

BREWERY DISTRICT

A CONNECTED COMMUNITY BY WESGROUP

NOW LEASING



1,300 SF - 15,000 SF AVAILABLE FOR LEASE AT

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Tenants:  
 

BREWERY DISTRICT

NEW WESTMINSTER, B.C.

*Personal Real Estate Corporation

Previously home to the Labatt's Brewery,

Brewery District is strategically located across from the Sapperton SkyTrain station and the Royal Columbian Hospital. The site offers 1.4 million square feet of buildable area within the project's eight planned buildings, of which seven are completed or are under construction.

THE BREWERY DISTRICT WILL FEATURE FOUR DISTINCTIVE INTERDEPENDENT USES:



Over 140,000 square feet of **retail space**



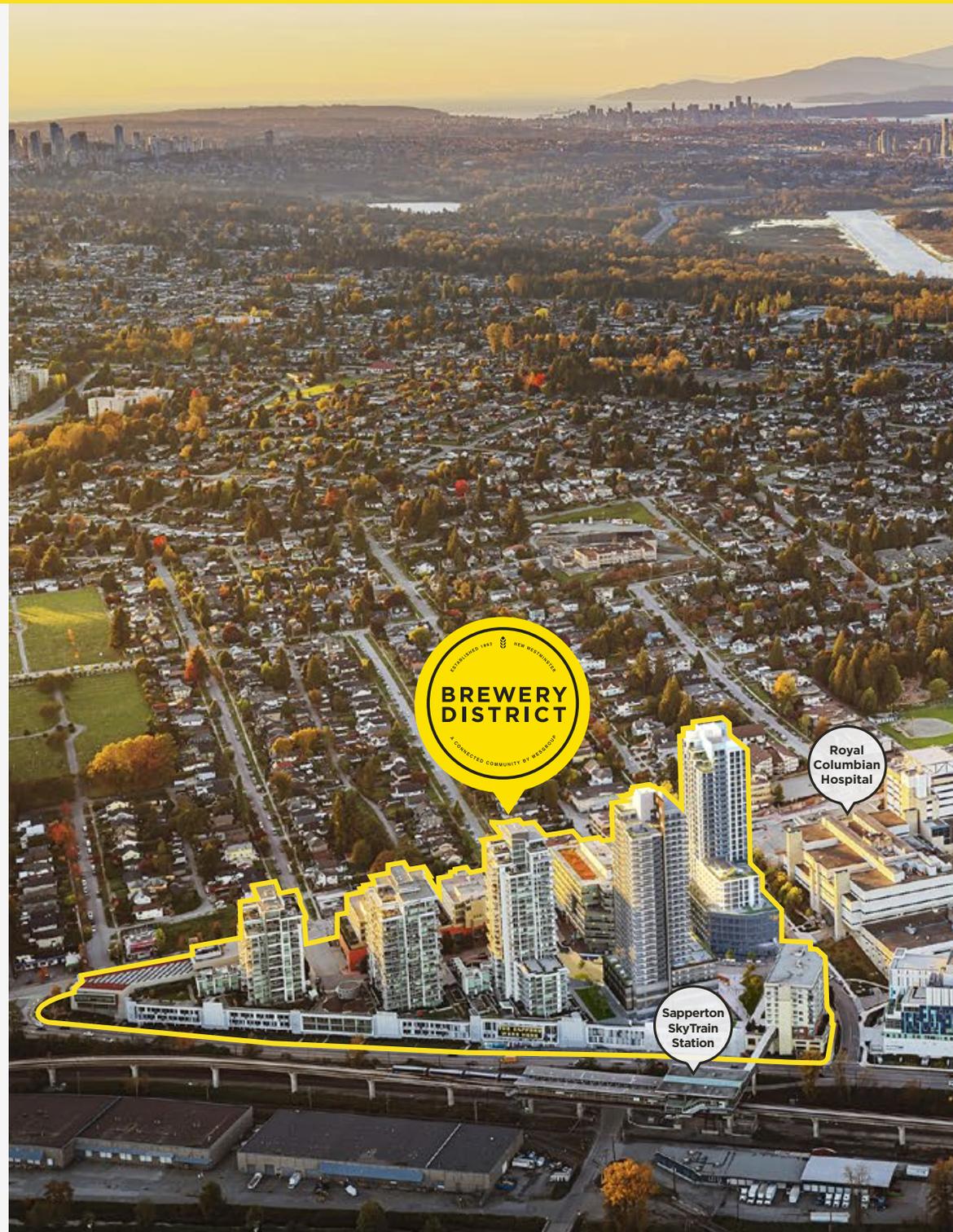
Over 600,000 square feet of **office space**



850 **residential units**



Up to 80,000 square feet of space for **health services**



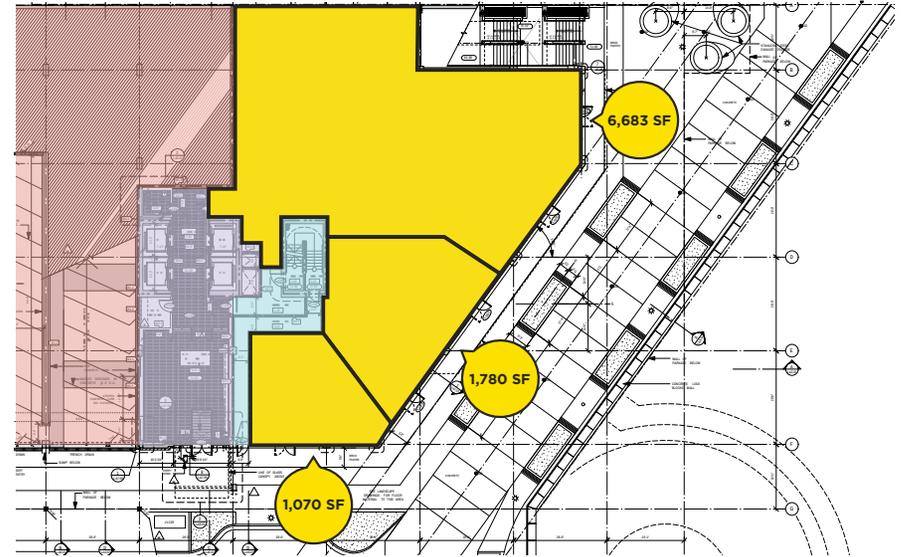
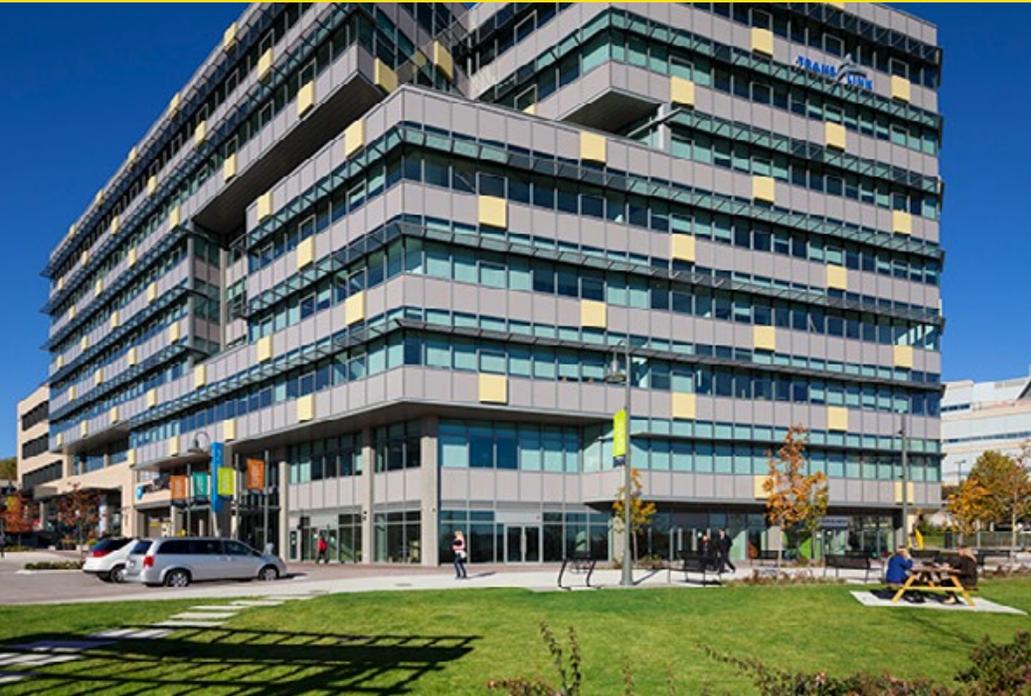


The Site

The site is easily accessed by all modes of transportation due to its proximity to the Sapperton SkyTrain Station and the Brunette Highway.

Royal Columbian Hospital (RCH) has daily traffic flows of more than 5,000 people, including over 3,500 employees and approximately 1,500 patients.

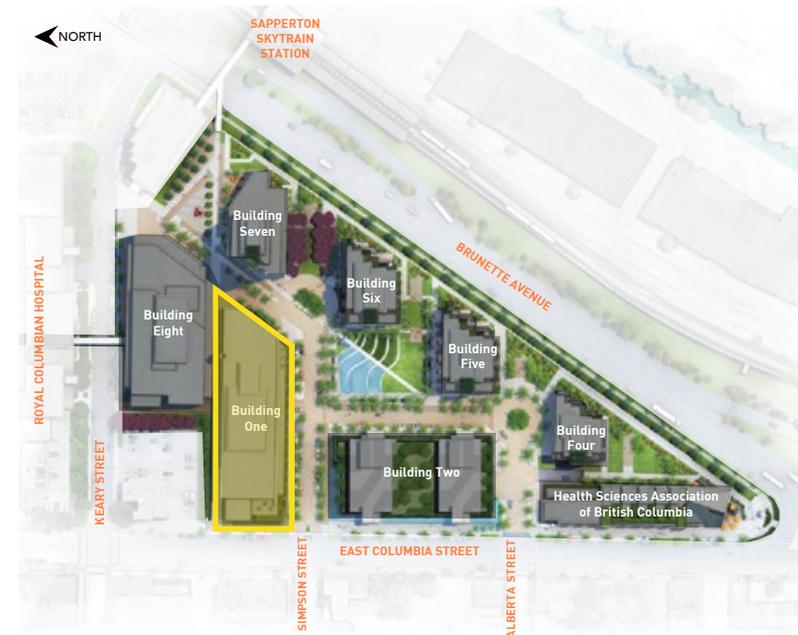
In total, RCH services about 1.5 million people per year from Burnaby to Boston Bar.



Building One

SALIENT DETAILS

Available Space	1,070 SF - 6,683 SF
Timing	December 2023
Traffic Counts	East Columbia St: 13,451 VPD Brunette Avenue: 40,000 VPD
Building Size	236,000 SF office space
Additional Rent	\$16.90 PSF

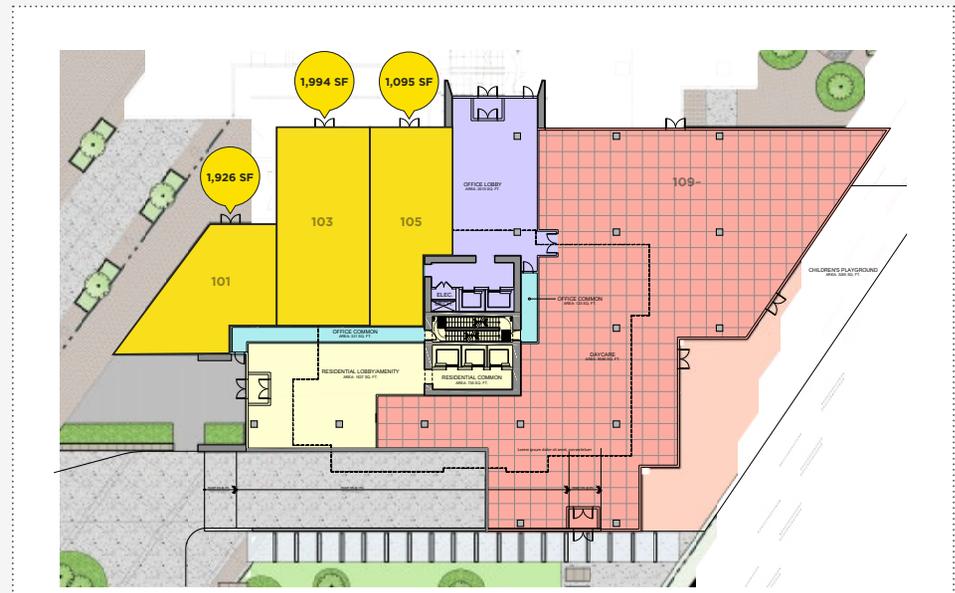




Building Seven: Main Floor

SALIENT DETAILS

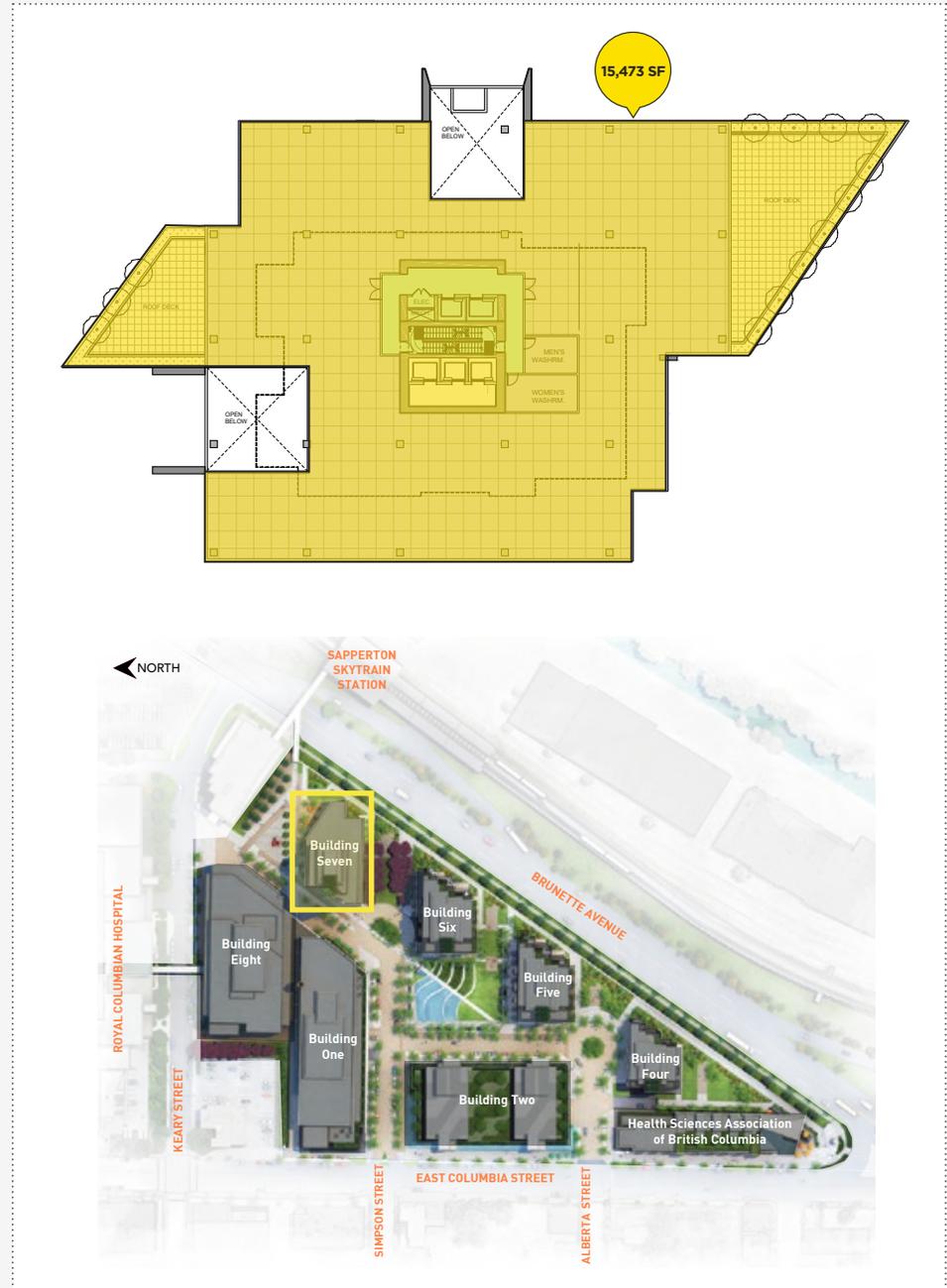
Available Space	1,095 SF - 5,015 SF
Timing	December 2023
Traffic Counts	East Columbia St: 13,451 VPD Brunette Avenue: 40,000 VPD
Building Size	294 residential units
Parking	200 commercial parking stalls



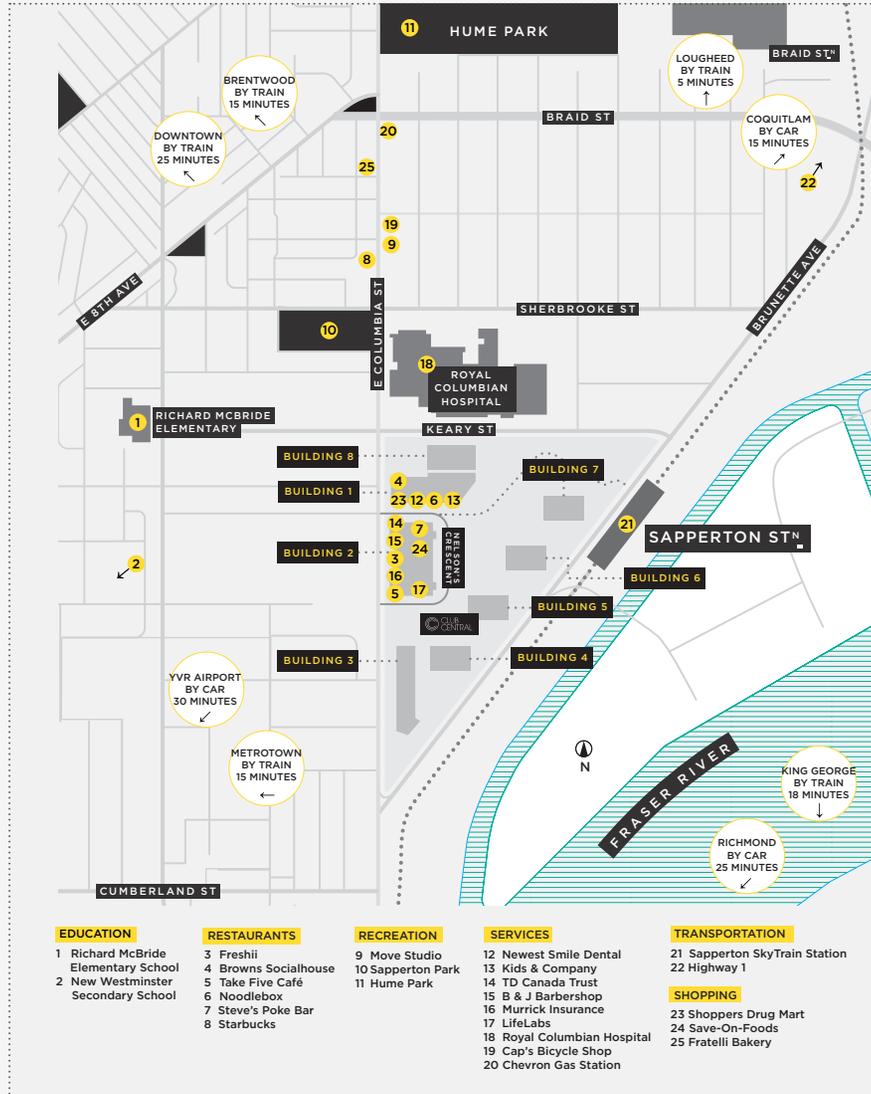


Building Seven: Second Floor

Access - SkyTrain	Direct access to the Sapperton SkyTrain via the pedestrian Brunette Street overpass.
Vehicle	The project can be accessed by car from both East Columbia Street and Keary Street and has easily accessible parking.
Bus	The site is located on the 112 bus line and within two blocks of bus lines 153, 156, 159 and 177, which provide easy access to Coquitlam, Central New Westminster and Burnaby.
Pedestrian	A connecting network of greenways and pathways will encourage pedestrian trips by walking and bicycle.



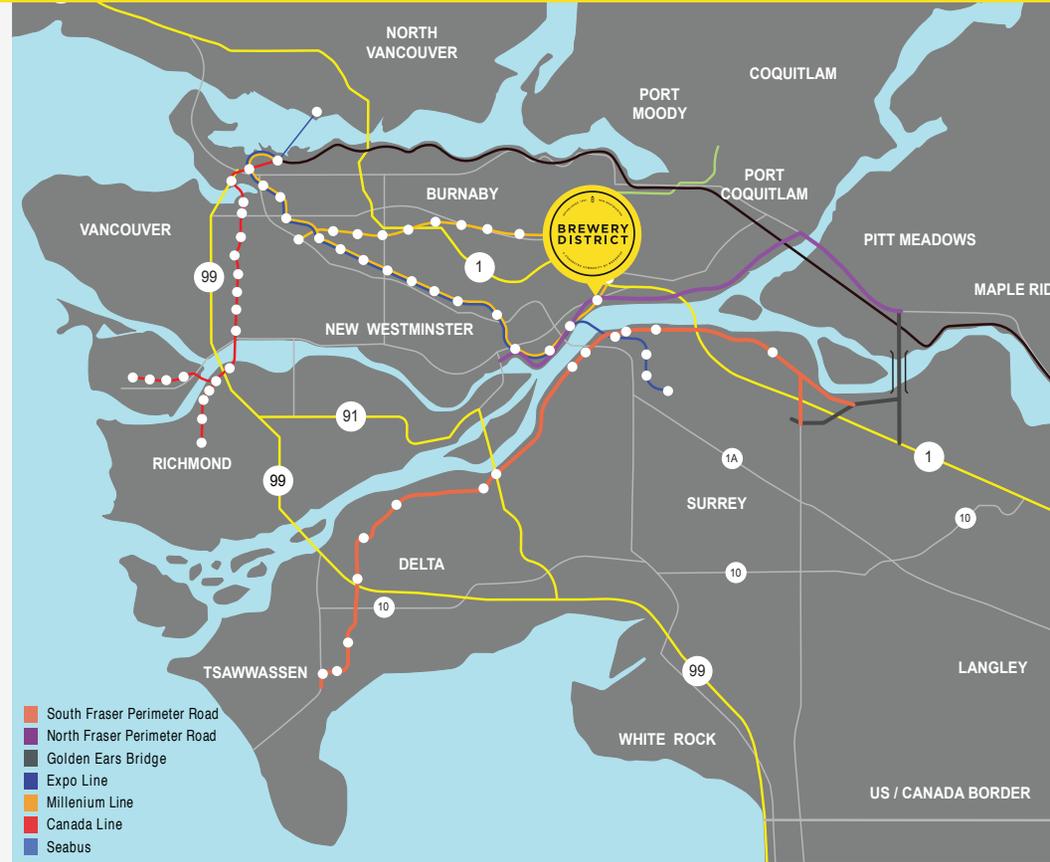
The Location



Demographics

Located at the site of the former Labatt Brewery in New Westminister at the corner of Columbia and Brunette, Brewery District sits within the Sapperton neighbourhood of New Westminister. The Sapperton neighbourhood offers a transitioning demographic with a younger dominant age group. The Primary Trade Area consists of a radius of approximately 2 km around the subject site and boasts positive demographic such as a 11.6% growth rate (2022-2027) and average household income of over \$87,588 per annum.

The City of New Westminister is situated in the geographic centre of Metro Vancouver bounded by Burnaby to the West, Coquitlam to the North and the Fraser River to the South-East. New Westminister has a population of approximately 83,641 (2022) and a projected growth rate of 7.9% (2022-2027).



2022 Estimates & Projections	New Westminister	Primary Trade Area (2 km Radius)	Secondary Trade Area (4 km Radius)
Population	90,228	57,446	172,858
Households	38,072	27,181	64,958
Average Household Income	\$125,609	\$115,921	\$123,751
Growth Rate (2022-2027)	7.9%	9.8%	6.2%

Developed by

wesgroup

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