

BREWERY DISTRICT

HIGH-EXPOSURE 5,356 SF BUILT-OUT OPPORTUNITY ADJACENT TO GROCERY ANCHOR

280 E COLUMBIA ST., NEW WESTMINSTER, B.C.



E COLUMBIA ST. (+/-13,451 VPD)

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 and one under construction.

THE BREWERY DISTRICT WILL FEATURE FOUR DISTINCTIVE INTERDEPENDENT USES:



Over 90,000 square feet of **retail space**

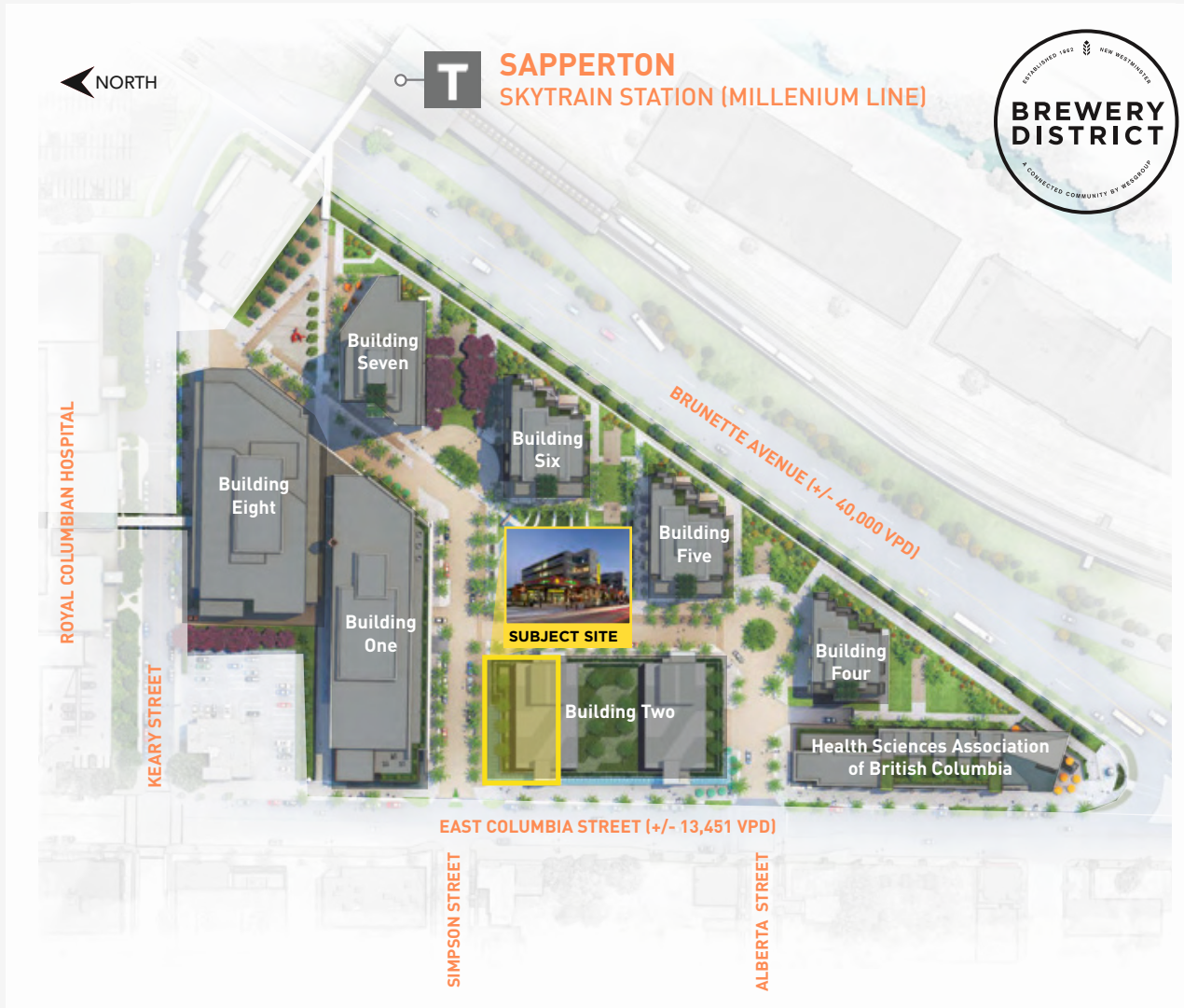


Over 400,000 square feet of **office space**



+1,100 **residential units**





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.



SUBJECT SITE OPPORTUNITY

SALIENT DETAILS

Municipal Address: 280 E Columbia St., New Westminstser, B.C.

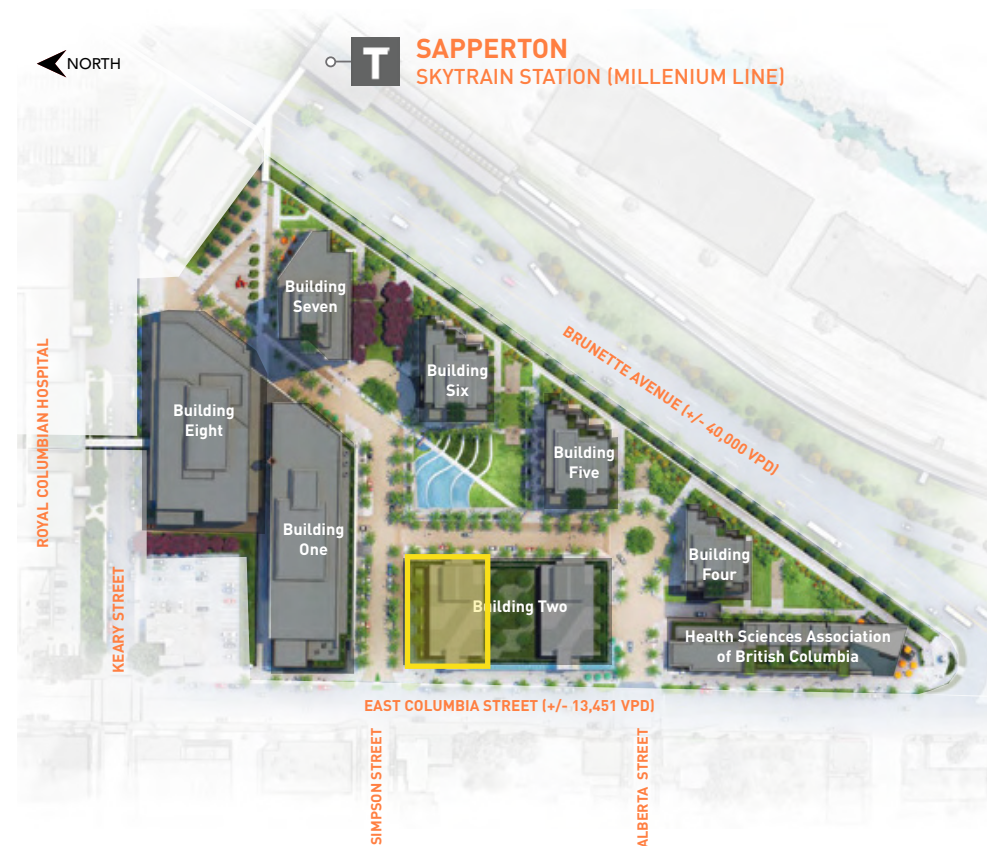
Availability: 5,356 SF

Timing: Q2 2026

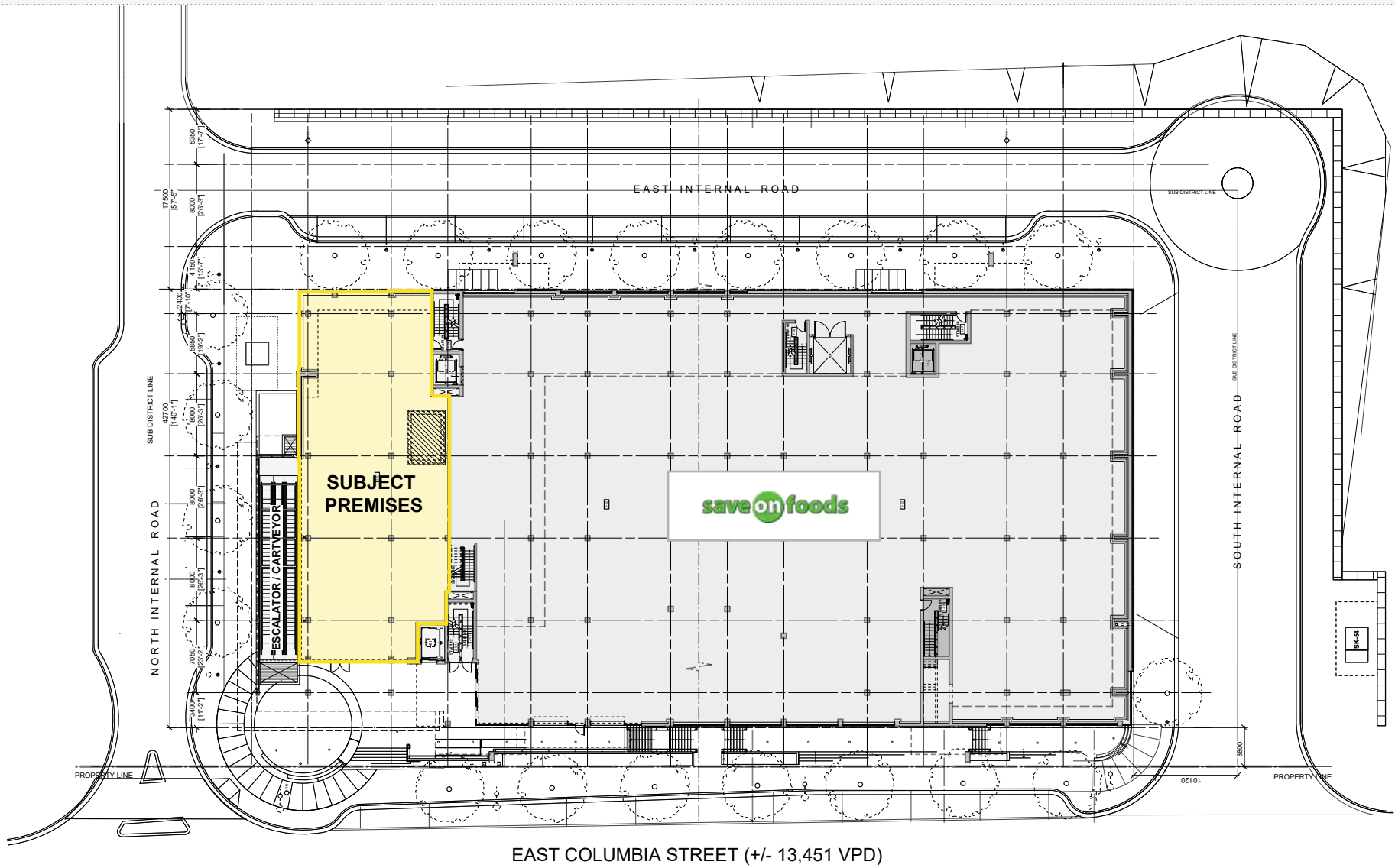
Electrical: 600 amp 120/208V, 3 phase, 4 wire

Asking Rent: Please Contact Listing Agents

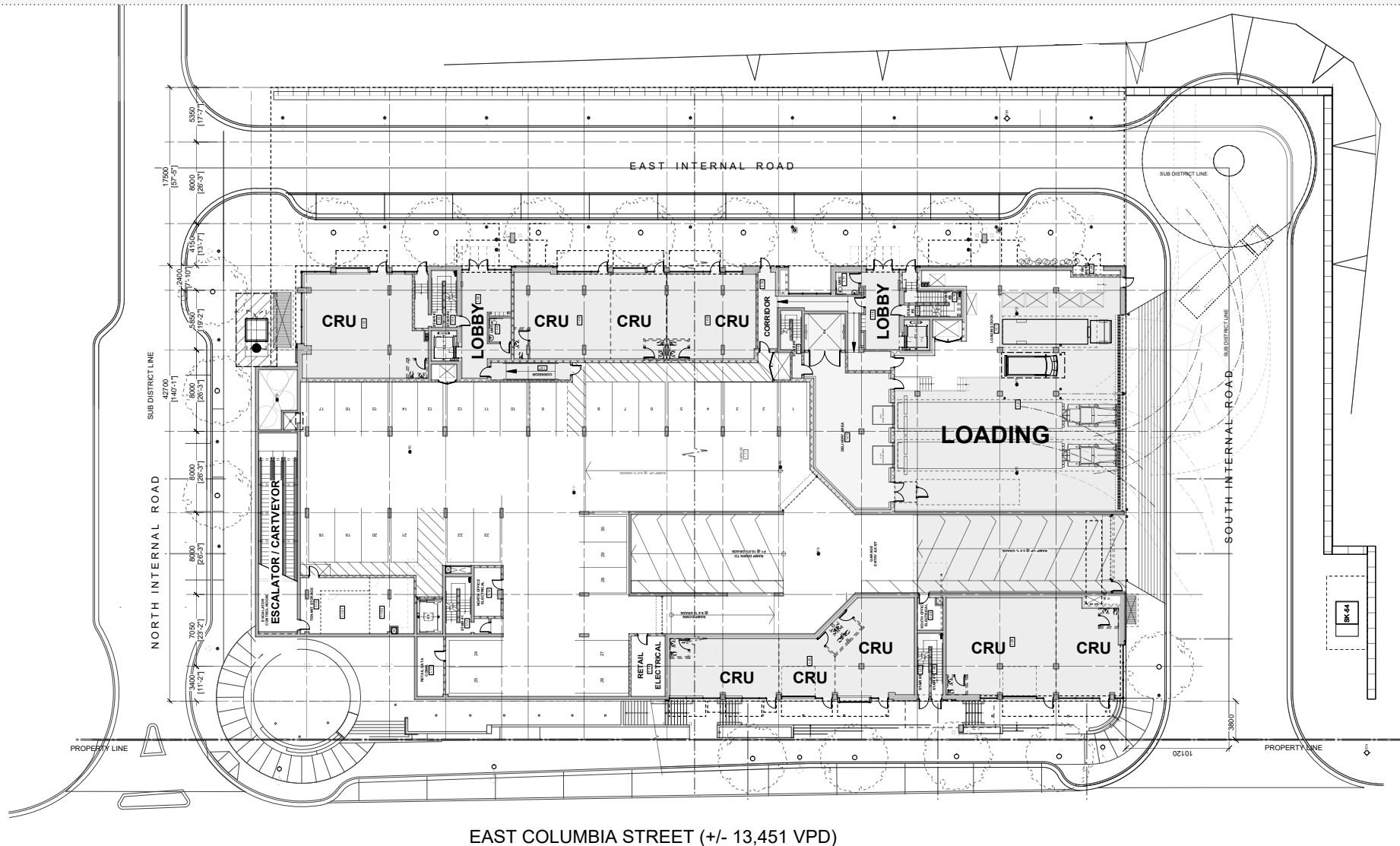
Op Costs & Taxes: \$18.00 PSF (2026 est.)



BUILDING 2 FLOORPLAN - LEVEL 2

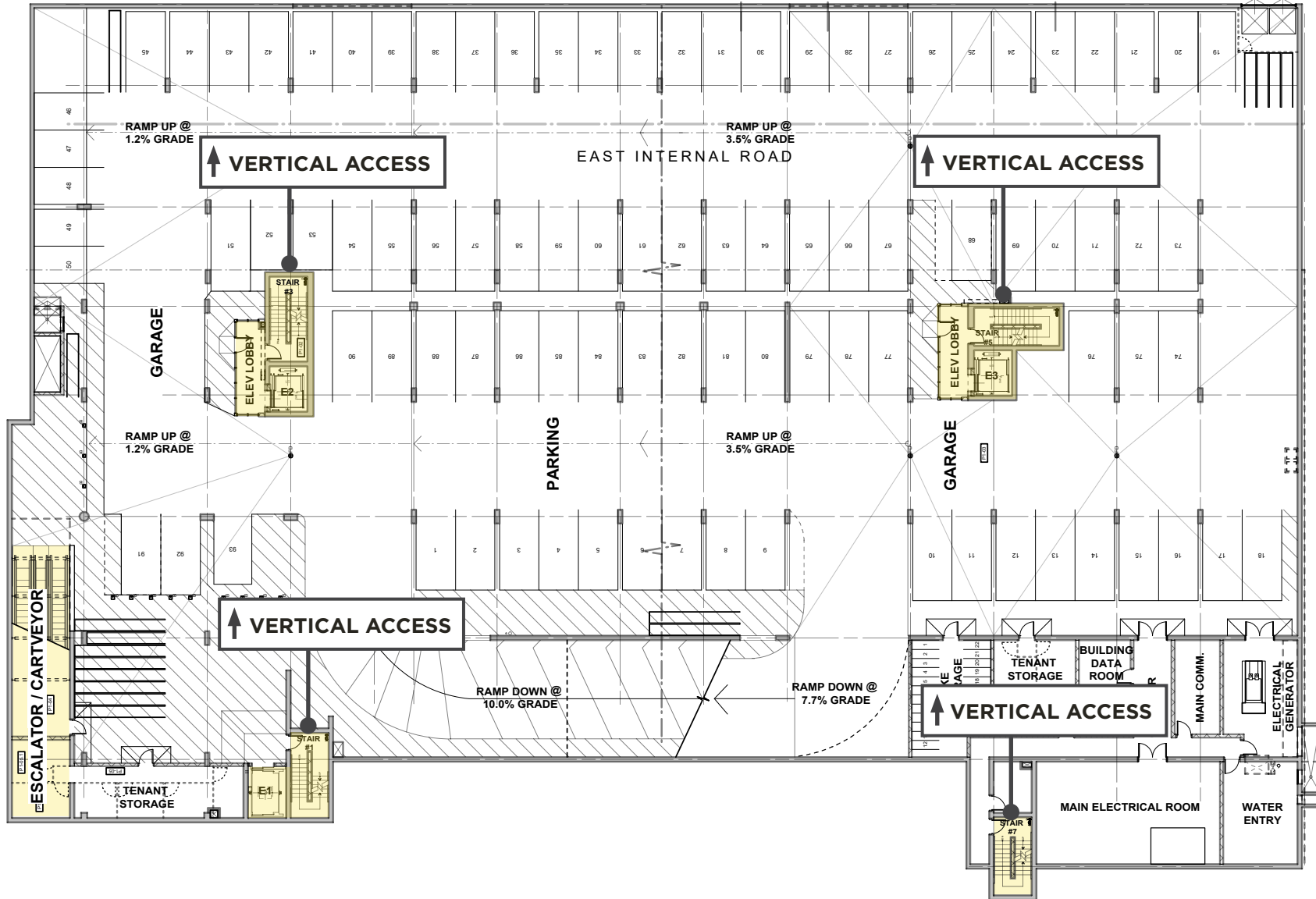


BUILDING 2 FLOORPLAN - LEVEL 1



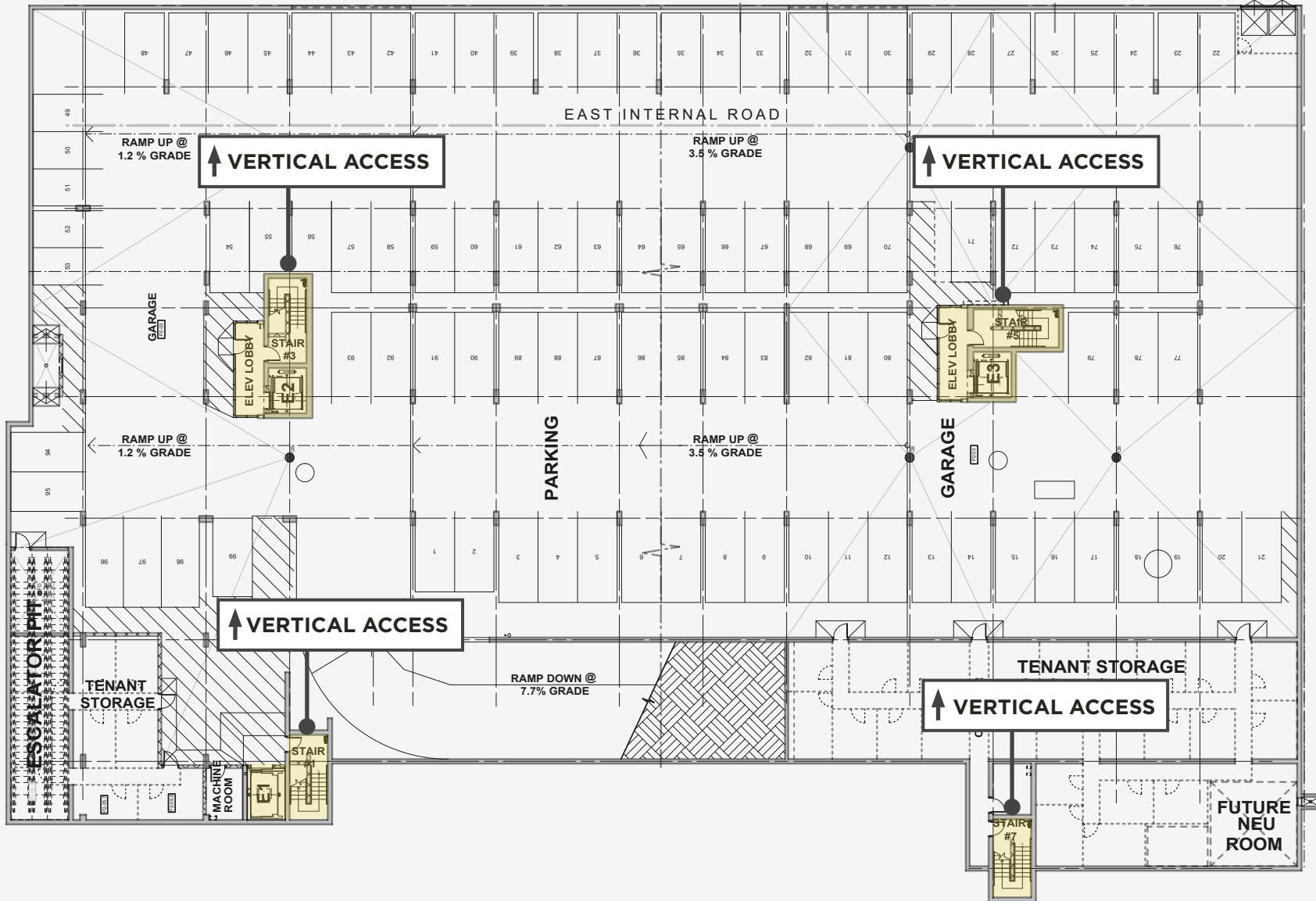
BUILDING 2 PARKADE - P1

TOTAL COMMERCIAL PARKING STALLS: 108 VIA P1 AND P2

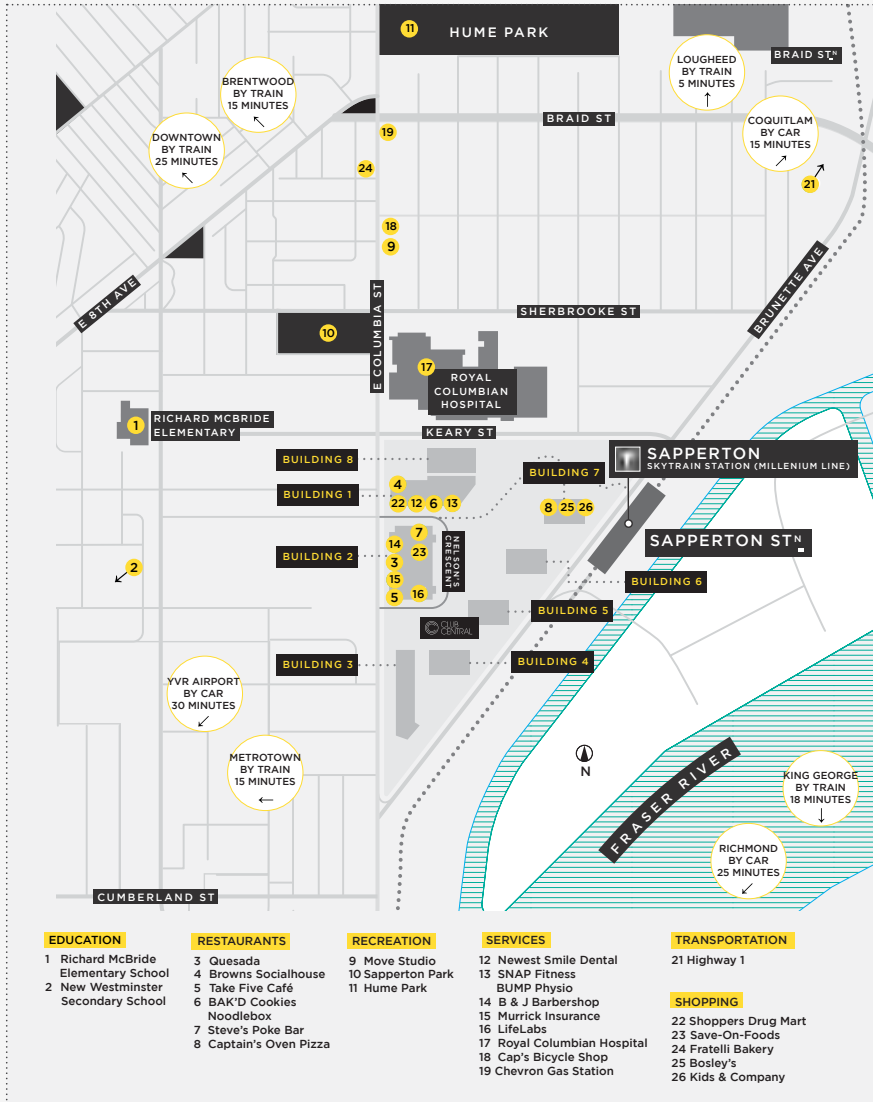


BUILDING 2 PARKADE - P2

TOTAL COMMERCIAL PARKING STALLS: 108 VIA P1 AND P2



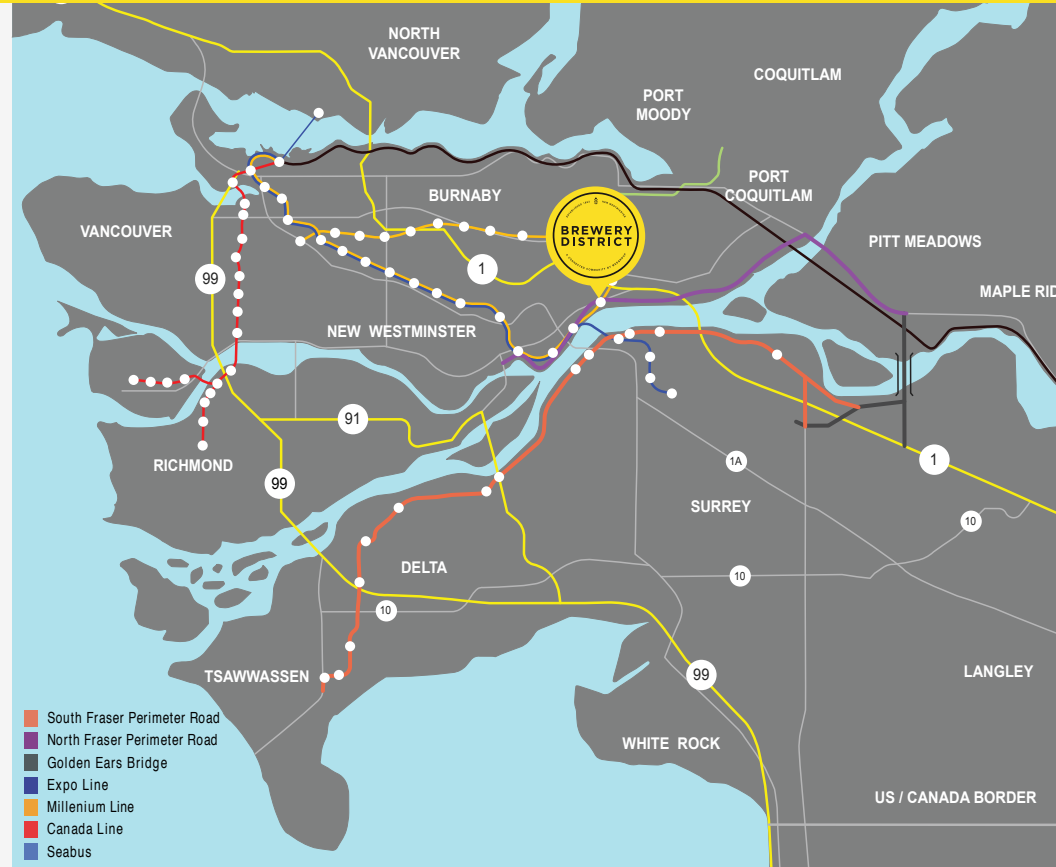
THE LOCATION



Demographics

Located at the site of the former Labatt Brewery in New Westminster at the corner of Columbia and Brunette, Brewery District sits within the Sapperton neighbourhood of New Westminster. 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 8.2% growth rate (2024-2029) and average household income of over \$129,513 per annum.

The City of New Westminster 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 Westminster has a population of approximately 92,086 (2024) and a projected growth rate of 11.7% (2024-2029).



2024 Estimates & Projections	New Westminster	Primary Trade Area (2 km Radius)	Secondary Trade Area (4 km Radius)
2024 Population	92,086	21,253	123,227
2024 Households	21,450	123,227	28,791
2024 Average Household Income	\$117,972	\$129,513	\$111,289
Growth Rate (2024-2029)	11.7%	8.2%	12.0%

Developed by

wesgroup

Marcus & Millichap

Jack Allpress

Personal Real Estate Corporation
Senior Managing Director Investments
(604) 638-1975
JAllpress@MarcusMillichap.com

Amanda Broglio

Associate
(604) 404-1412
Amanda.Broglio@MarcusMillichap.com

Marcus & Millichap
1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3

T (604) 638-2121
F (604) 638-2122

MarcusMillichap.ca

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.