

FOR LEASE | RIVERFRONT RETAIL OPPORTUNITY

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 include:

- ✦ 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



Availability:

+	CRU 1:	914 SF
	CRU 2:	1,170 SF
	Total:	2,084 SF



Possession: Available upon 30 days notice



2nd & 3rd Floors: Leased | Quayside Childcare Centre



Patio: 1,523 SF in front of CRU 1 & 2



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



Basic Rent: Contact Listing Agents



Additional Rent (2026): \$25.06 PSF



Commercial/Public Parking: 97 stalls (pay parking - \$2.85/hour)



Access to underground parkade at roundabout on Quayside Drive

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

PIER WEST
New Westminster, BC



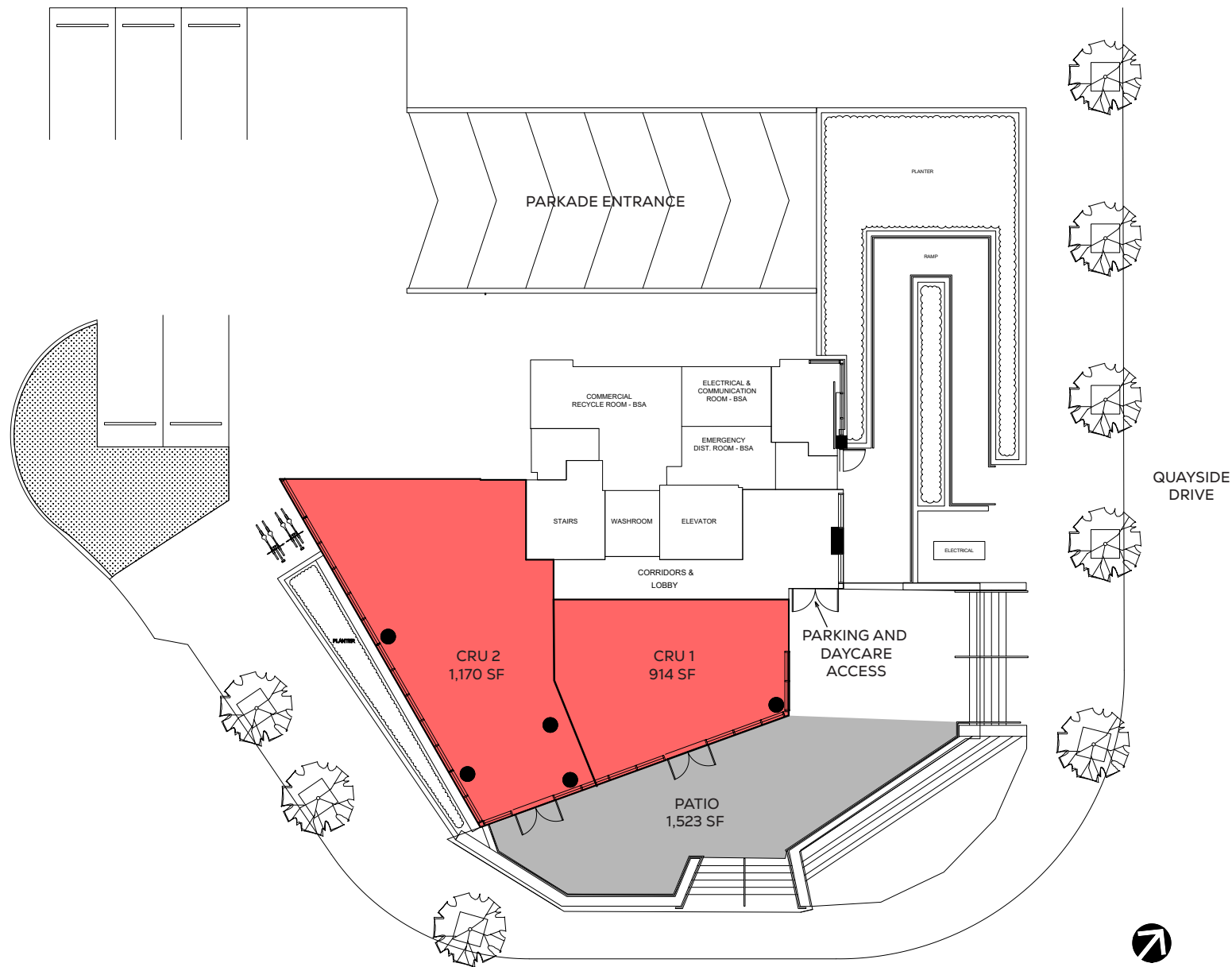
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SITE PLAN

PIER WEST
New Westminster, BC



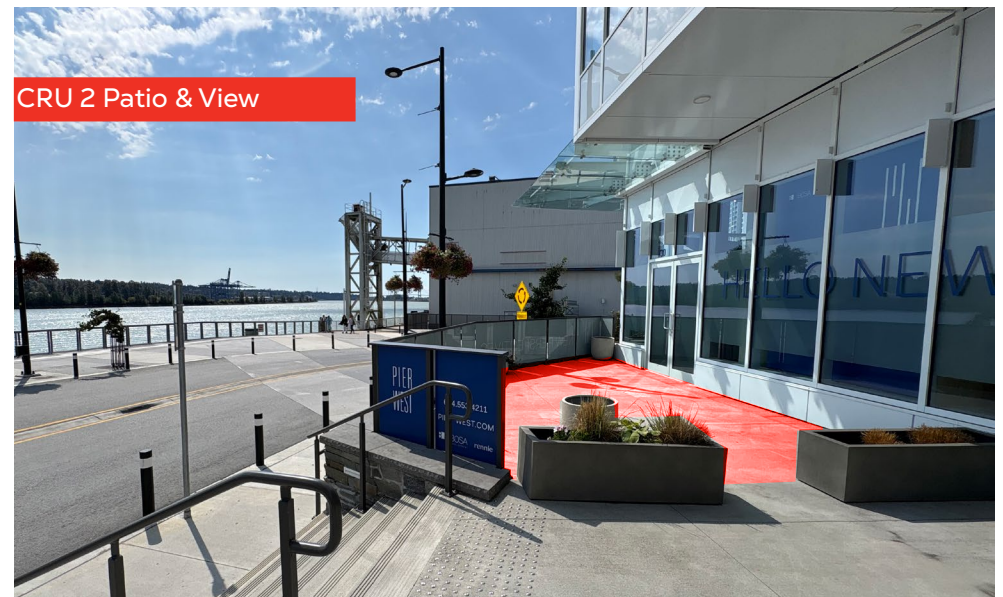




Waterfront Esplanade Boardwalk



CRU 1 Patio



CRU 2 Patio & View

PHOTOS

PIER WEST
New Westminster, BC

