

FOR LEASE

Restaurant Space
Available for Lease
in Uptown New
Westminster

Westminster Centre

543 6th Street,
New Westminster, BC

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PROPERTY OVERVIEW

Civic Address	#543 – 501 6th Street, New Westminster, BC
Legal Address	Parcel Identifier: 004-118-880 Legal Description: LOT 42 SUBURBAN BLOCK 10 PLAN 50494
Location	Strategically positioned at 6th Avenue & 6th Street, the heart of Uptown New Westminster
Year Built	Originally built in 1978 with substantial renovations throughout the years and impeccably maintained
Building Type	Four-storey class A office building and retail oriented community shopping centre
Gross Leasable Area	170,000 SF ±
Restaurant Area	2,025 SF ±
Loading	Rear loading leading to a common corridor. Truck loading is from 5th Avenue as well as a lane.
Parking	570 parking spaces including 300 reserved for customers
Access / Egress	Pedestrian oriented development with car access from 5th Street.
Improvements	Currently fixtured as a restaurant.
Available	90 days' notice
Zoning	Commercial (C-3, C-6)
Term	Negotiable
Asking Lease Rate	\$60.00 PSF/per annum
Operating Costs	\$28.18 PSF/per annum
Property Taxes (2026 est.)	Does not include utilities consumed by tenant on the premises (electricity, gas, water).

Colliers is pleased to present an opportunity to lease restaurant premises in uptown New Westminster at Westminster Centre.

Join national tenants; London Drugs, Planet Fitness, BCAA, McDonalds, Starbucks, Subway, TD Canada Trust, Vancity Community Credit Union and many more! Westminster Centre is strategically positioned at 6th Avenue & 6th Street, in the heart of Uptown New Westminster.

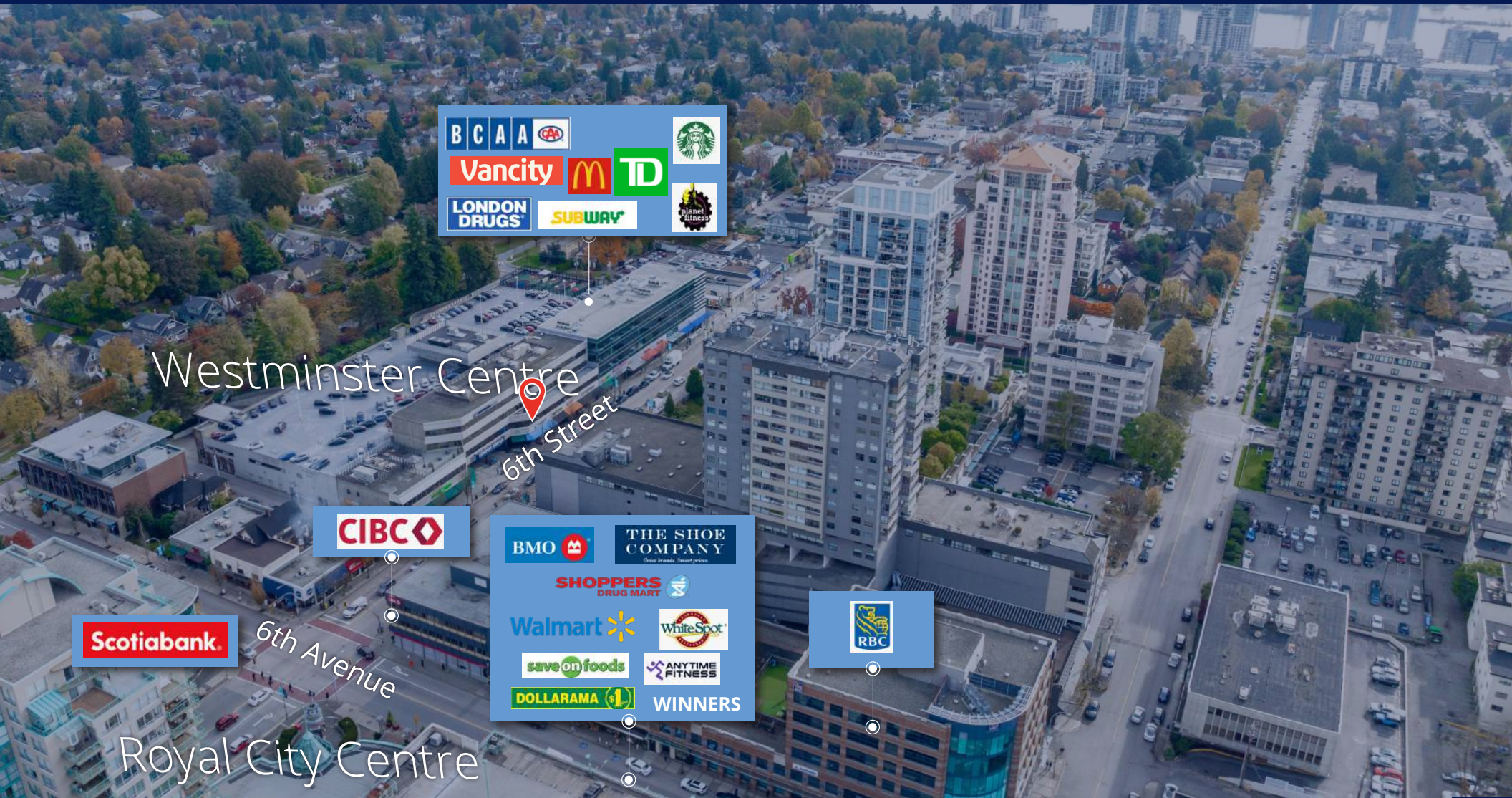


LOCATION OVERVIEW

Located at the major intersection of 6th Avenue & 6th Street in the heart of Uptown New Westminister, Westminster Centre is strategically positioned to serve New Westminister, South Burnaby and Queensborough.

Renovated substantially over the years by Uptown Property Group, the 170,000 SF +/- community shopping features two class A office buildings and boasts such major retail tenants as London Drugs, Planet Fitness, BCAA, McDonalds, Starbucks, Subway, TD Canada Trust, and Vancity Community Credit Union.

The trade area for Westminster Centre is substantial. The total 2024 population within 3 km is over 130,000. The shopping centre is ideally situated to take advantage of these shoppers.



BCAA
Vancity
LONDON DRUGS
STARBUCKS
MCDONALD'S
TD
SUBWAY
Planet Fitness

Westminster Centre
6th Street

CIBC

BMO
THE SHOE COMPANY
SHOPPERS DRUG MART
Walmart
White Spot
save on foods
ANYTIME FITNESS
DOLLARAMA
WINNERS

RBC

Scotiabank

6th Avenue

Royal City Centre

NEARBY AMENITIES

 543 Sixth Street

Restaurants

- 1 White Spot
- 2 McDonald's
- 3 Tim Hortons
- 4 Starbucks
- 5 Subway

Financial Institutions

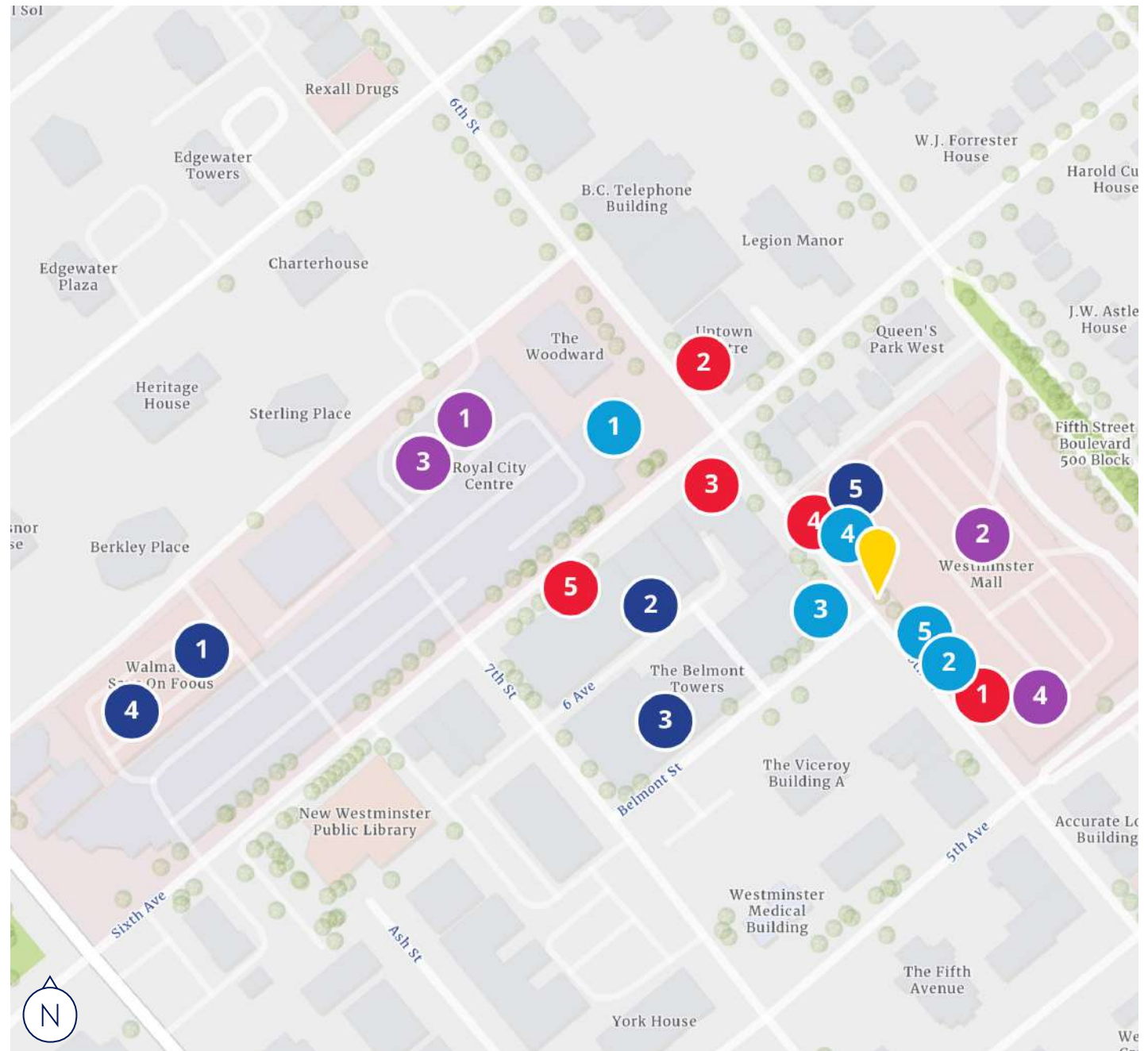
- 1 Vancity
- 2 Scotiabank
- 3 CIBC
- 4 TD
- 5 RBC Royal Bank

Retail

- 1 Winners
- 2 Westminster Centre
- 3 Royal City Centre
- 4 BCAA

Grocery Stores

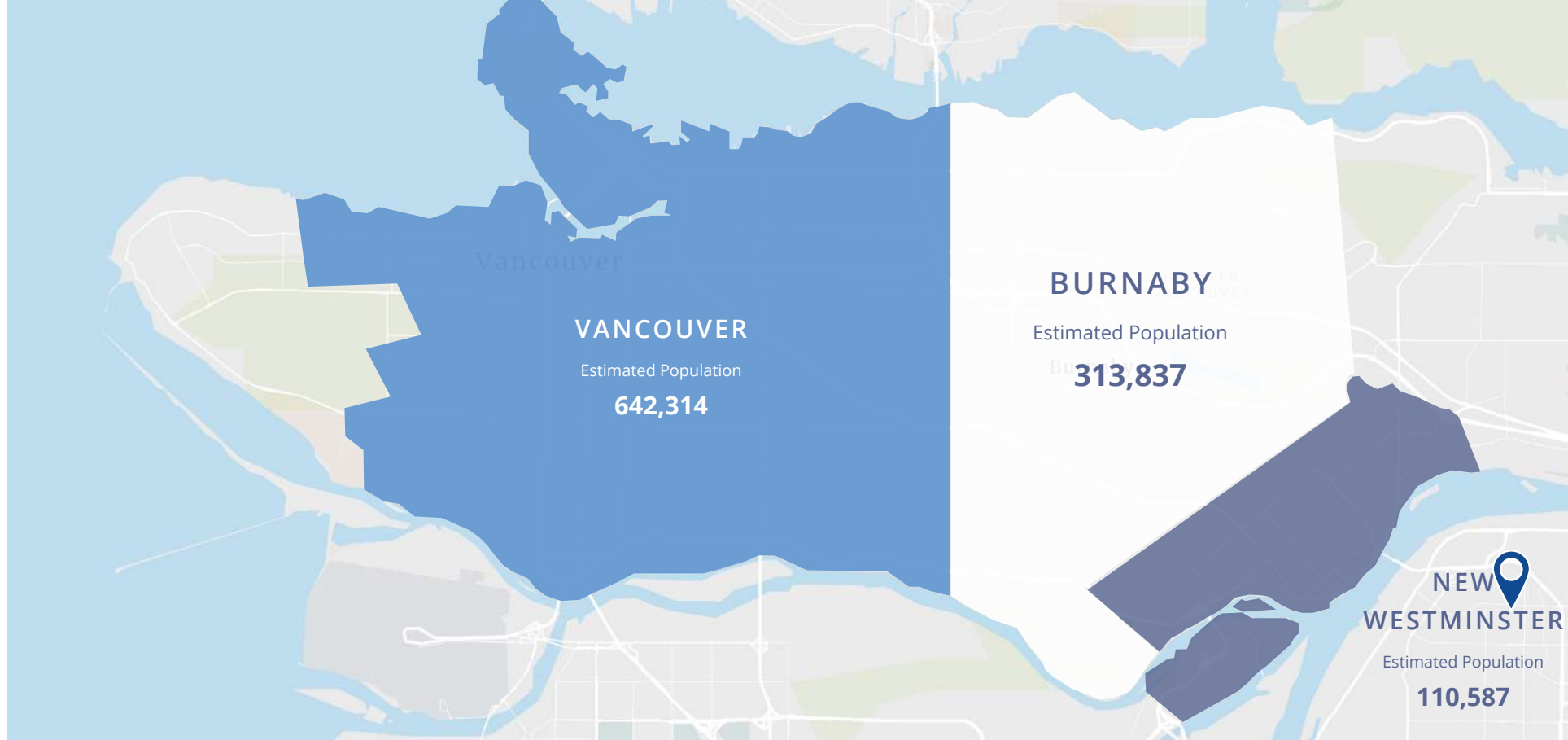
- 1 Save-On-Foods
- 2 Belmont Market
- 3 Full Basket Butcher
- 4 Walmart Supercentre
- 5 London Drugs



SITE PLAN







DEMOGRAPHICS

	Vancouver			Burnaby			New Westminister		
	2025	2030	Annual Increase	2025	2030	Annual Increase	2025	2030	Annual Increase
Total Population	46,504	48,880	2.0%	227,751	237,340	2.2%	603,185	629,416	2.2%
Average Household Income	18,972	19,789	1.9%	85,612	88,468	2.0%	227,639	235,534	1.9%
Total Households	\$130,636	\$154,893		\$131,328	\$154,956		\$133,224	\$157,219	

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the text are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

Colliers

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