

FOR LEASE

Columbia Square Plaza (Royal Ave & 10th Street), New Westminster, B.C.

RETAIL OPPORTUNITIES IN GROCERY-ANCHORED SHOPPING PLAZA



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Marcus & Millichap

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COLUMBIA SQUARE PLAZA, NEW WESTMINSTER, B.C.

DEVELOPMENT

Acquired by Edgar Development in 2022, this existing grocery-anchored open-air shopping centre is steps away from New West SkyTrain Station with strong daily traffic and pedestrian counts in the immediate vicinity.

SALIENT DETAILS

Timing:	Immediate
2024 Additional Rent:	Please Contact Listing Agents
Asking Rates:	Please Contact Listing Agents

HIGHLIGHTS



Services a population of 96,785 people within a 3km radius, projected to grow another 6.2% by 2025



1,027 feet of frontage along Columbia Street, with total daily traffic counts over 40,000



High visibility along Columbia Street



High growth, under-served area of New Westminster



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SITE PLAN

AVAILABILITIES

BUILDING K

Unit	Size
109	1,232 SF

BUILDING I

Unit	Size
103	928 SF
105	7,900 SF*
106	12,083 SF (Under Contract)

*Future opportunity, contact Listing Agents

BUILDING H

Unit	Size
103	1,249 SF
106	1,084 SF*

*Future opportunity, contact Listing Agents





BUILDING E

Unit	Size
101	8,762 SF*

*Up to 19,756 SF available via upper levels

BUILDING 3

Unit	Size
140	1,455 SF (Immediately)

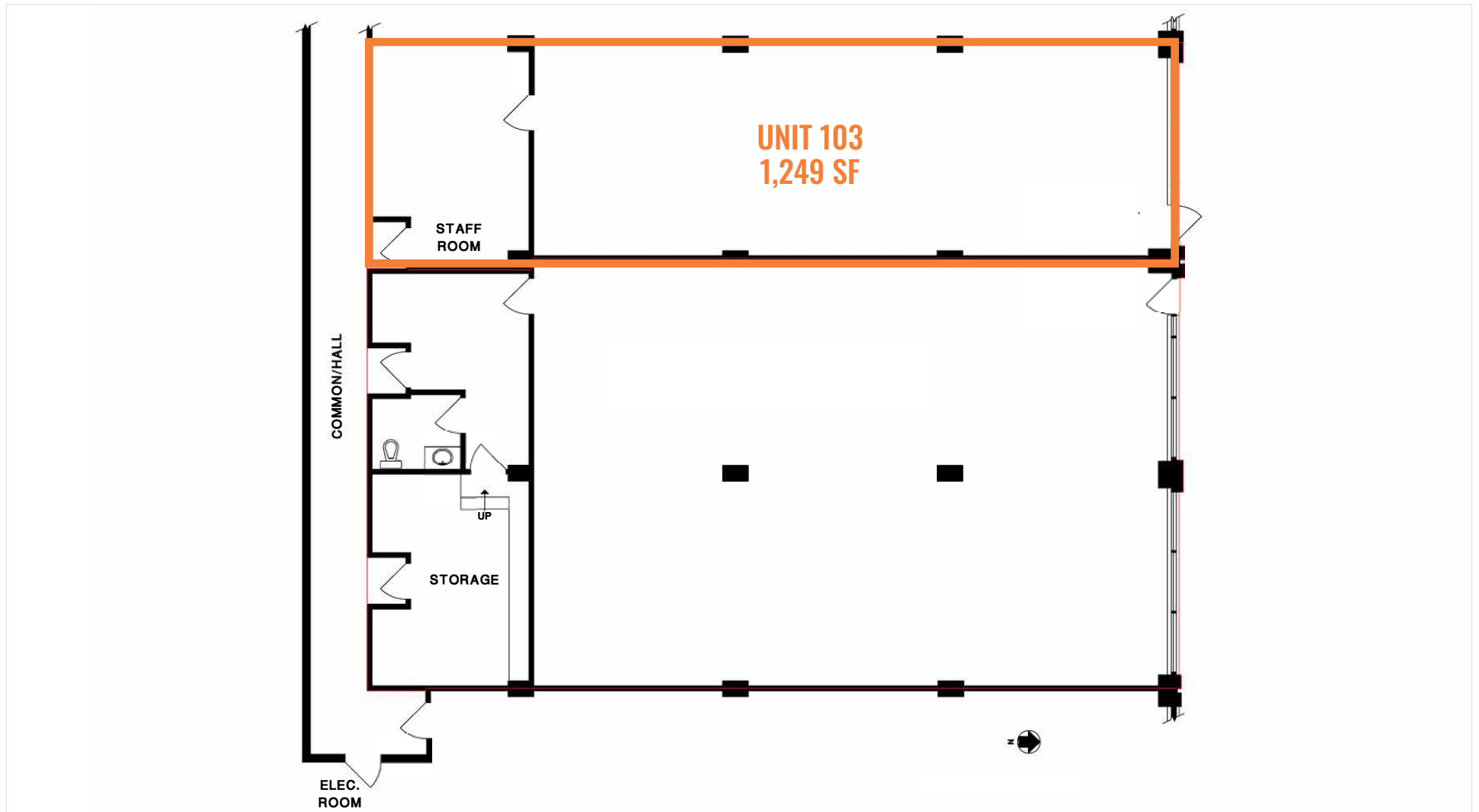
	Available		Future Opportunity
	Under Contract/ Negotiation		Leased



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FLOOR PLAN - BUILDING H - UNIT 103

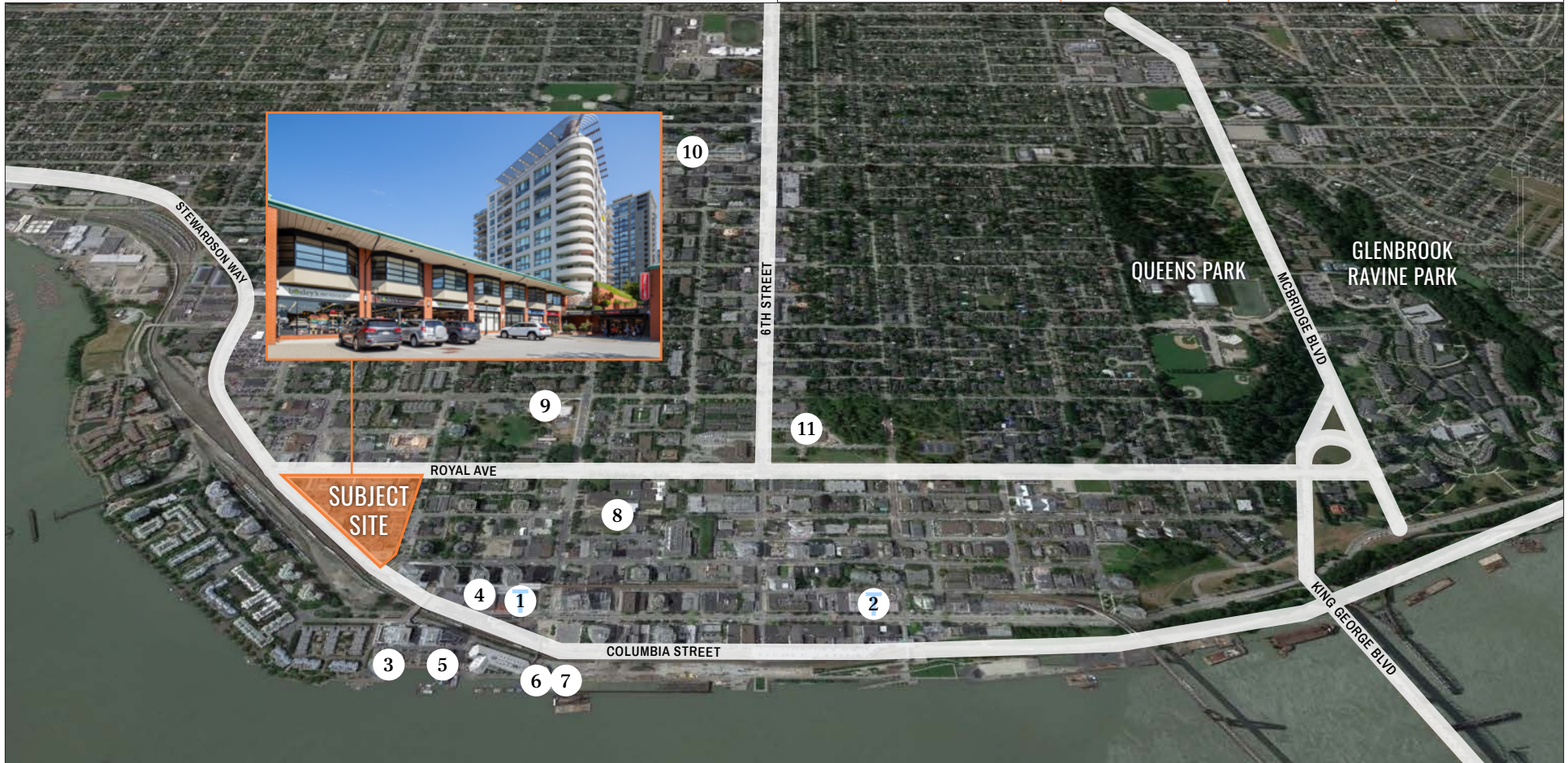


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AREA DEMOGRAPHICS

2024 Demographics	1 KM	3 KM	5 KM
Average Household Income	\$105,223	\$117,509	\$118,256
Total Population	2024 - 27,770 2029 - 32,866	2024 - 106,953 2029 - 118,110	2024 - 255,783 2029 - 276,660
Total Households	2024 - 13,394 2029 - 15,680	2024 - 41,783 2029 - 45,993	2024 - 91,217 2029 - 98,282
Population Growth 2024-2029	18.40%	10.40%	8.20%



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|-------------------------------------|--|-------------------------------|
| 1. New Westminster SkyTrain Station | 5. Inn at the Quay | 9. Fraser River Middle School |
| 2. Columbia SkyTrain Station | 6. Landmark: The World's Tallest Tin Soldier | 10. Walmart |
| 3. Hanson College | 7. Fraser River Discovery Centre | 11. New Westminster City Hall |
| 4. Landmark Cinemas | 8. Douglas College New Westminster Campus | |

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