



FOR LEASE

Prime High-Exposure Retail Space

33 8th Street, New Westminster

Fully Improved Retail Space on Ground Floor of Anvil Centre

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Opportunity

A Rare, Move-In-Ready Opportunity at the Heart of New Westminster's Civic & Cultural Hub

33 8th Street is a fully improved, move-in-ready ground-floor retail unit at the base of Anvil Centre, the City of New Westminster's landmark civic, cultural, and conference destination on Columbia Street.

The unit is vacant and available immediately, with a complete fit-out already in place: custom mill-work, lighting, banquette seating, and flooring, all inherited by an incoming tenant at no additional cost.

- > Ground floor of Anvil Centre — City-owned civic anchor
- > Fully improved fit-out — zero build out cost for tenant
- > Directly facing the SkyTrain elevated guideway — maximum brand exposure 7 days a week
- > Immediate possession — vacant and ready for occupancy

Property Overview

The unit is fully improved and ready for occupancy. An incoming tenant inherits a professionally designed interior, ready for immediate possession.

Civic Address: 33 8th Street (Ground Floor, Anvil Centre), New Westminster, BC

Location: The Property is located at the intersection of 8th Street and Columbia Street in New Westminster, within the Anvil Centre

Area: 870 SF (Rentable)

Year Built: 2014

Availability: Immediate – vacant and ready for possession.

Signage: Exterior building signage available – SkyTrain facing visibility

Beverage & food preparation

Previous Use: Kitchen Infrastructure Included: Dedicated prep and beverage area, three-compartment sink, commercial ice machine and commercial refrigerator

Fit-Out Included: Full commercial interior — counter, millwork, lighting, seating, flooring, washroom

Annual Base Rent: Contact Listing Agent

Additional Rent: ~\$5/SF/year (estimated)



Location Overview

33 8th Street is positioned at the heart of Downtown New Westminster, one of Metro Vancouver's most transit-connected and rapidly growing urban centres.

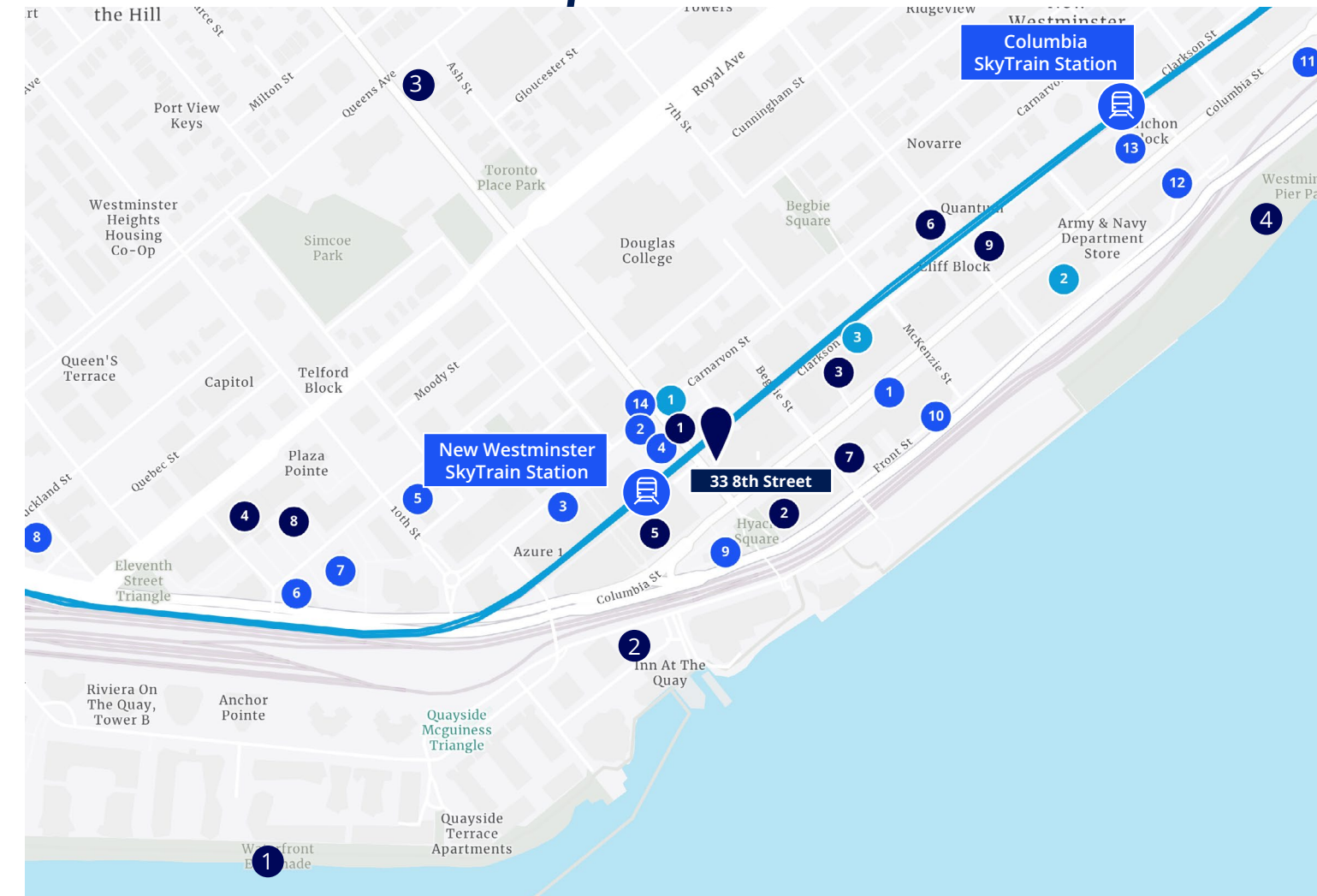
Located at the intersection of 8th Street and Columbia Street, the unit is steps from the New Westminster SkyTrain Station on the Expo Line, with bus connections providing access to the broader Metro Vancouver region.

The surrounding area features a dense and growing residential catchment, with significant new high-rise development underway in the immediate vicinity. The Columbia Street and 8th Street corridors rank among the most active pedestrian routes in New Westminster's Downtown core.

The property is located at the base of Anvil Centre, a year-round cultural, civic, and conference destination, and within walking distance of the Quayside waterfront district, home to River Market, the Waterfront Esplanade, and an established mix of dining and retail. Major employment anchors, educational institutions, and healthcare facilities are nearby, supporting consistent daytime and evening activity throughout the week.



Amenities Map



1 Waterfront Esplanade



2 River Market



3 Hyack Square



4 Westminster Pier Park



Retail & Services	
1	Safeway New Westminster
2	The Salvation Army Store
3	Lisa's Bridal
4	Save-On-Foods
5	Shoppers Drug Mart
6	Pacific Heights Health Centre
7	Scotiabank
8	BMO Bank of Montreal
9	New Westminster Police Department
Services	
1	El Santo
2	The Old Spaghetti Factory
3	Serious Coffee
4	Big Way Hot Pot
5	Burger Heaven
6	De Dutch
7	Starbucks
8	The Terminal Pub
9	Kelly O'Bryan's Restaurant & Carlos O'Bryan's Pub
10	Moodswing Coffee and Bar
11	Georgie's Local Kitchen & Bar
12	Mukasi Coffee Roasters
13	Subway
14	Tim Hortons
Entertainment	
1	Landmark Cinemas
2	Rick Bronson's House of Comedy
3	Hidden Wonders Speakwasy Magic Experience



Offering Process

Please contact the listing broker for more details on this offering.

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