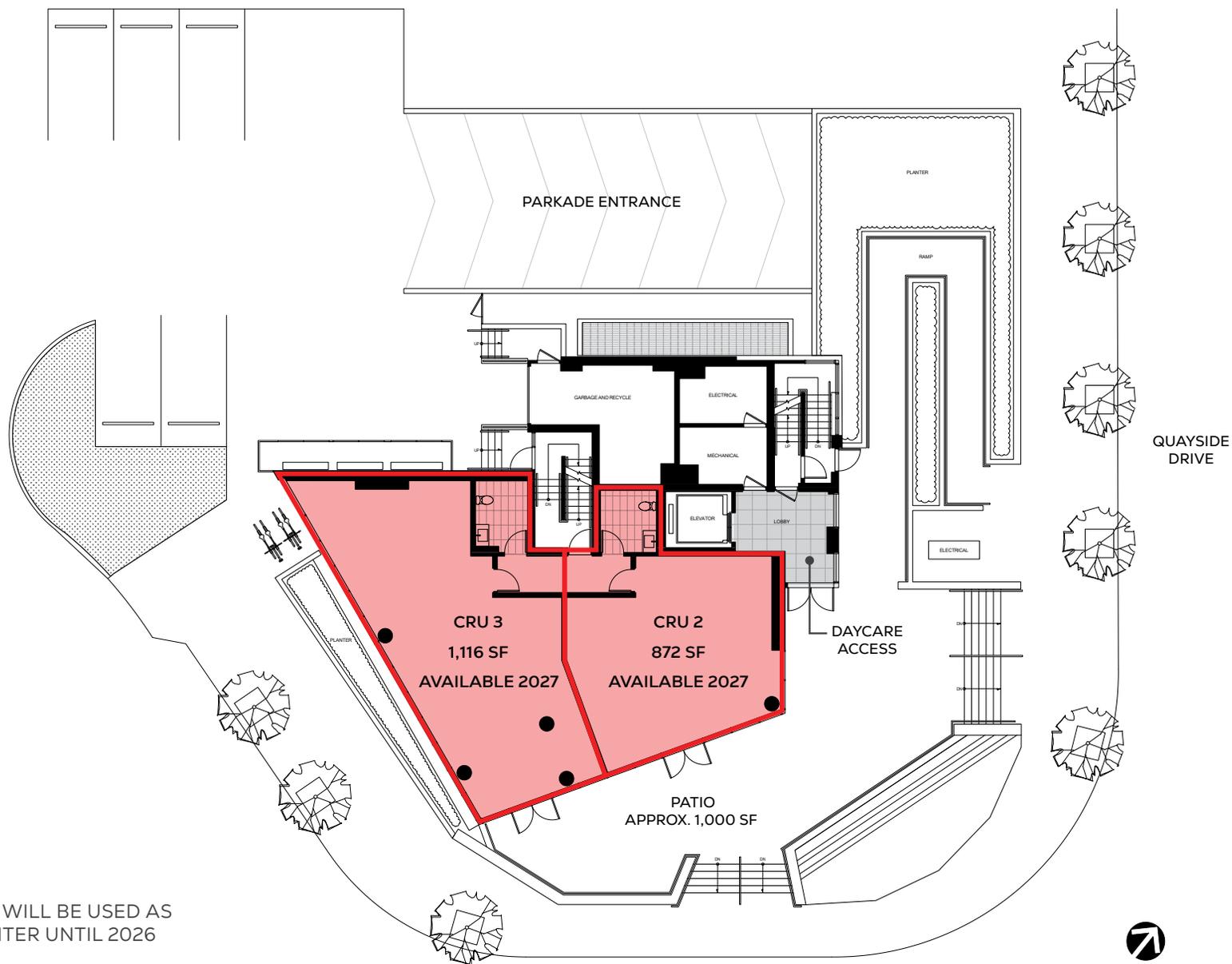
RIVER MARKET
NEW WESTMINSTER BC



CITY AVENUE
MARKET

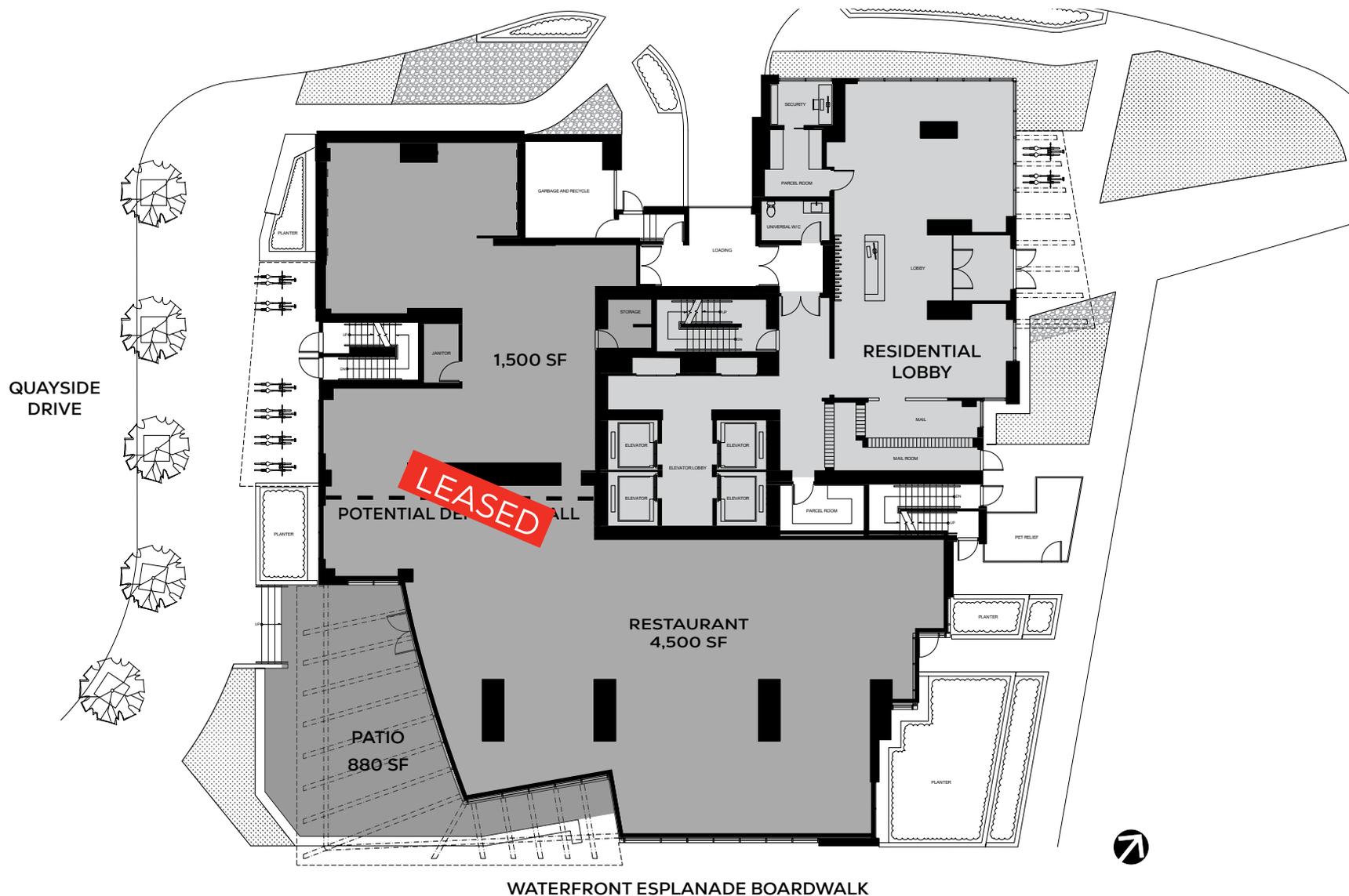
THE BOATHOUSE
RESTAURANT
ESTABLISHED 1981

FLOOR PLAN - COMMERCIAL BUILDING



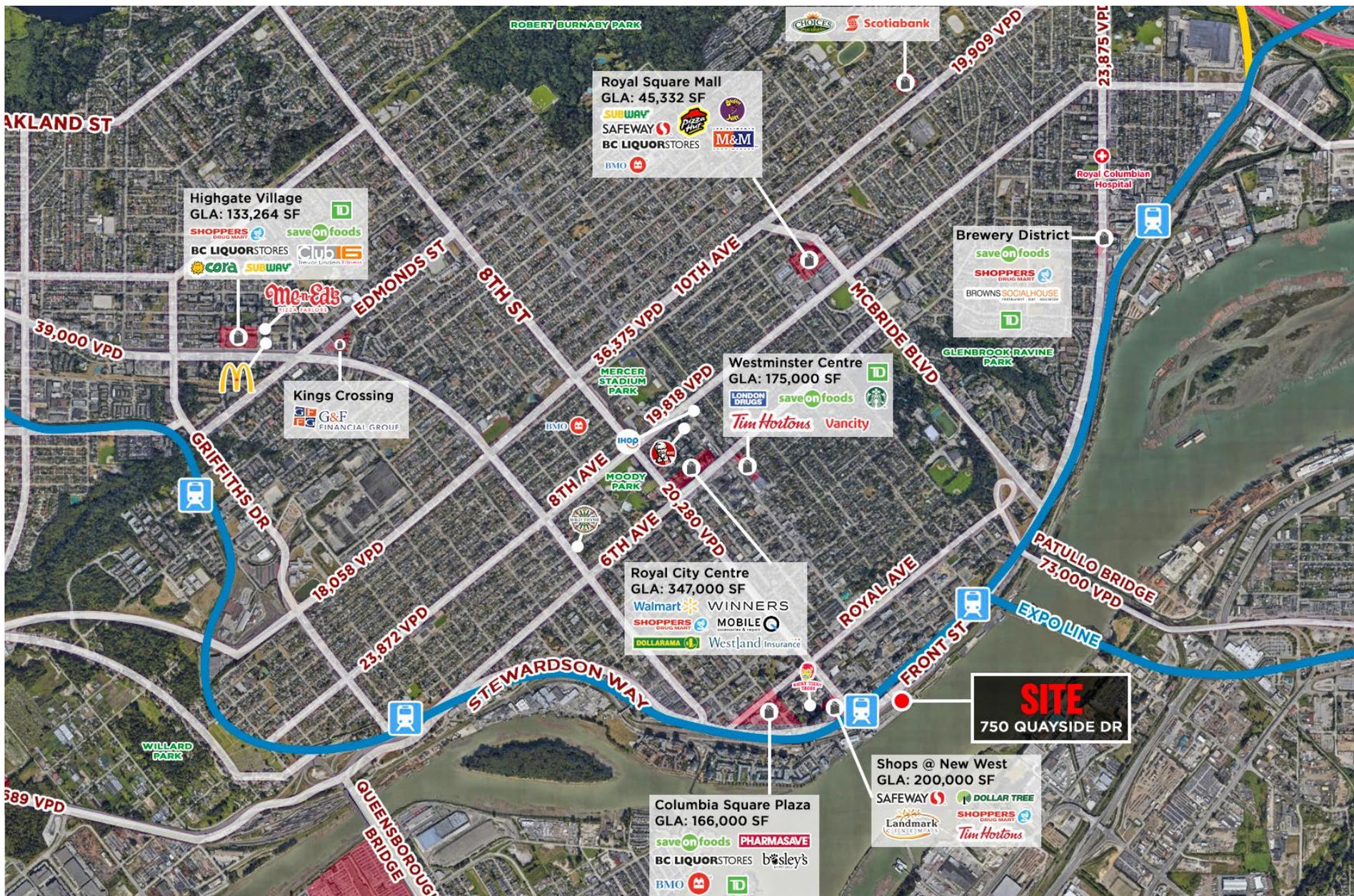
CRU 2 AND 3 WILL BE USED AS
A SALES CENTER UNTIL 2026

FLOOR PLAN - WEST TOWER



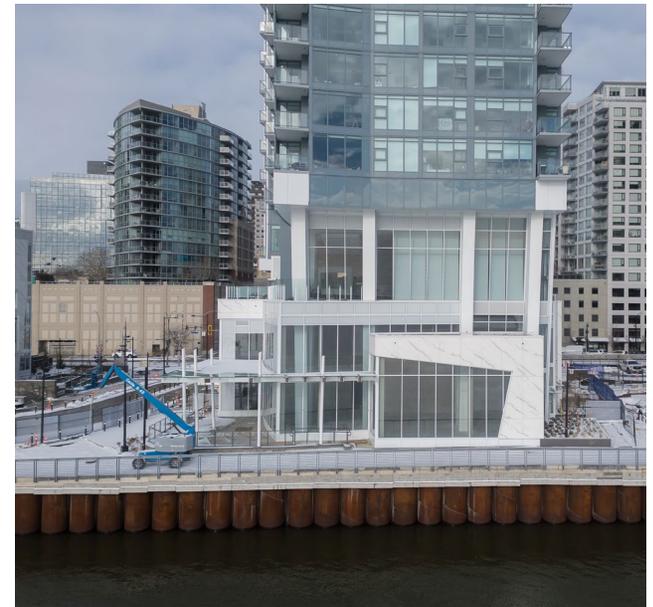
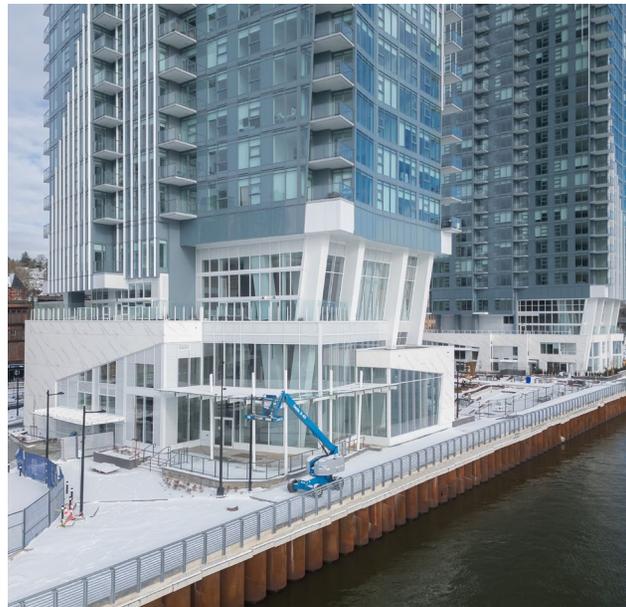
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EXTERIOR PHOTOS



INTERIOR PHOTOS



RENDERINGS

