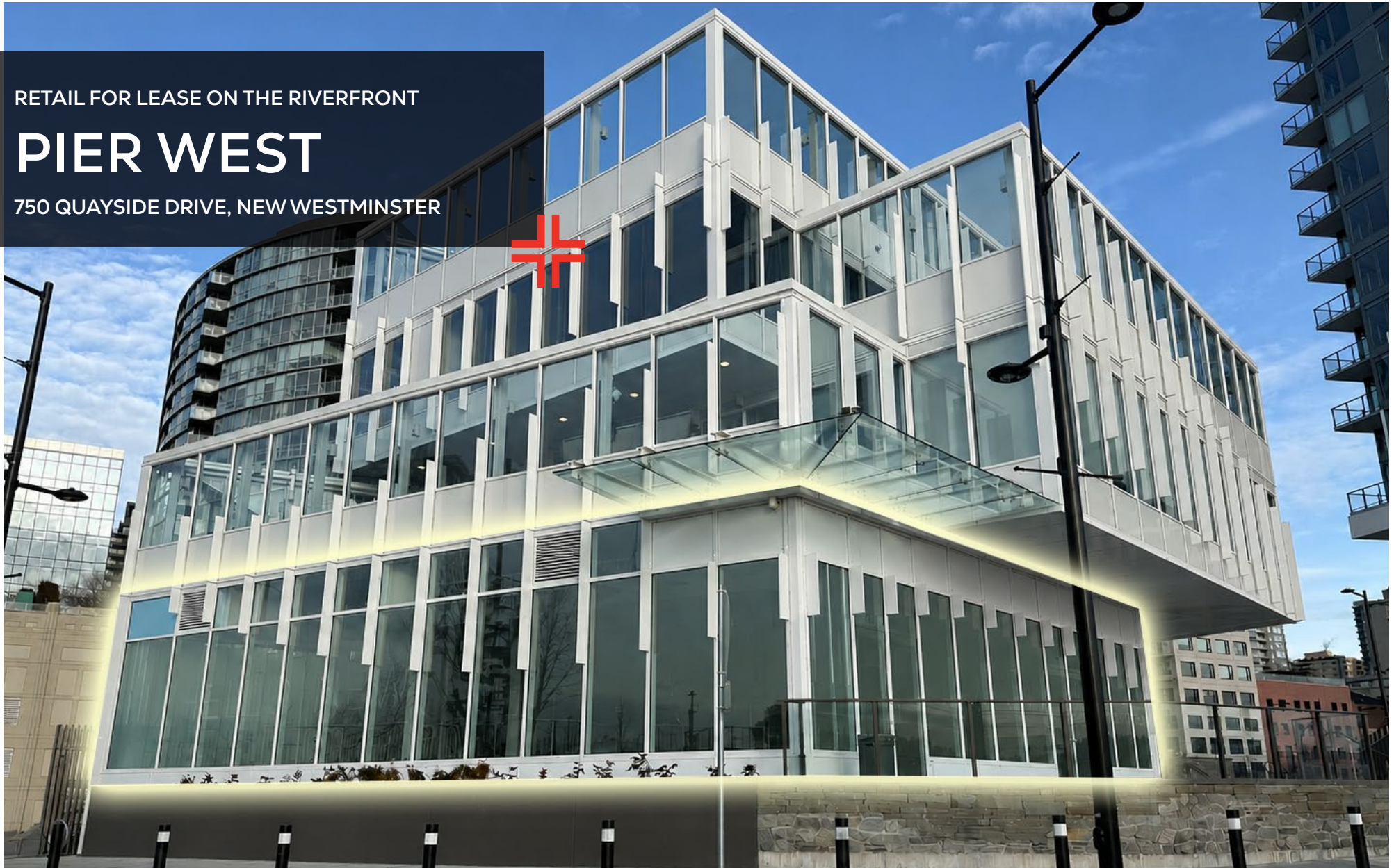


RETAIL FOR LEASE ON THE RIVERFRONT

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

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 30 day prior notice

⚡ 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



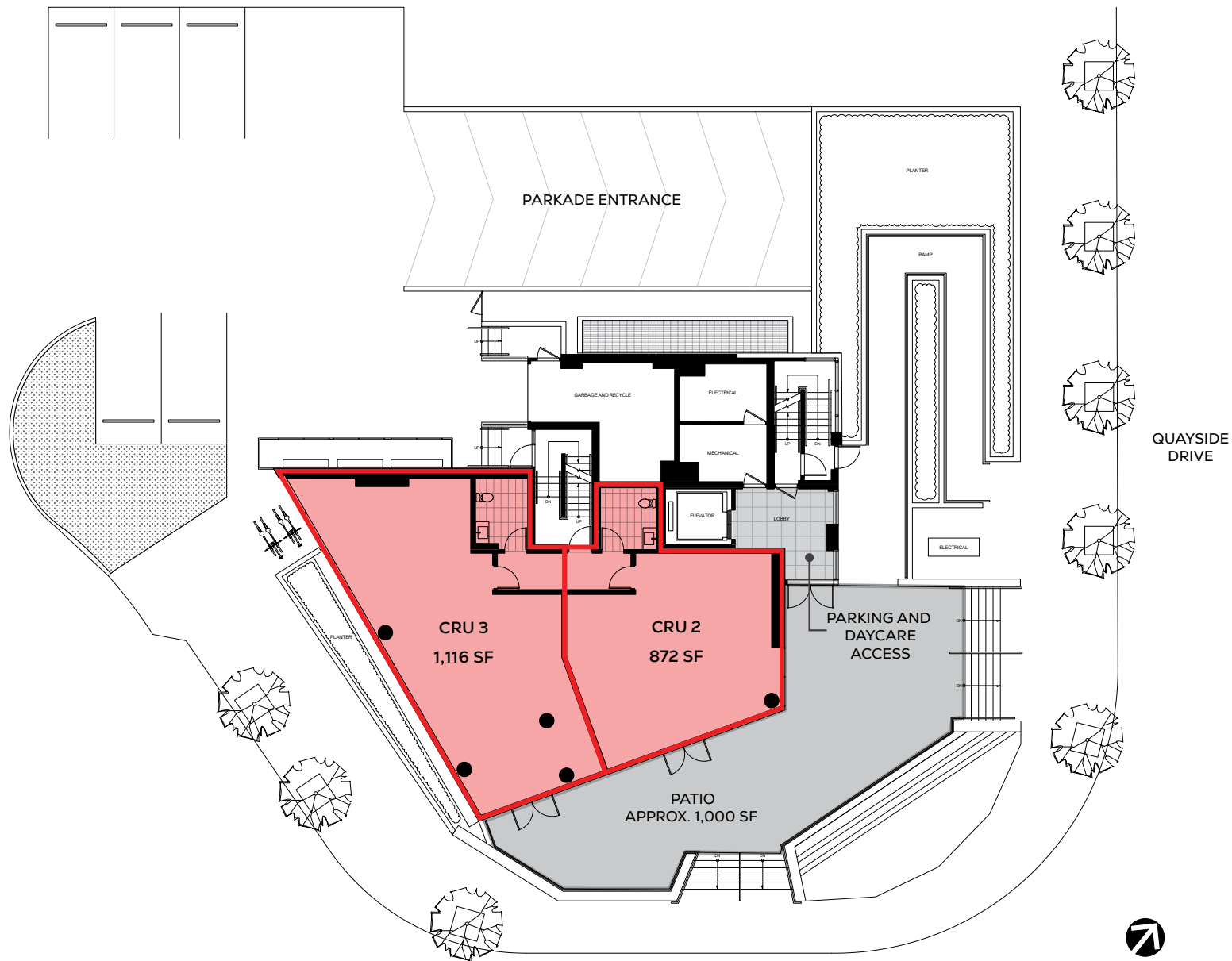
RIVER MARKET
NEW WESTMINSTER BC



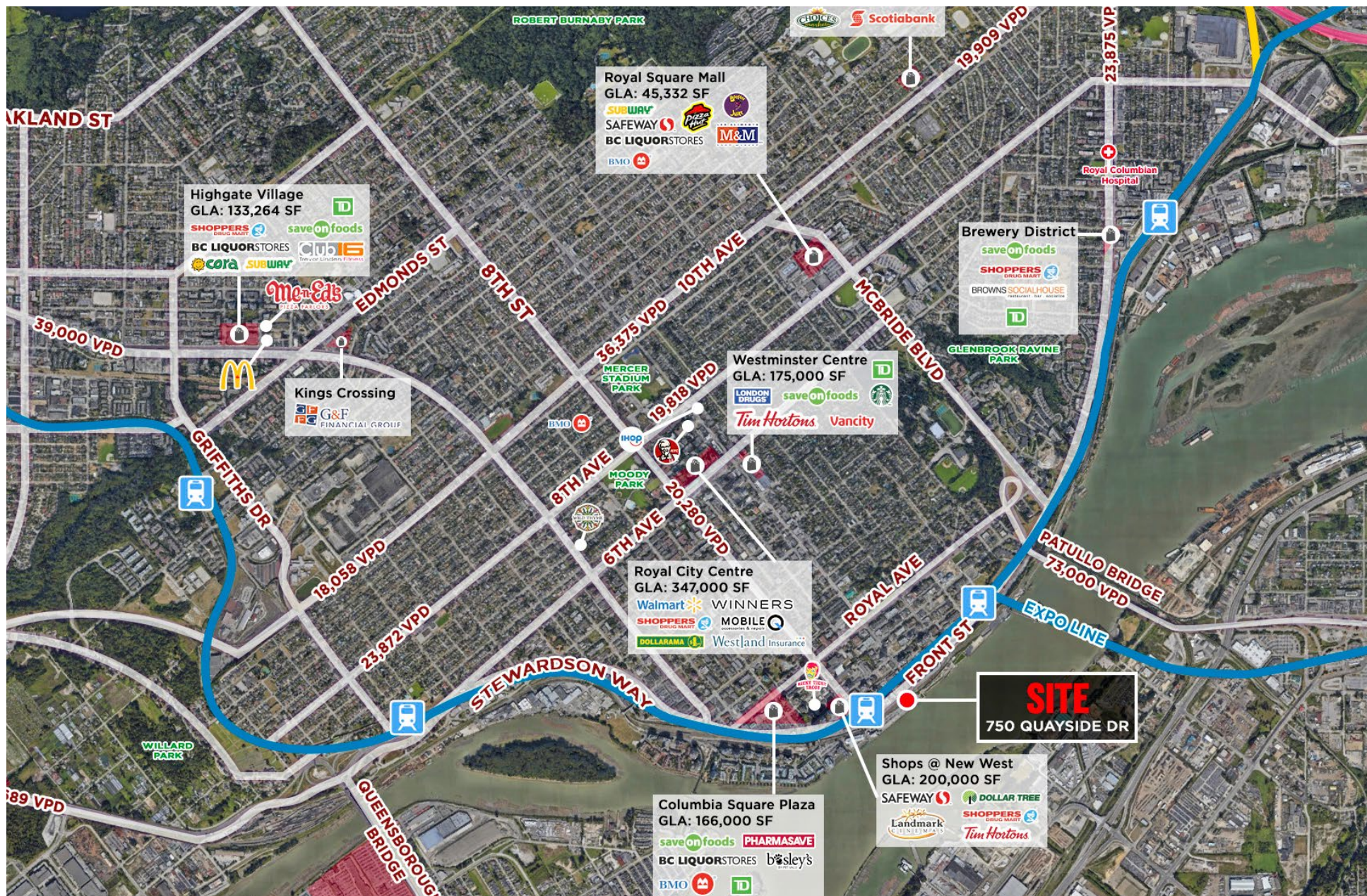
CITY AVENUE
MARKET

THE BOATHOUSE
RESTAURANT
ESTABLISHED 1981

FLOOR PLAN - COMMERCIAL BUILDING



AERIAL



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RENDERINGS



Waterfront Esplanade Boardwalk

