

576 SF



FOR LEASE | Ground Floor Retail Space

609 3rd Avenue, New Westminster, BC

NAI Commercial | Suite 1300-1075 W Georgia St, Vancouver, BC V6E 3C9 | +1 604 683 7535 | naicommercial.ca

NAI Commercial

Jesse Godin

Senior Associate

Commercial Sales & Leasing

604 691 6636

jgodin@naicommercial.ca



609 3rd Avenue

New Westminster, BC

Salient Facts

Available Area:	576 SF <i>Potential to lease rear storage/office area at an additional charge.</i>
Gross Lease Rate:	\$2,880/month plus GST <i>Includes property taxes, property insurance, and management fees.</i>
Parking:	Potential for 1 stall at building rate
Year Built:	1962
Zoning	C-3 (C-3A) Mixed
Availability:	30-90 days notice

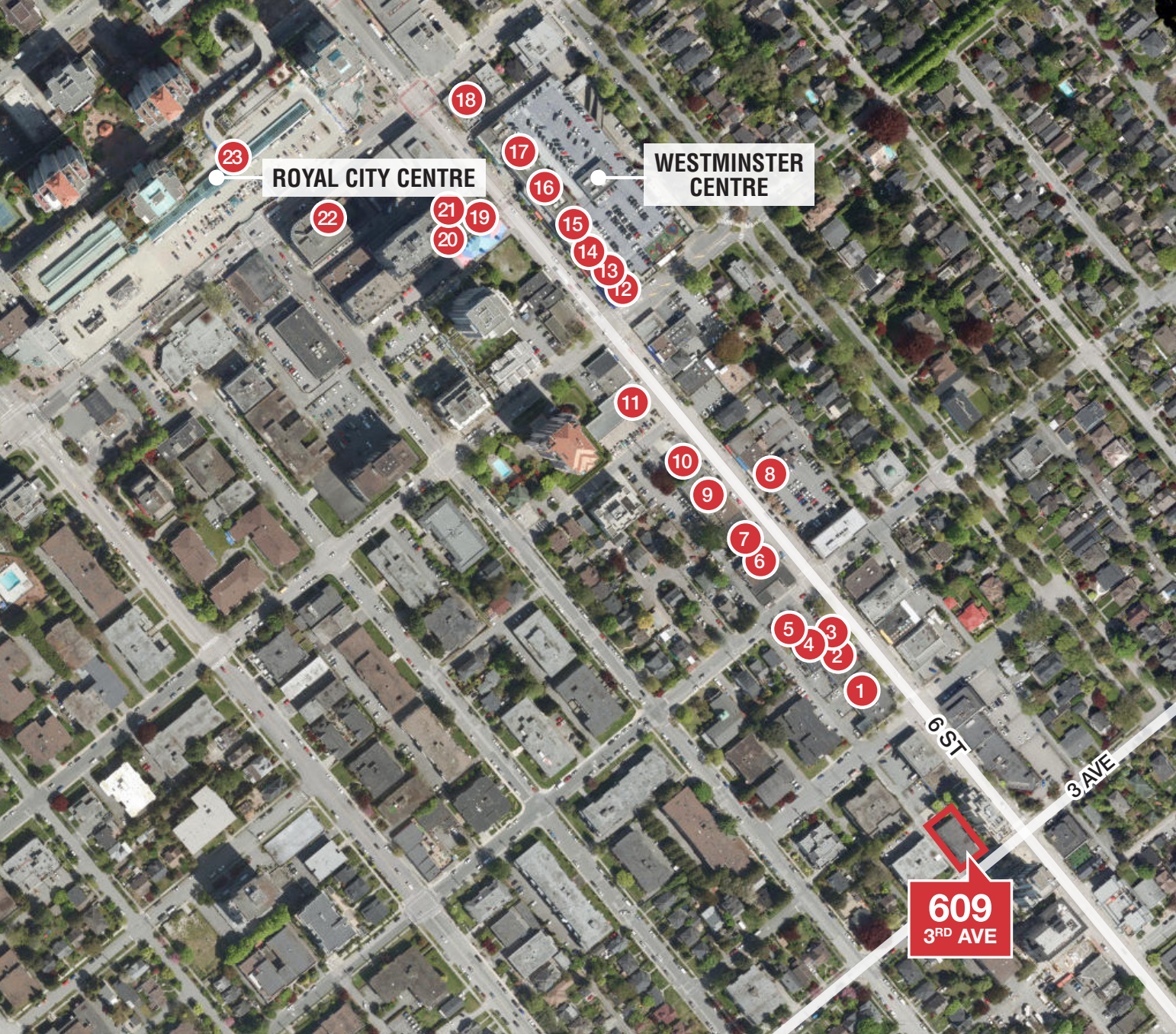
Location

609 3rd Avenue is located in the heart of Uptown New Westminster and is easily accessible, just off 6th Street and near major routes like Royal Avenue and Columbia Street. Public transit options, including nearby bus routes and SkyTrain stations, make it convenient for staff and clients.

Surrounded by professional offices, medical clinics, and shops, the area sees steady foot traffic and offers strong tenant synergy. Nearby amenities include restaurants, banks, and the Royal City Centre mall. With a mix of historic charm and ongoing development, this location is perfect for businesses looking to grow in a well-established and connected urban setting.

Features

- ▶ Open layout
- ▶ Sink installed
- ▶ Ample natural light
- ▶ Extra storage/office options
- ▶ Close to numerous amenities
- ▶ Flexible layout
- ▶ EV charging stations within steps



1. The River's Reach Pub
2. Taqueria Playa Tropical
3. The Peri Peri Shack
4. 7-Eleven
5. Alpine Animal Hospital
6. Han Lin Noodle House
7. Kojima Sushi
8. Sixth Street Grill
9. 4 Seasons Chaat Curry House
10. Chevron & Convenience Store
11. Kal Tire
12. BCAA
13. Vancity
14. McDonald's
15. Subway
16. London Drugs
17. TD Canada Trust
18. Waves Coffee House
19. Tim Hortons
20. Belmont Market
21. Burger King
22. RBC Royal Bank
23. Royal City Centre:
 - Shoppers Drug Mart
 - Walmart Supercentre
 - Save-On-Foods
 - White Spot
 - Dollarama
 - Freshslice Pizza
 - Anytime Fitness

