

AVISON
YOUNG

FOR SUBLEASE

Unit 200 – 350 Gifford Street, New Westminster, BC

YOUR SIGN HERE

- Rarely Available Restaurant / Retail Opportunity at the Starlight Casino in New Westminster
- Thousands of daily visitors
- Queensborough is one of the fastest growing communities in the lower mainland with 6.9% projected population growth over the next 5 years
- One third of Queensborough's population has annual household income >\$200,000

OPPORTUNITY

Avison Young is pleased to present the opportunity to Sublease the space formerly occupied by a successful noodle house, located at Unit 200 – 350 Gifford Street, in New Westminster, BC (the “Premises”). It is a 2,033 sf retail/restaurant space situated on the lands occupied by the Starlight Casino, a premier entertainment destination in the Lower Mainland.

The Premises benefits from over 25 feet of frontage with expansive windows, thousands of daily visitors from surrounding municipalities, residential areas, businesses, and industrial complexes. The area also acts as a destination for food lovers with three other well-established, complementary food operators on site:

- Kirin Restaurant (a Vancouver favourite since 1987)
- Match Eatery & Public House
- Noodles To Go (located inside the casino)



SALIENT DETAILS

ADDRESS Unit 200 – 350 Gifford Street, New Westminster, BC

PID 026-069-903

ZONING C-CD-1 (click to view)

BUILDING SIZE 2,033 sf*
*subtenant to confirm measurement if important

PARKING Ample free parking available on site

BASE RENT Contact Listing Agents

ADDITIONAL RENT Contact Listing Agents

AVAILABILITY Immediate

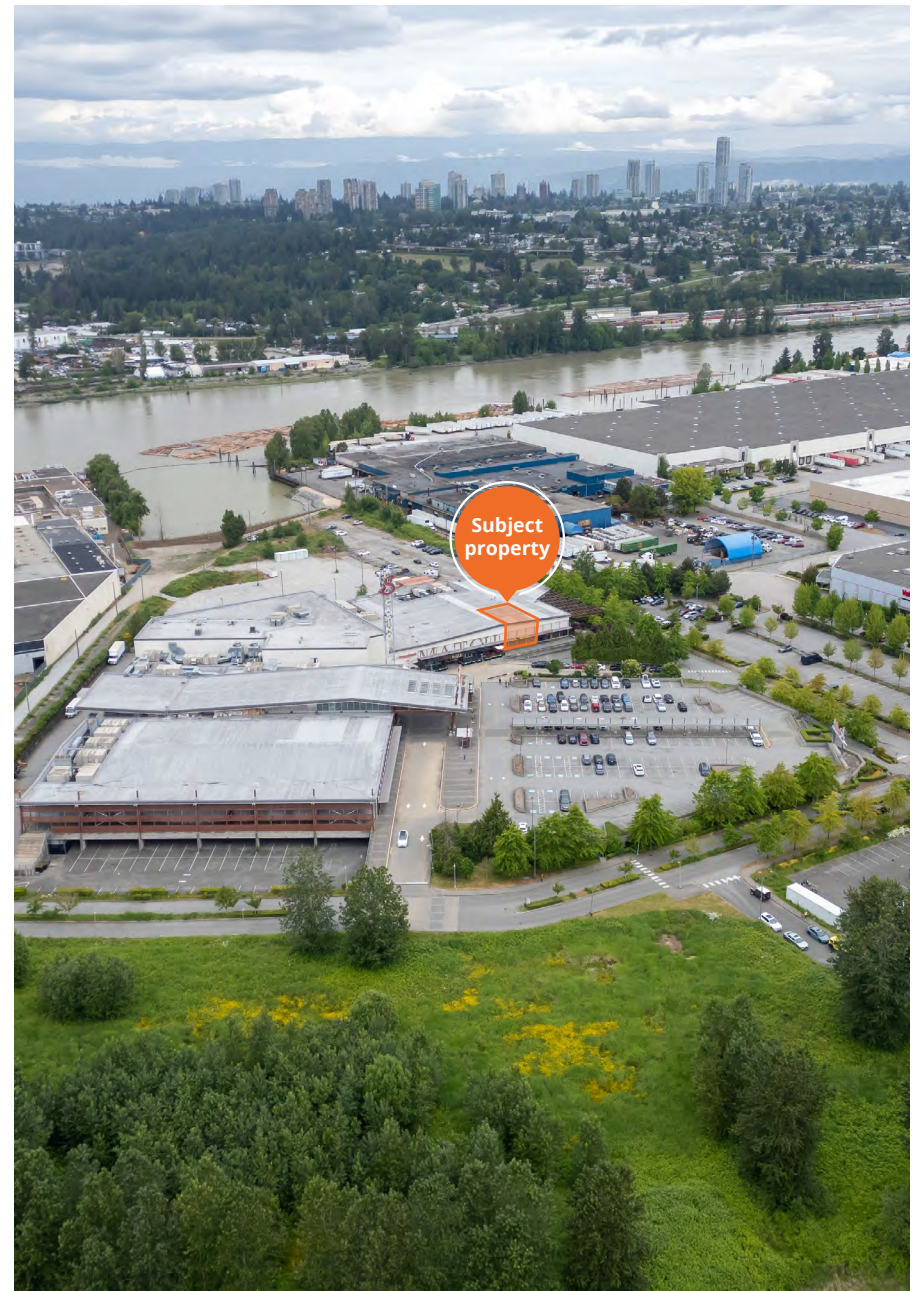
TERM Current lease expires August 2028, with an option to renew for five years

SPACE IMPROVEMENTS:

- Two sinks
- Two cooking range
- Range with two large open top burners
- Ventilation hood (seven feet wide) rated for steam and grease
- Seating for 92 guests, including 16 at the bar
- Two washrooms

ADDITIONAL CAPACITY AVAILABLE FOR:

- Larger sink
- Under-counter dishwasher



HIGHLIGHTS

DESTINATION ACCESSIBLE TO MOST MAJOR URBAN CENTRES IN UNDER 45 MINUTES:

North Vancouver, Vancouver, Richmond, Surrey, Burnaby, Tri-Cities

PROPERTY FEATURES

- Thousands of daily visitors to the restaurants and casino
- Over 83,000 vehicles per day use the Queensborough Connector
- Ample free parking
- Dozens of nearby businesses and industrial parks attract office workers
- Large population from surrounding offices and residences
- Evening and weekend destination for a massive surrounding area bringing patrons seeking entertainment, food, and beverage
- Plenty of counter and prep space with bar seating for guests to watch the kitchen at work
- Spacious interior with functional layout
- Opportunity to reconfigure the space into retail or entertainment to complement the offerings of the Casino

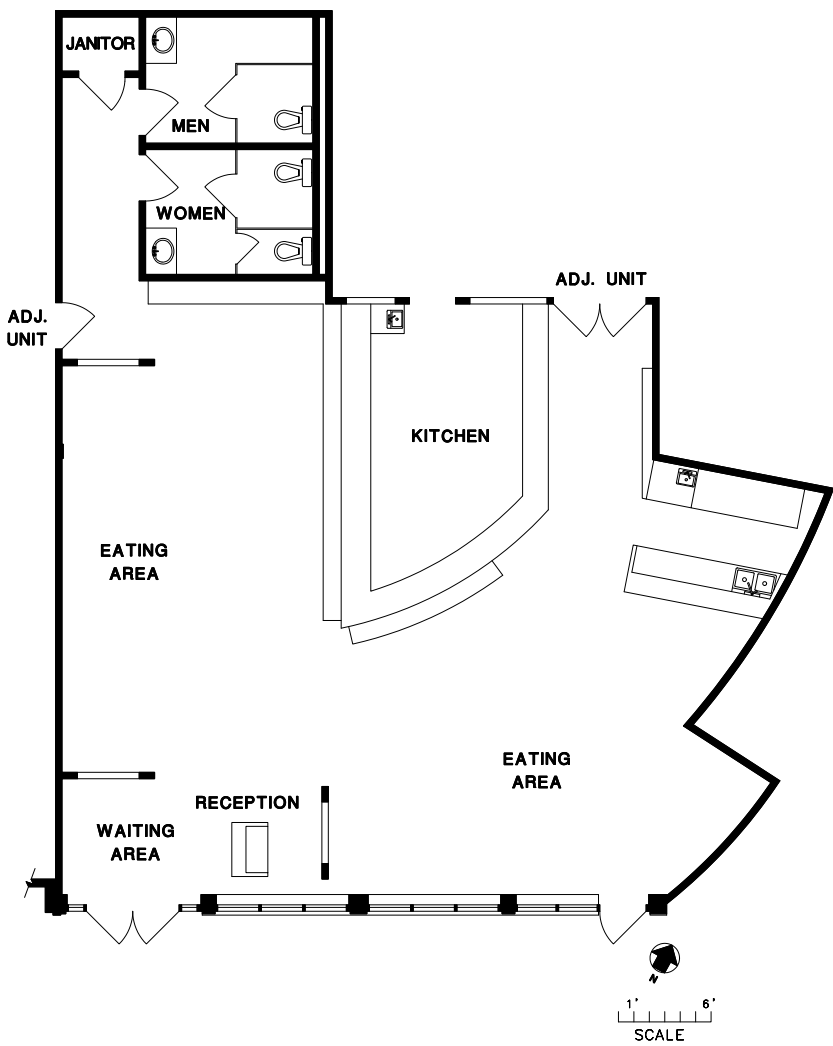
RECOMMENDED USER TYPES (SUBJECT TO ZONING VERIFICATION)

- SUSHI
- POKÉ
- RAMEN
- UDON
- HOT POT
- COCKTAIL BAR
- BUBBLE TEA
- MATCHA
- ENTERTAINMENT (VIRTUAL REALITY, ARCADE)

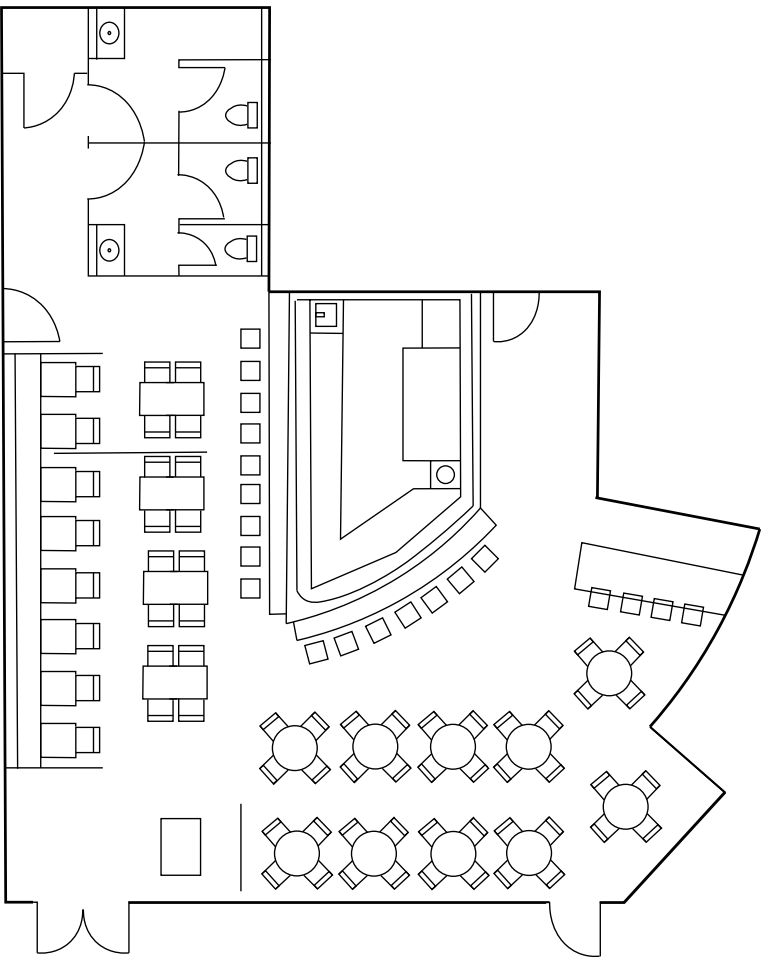


FLOOR PLAN & TEST FIT

FLOOR PLAN



TEST FIT



*Measurements subject to verification by the sub-tenant if deemed important

INTERIOR PHOTOS



SURROUNDING CONSIDERATIONS



DRIVE TIMES

20-minute driving access to major metropolitan centres:
Burnaby, Surrey, Richmond, and New Westminster

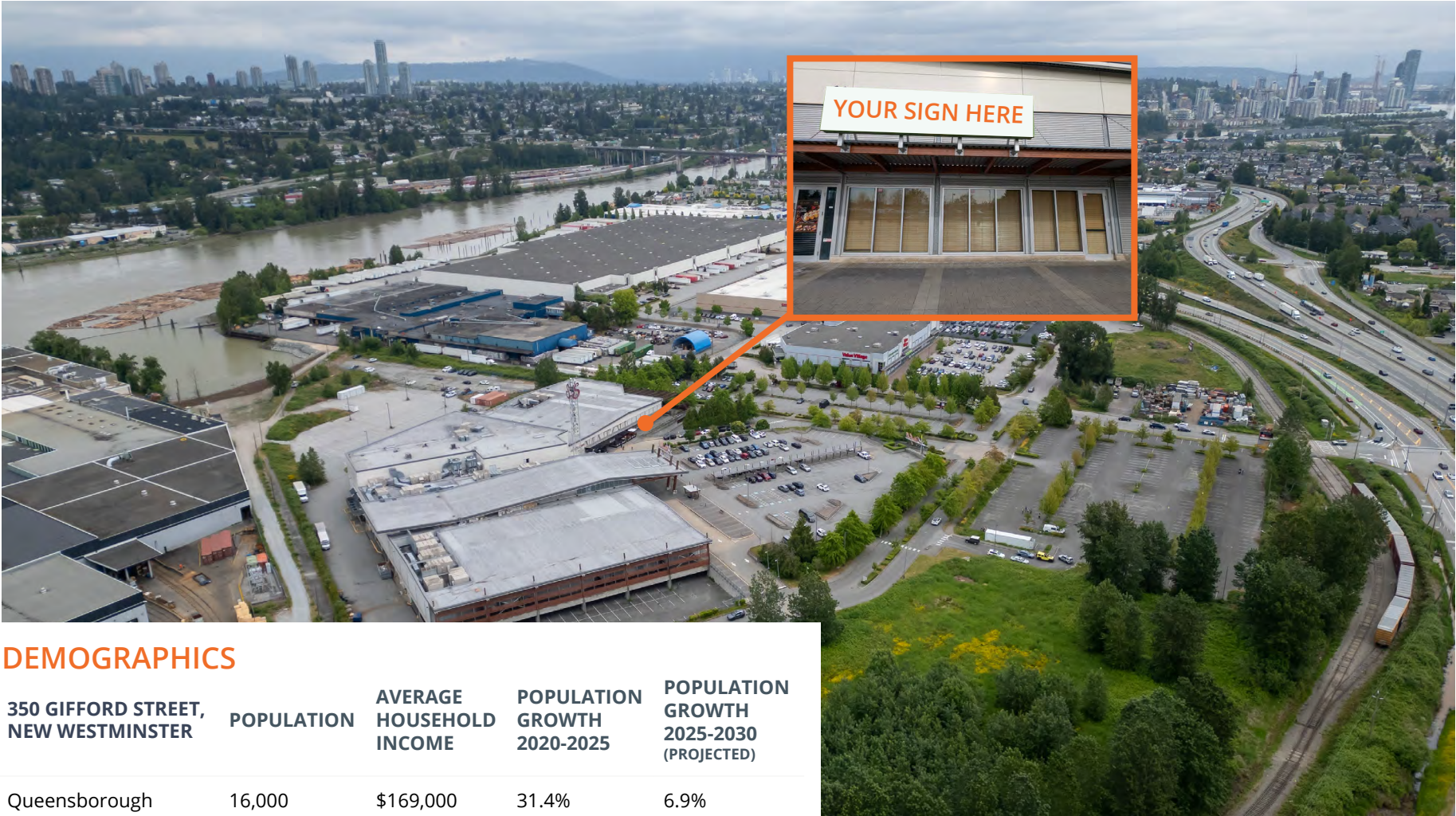
TRANSIT TIMES

Transit Access via Expo Line and bus #418:

<30 mins to Metrotown and New West

40 mins to King George Hub and Lougheed Town Centre

LOCATION OVERVIEW



DEMOGRAPHICS

350 GIFFORD STREET, NEW WESTMINSTER	POPULATION	AVERAGE HOUSEHOLD INCOME	POPULATION GROWTH 2020-2025	POPULATION GROWTH 2025-2030 (PROJECTED)
Queensborough	16,000	\$169,000	31.4%	6.9%
New Westminster	76,000	\$121,000	9.4%	3.4%
South Burnaby	84,000	\$129,000	12.2%	5.8%
North Surrey	87,000	\$103,000	21.0%	14.9%
Vancouver	772,000	\$143,000	10.1%	2.8%

Contact for more information

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