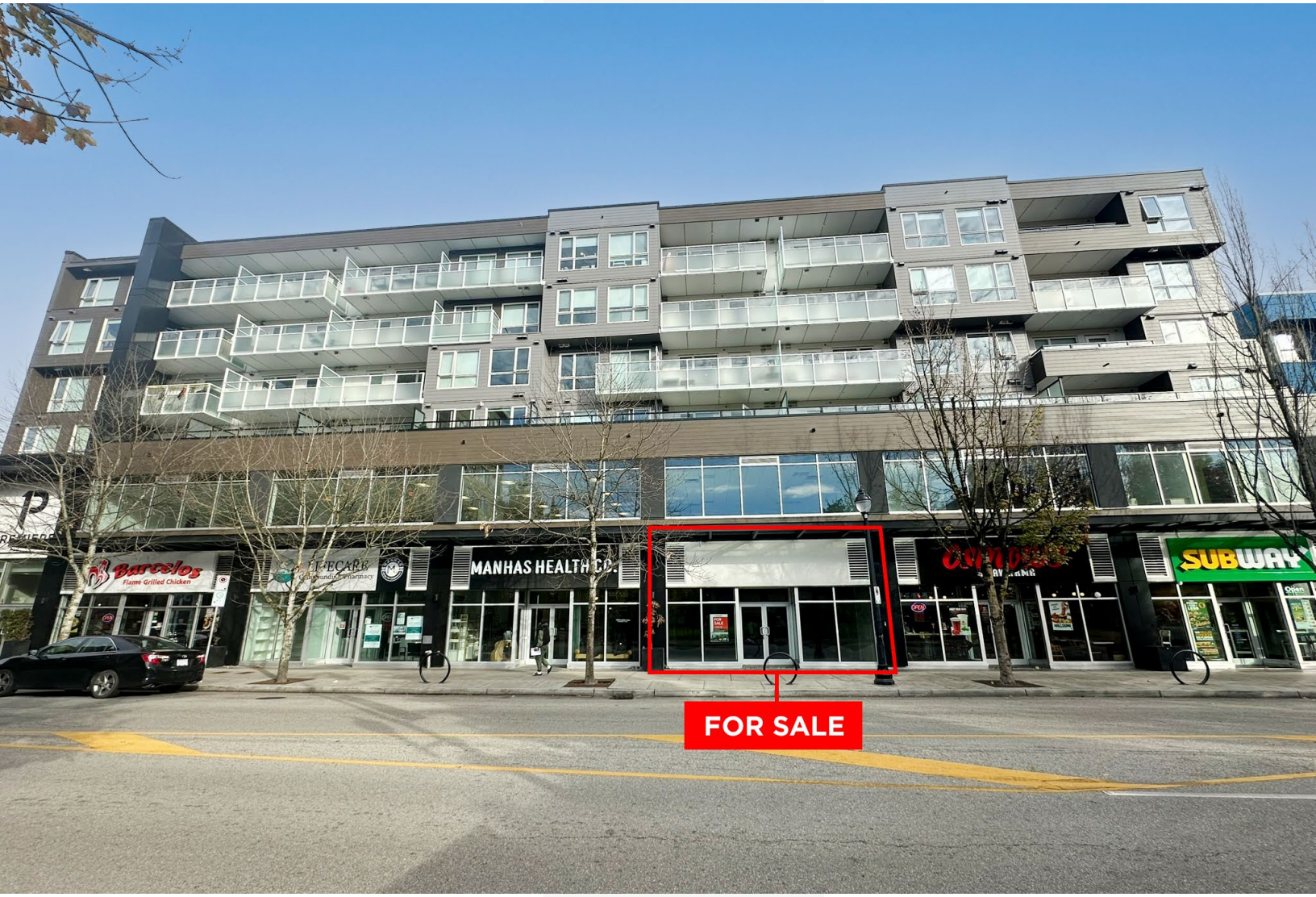
PREMIERE



VIRTUAL TOUR

PREMIUM RETAIL STRATA FOR SALE



VIRTUAL TOUR

THE PROJECT

I4 Property Group proudly introduces Premiere, its newest retail, office, and residential development located at 408 East Columbia Street in New Westminster, adjacent to the expanding Royal Columbian Hospital (RCH) in the historic Sapperton neighborhood.

This landmark mixed-use development features approximately 10,000 square feet of prominent strata retail for sale (1 unit available) and 17,000 square feet of premium strata office space (100% sold), below four-storeys of new market rental apartments (72 units). Retailers will join a new Subway, Pharmacy/Clinic, Osmows and a Barcelos on the ground floor!

The first project of its kind in Sapperton, Premiere is poised to offer business owners, medical professionals and retailers an opportunity to establish a presence in the City's burgeoning IDEA Centre.

A GROWING URBAN COMMUNITY

Premiere is steps from the popular Brewery District with more than 850 residential units and established retailers including Shoppers Drug Mart, Save-On-Foods, Browns Social House, Starbucks and TD Bank.

Conveniently located within a five-minute walk to the Sapperton Skytrain Station and a five-minute drive to the Trans Canada/1 and Lougheed/7 Highway, connecting New Westminster to all of Metro Vancouver including The North Shore, Fraser Valley and The Tri-Cities.



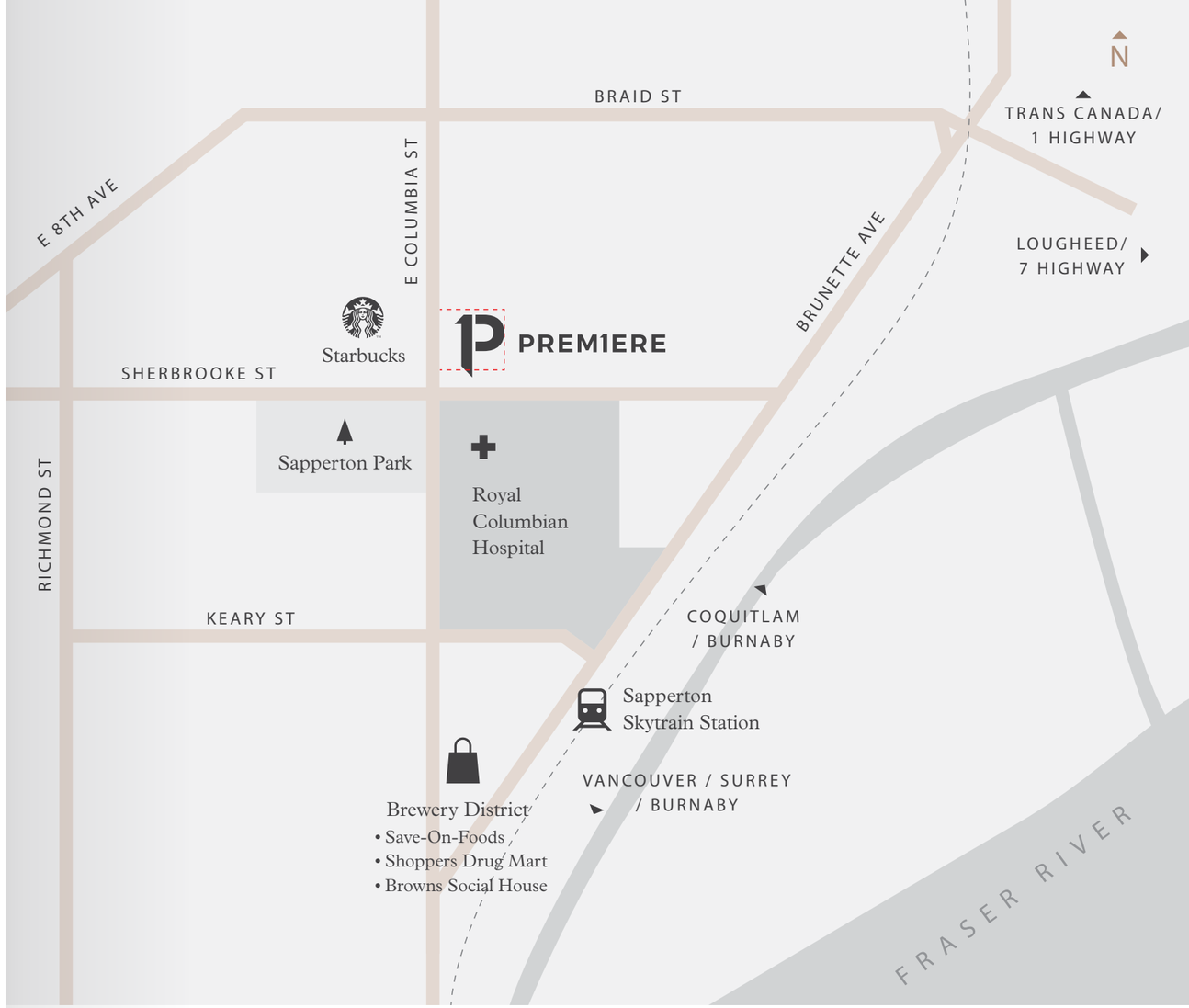
DEMOGRAPHICS

	1 KM	2 KM	4 KM	TRADE AREAS
2025 POPULATION	10,391	35,278	175,439	197,712
2025 AVERAGE HH INCOME	$138,907	$136,820	$123,225	$126,962
2025 DAYTIME POPULATION	11,190	32,792	172,553	190,459









The Idea Centre

INNOVATION. DISCOVERY. EDUCATION. ADVANCEMENT.

The IDEA Centre is the name given by the City of New Westminster to the area immediately surrounding the expanding Royal Columbian Hospital. It represents a commitment by the City through land use policies and incentives to invigorate new economic development, medical and science-based professional life, neighborhood amenities and improved transportation in the area. Premiere is ideally situated in the heart of the IDEA Centre, immediately adjacent to the RCH.







Leasing Details

Please Contact Listing Agent or Register Online at **premierenewwest.com**





RETAIL STOREFRONT

Premiere features approximately 10,000 square feet of strata retail for sale along East Columbia Street in the heart of the future IDEA Centre. Unit #104 is the last remaining retail unit! Join a vibrant mix of well-known co-tenants including Subway, Osmows, Barcelos, and Manhas Clinic & Pharmacy, all situated below fully occupied residential units. This location is perfect for a variety of retail businesses, including restaurants, cafes, pet stores, grocery/ convenience, beauty salons, and more. Retail tenants will become part of a well-established commercial core, featuring nearby anchors like Save On Foods, Starbucks, and Shoppers, catering to over 3,300 RCH staff and medical professionals.

HIGHLIGHTS

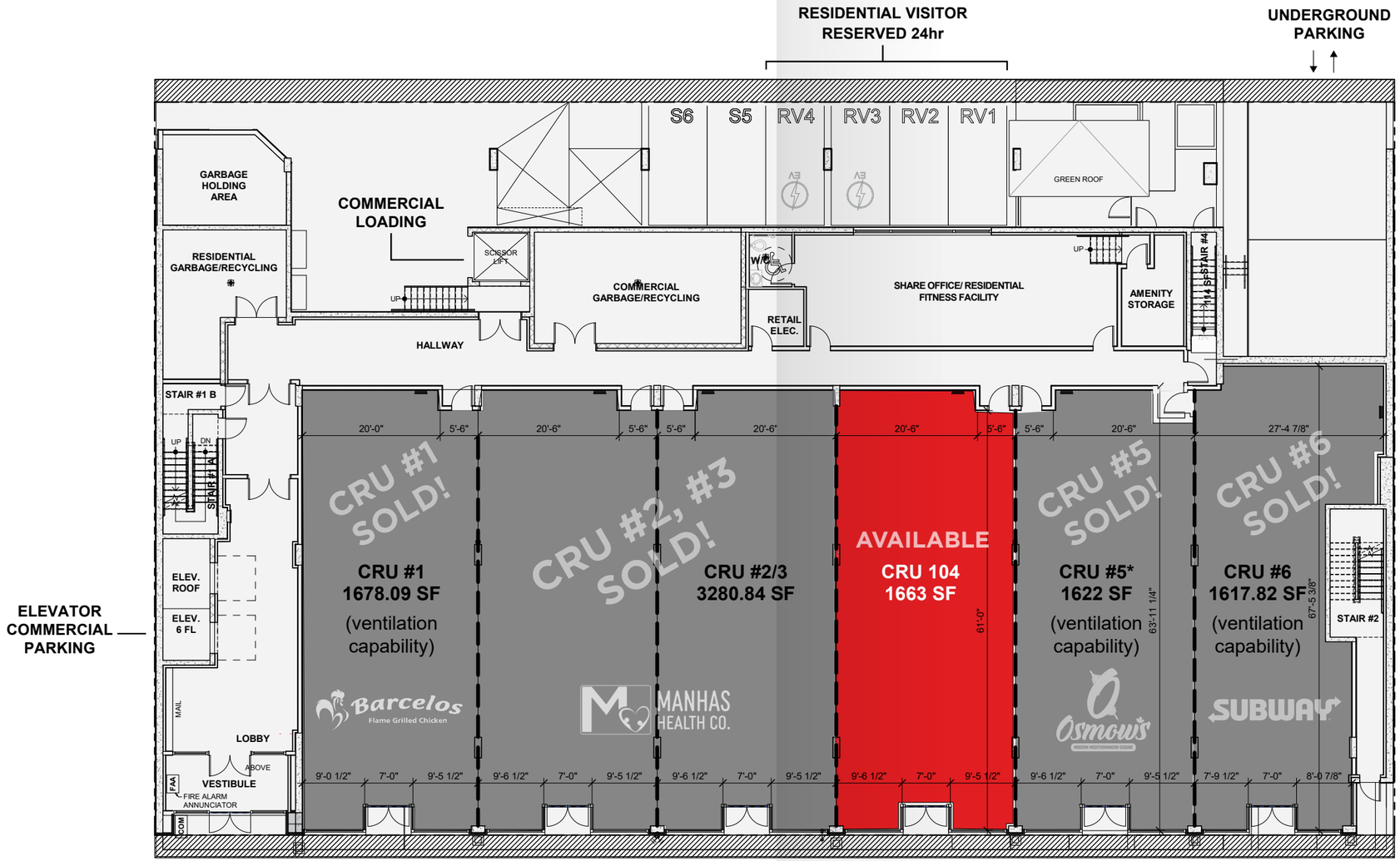
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- **CRU 104 AVAILABLE: 1,663 SF**
  - **Asking Price: $1,310,000**
  - **Strata Fee: $2,613.13/month (2026 est)**
  - **Prop. Tax: $2,106.18/month (2026 est)**
    $25,274.18/year (2026 est)
- Prominent storefront retail in Sapperton's commercial district for sale
- Approximately 22 shared parking stalls for retail/office customers and visitors + 2 Stalls per unit (EV charging available)
- Rear loading via scissor lift from parkade with rear loading corridor including two bays
- Suitable for various types of retail, food and personal service
- SOLD UNITS - CRU #1 (Barcelos), #2/3 (Pharmacy/ Clinic), #5 (Osmows) & #6 (Subway)
- Five-minute walk to Sapperton Skytrain Station and five-minute drive to Trans Canada/1 and Lougheed/7 Highway

PREMIERE

RETAIL LEVEL 1
DEMISING OPTION 1

VIRTUAL TOUR



EAST COLUMBIA STREET

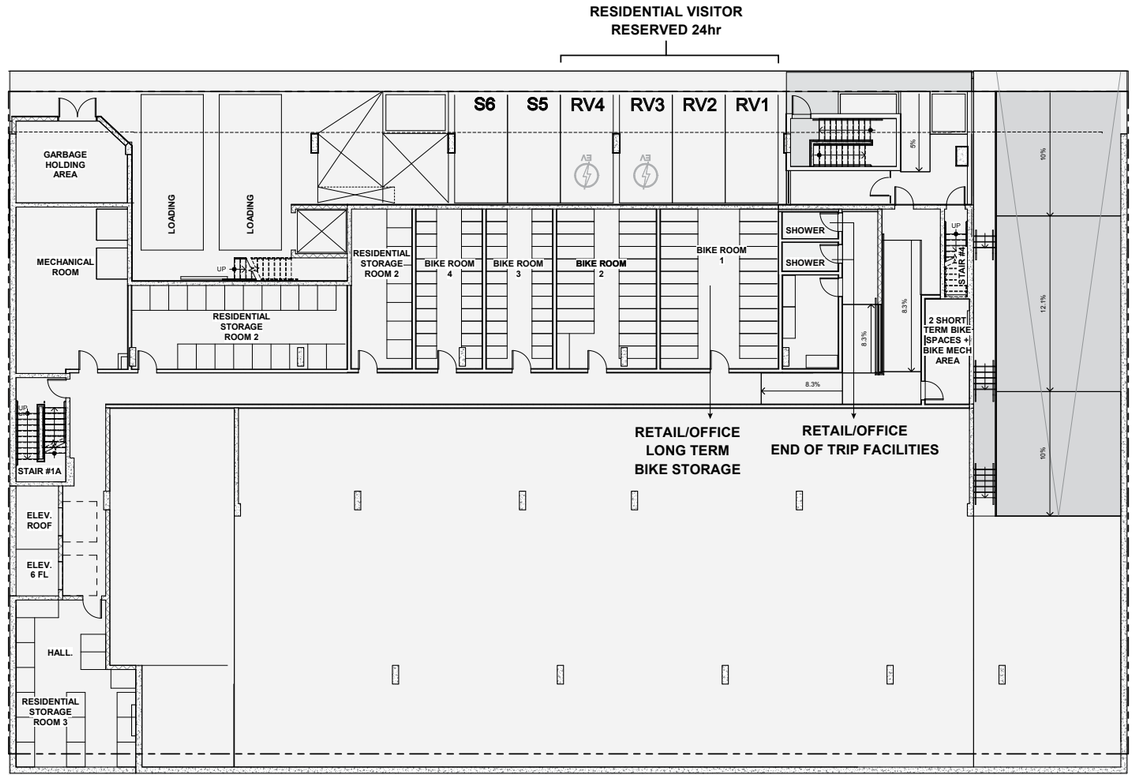
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604.684.6767
PremiereNewWest.com

E&OE. All areas, measurements and dimensions herein are approximate. Any demising shown is suggestive only and may change. The developer of Premiere is East Columbia Limited Partnership, which has prepared and is solely responsible for the contents hereof. However, readers are advised that some information herein has been obtained from outside sources. Although such information is believed reliable, no guarantee or responsibility for the accuracy of such information is assumed. This material is not an offering for sale.

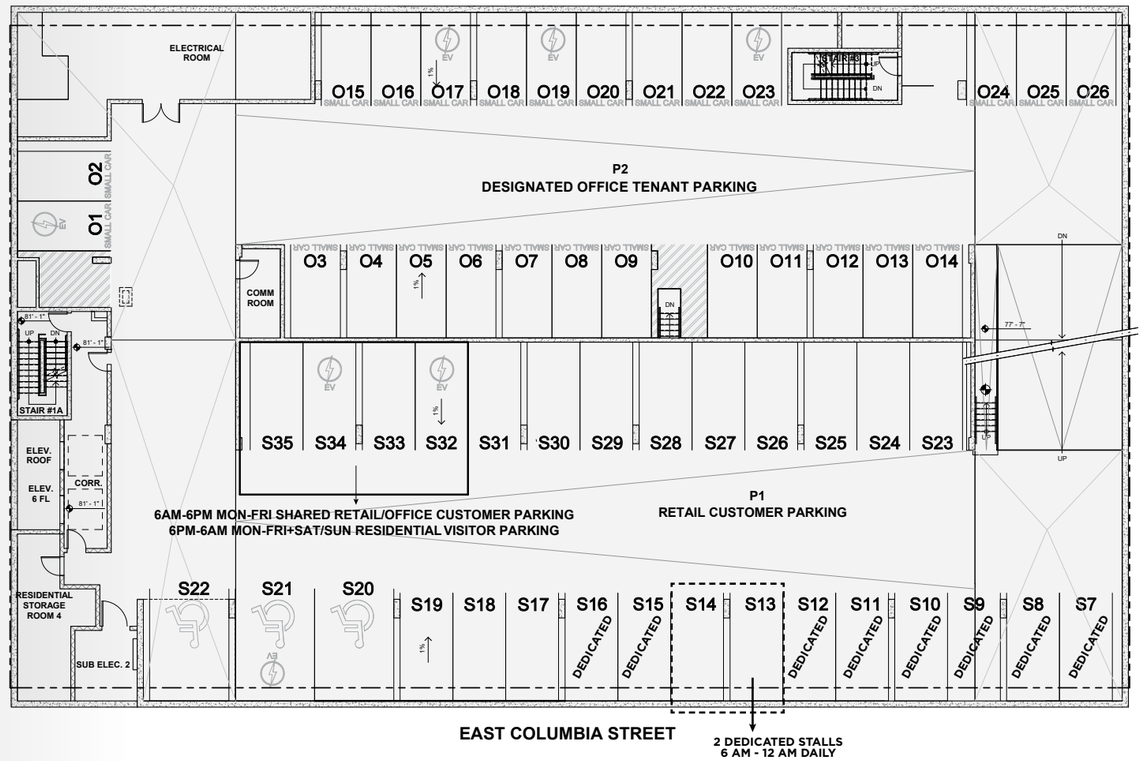
PREMIERE

GROUND FLOOR REAR



P1 SHARED RETAIL / OFFICE CUSTOMER PARKING

P2 DESIGNATED OFFICE TENANTS



VIRTUAL TOUR

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Jeff Norris, MBA, CFRE
President and CEO
Royal Columbian Hospital Foundation



THE REBIRTH OF ROYAL COLUMBIAN HOSPITAL

As B.C.'s oldest hospital and one of its busiest, Royal Columbian provides expert care to the Province's most seriously ill or injured. With more than 3300 employees, it is the only hospital in British Columbia with trauma, cardiac care, neurosurgery, high-risk obstetrics, neonatal intensive care, and acute mental health care all on one site. One of two *Level 1* accredited adult trauma centres in the Province, RCH is also an academic powerhouse for clinical teaching. The 1.35-billion-dollar RCH redevelopment will add 50% more patient beds for a total of 675, introduce advanced medical technologies, replace aging buildings, revitalize acute care facilities, expand the emergency department and add hundreds of new underground parking stalls.

408 E Columbia St, New Westminster, BC

PREMIUM RETAIL STRATA FOR SALE

FOR SALES & LEASING INFO

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DEVELOPED BY

I4 PROPERTY GROUP

SALES & LEASING BY

SITINGS

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