



2020 Estimates	3 km	5 km	7 km
Population	122,839	219,708	433,874
Number of Households	51,199	85,490	163,085
Median Age	50	51	51
Average Household Income	\$94,122	\$97,086	\$95,447
Average Person per Household	2.40	2.57	2.66

Population Projections	2023	2025	2030
Population	86,226	88,644	93,475
Population Growth	5.71%	8.67%	14.60%

*Population growth outlook captures the trade area of New Westminster, BC

OUR OFFICES

- New Westminster, BC
- Moose Jaw, SK
- Winnipeg, MB
- Orangeville, ON
- Montreal, QC
- Surrey, BC
- Prince Albert, SK
- Kitchener, ON
- Tillsonburg, ON
- Halifax, NS
- Saskatoon, SK
- Regina, SK
- Toronto, ON
- Pembroke, ON
- Saint John, NB
- Kindersley, SK
- Thompson, MB
- Bowmanville, ON
- Ottawa, ON
- Summerside, PE

GLA

347,000 SF Two Level
Enclosed Shopping Centre

MAJOR TENANTS



LOCATION AND COMMUNITY

- The only major retail development in uptown New Westminster and is centered on 6th Street and 6th Avenue
- AADT over 44,000 vehicles
- 1,365 parking stalls on three levels of underground parking off of Sixth Ave or Princess St
- Superior access to Vancouver with 5 Skytrain stations nearby

HIGHLIGHTS

Royal City Centre is an enclosed community centre located in the heart of New Westminster. Surrounded by high density residential and store front community retail.

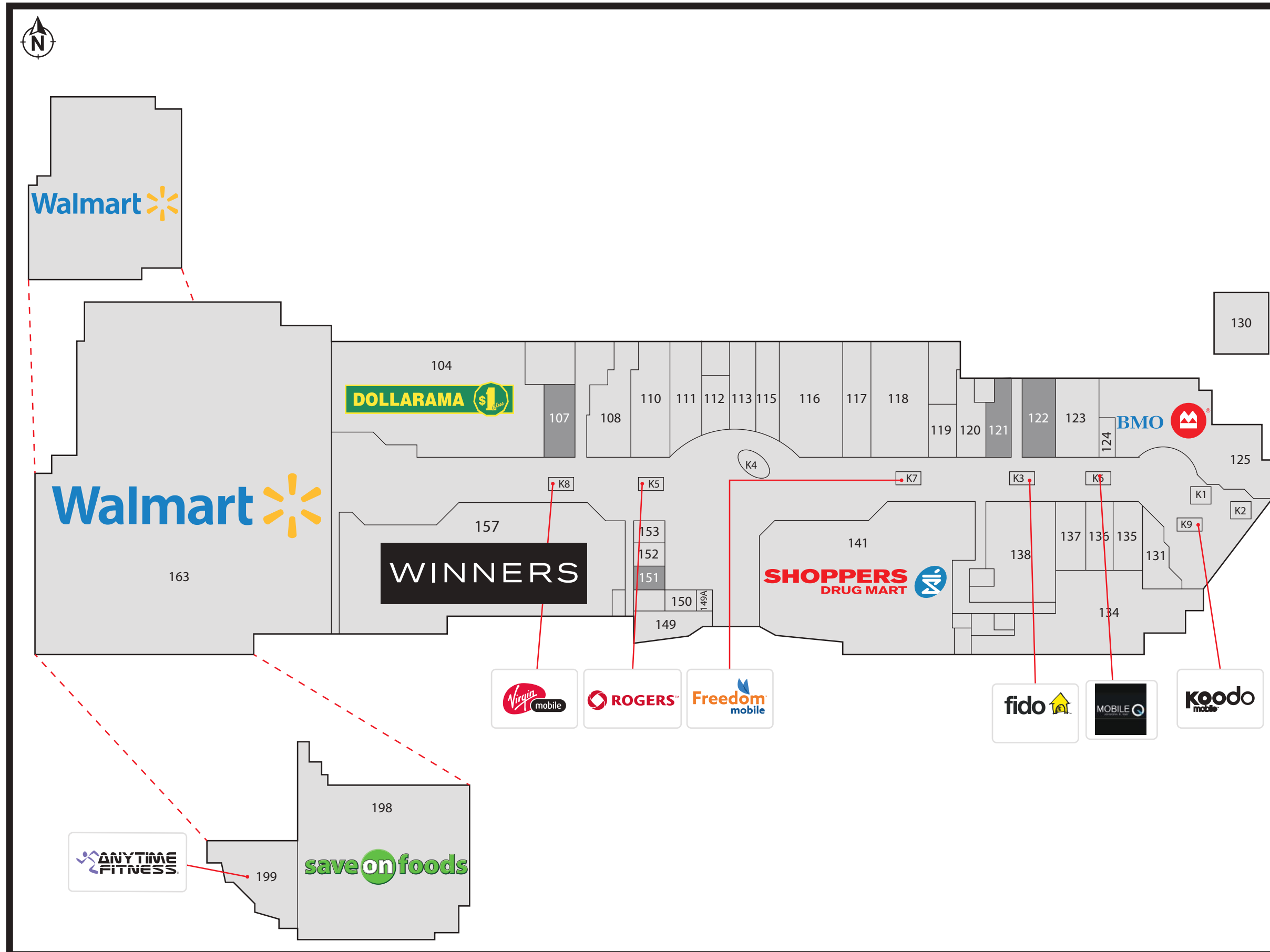
The area contains the highest concentration of retail in the City in addition to other services and amenities such as medical, recreational and public service facilities.

Anchored by 110,000 SF Walmart and Save on Foods, and home to a 37,000 SF Fraser Health clinic on the second floor. The Centre is perfect for regional retail, service, food, neighborhood services, and office opportunities.



ROYAL CITY CENTRE - FIRST FLOOR

610-6th Street, New Westminster, BC



- 104. Dollarama (10,837 sf)
- 107. Available (1,236 sf)**
- 108. Belmont Dental Centre (2,477 sf)
- 110. Madhatters (2,122 sf)
- 111. Label Express (1,498 sf)
- 112. Purdys Chocolate (800 sf)
- 113. Northern Reflections (1,327 sf)
- 115. Everyday Items Japan (1,600 sf)
- 116. Kin's Farm Market (3,241 sf)
- 117. Visions Optical (1,766 sf)
- 118. T & N Games (4,342 sf)
- 119. Maritime Travel (812 sf)
- 120. Mulberry (819 sf)
- 121. Available (1,071 sf)**
- 122. Available (1,376 sf)**
- 123. The Source (1,700 sf)
- 124. Grace Shoe Repair (256 sf)
- 125. BMO Bank of Montreal (5,720 sf)
- 130. Royal City Family Dental Centre (1,863 sf)
- 131. Telus (1,225 sf)
- 134. White Spot (6,800 sf)
- 135. Westland Insurance (947 sf)
- 136. Genie Stitch (950 sf)
- 137. Alive Health Centre (950 sf)
- 138. The Shoe Company (3,685 sf)
- 141. Shoppers Drug Mart (14,927 sf)
- 149. Freshslice Pizza (1,075 sf)
- 149A. Fresh Roll Sushi (176 sf)
- 150. Fortune Wok (344 sf)
- 151. Available (363 sf)**
- 152. Grill 'n More (361 sf)
- 153. A&W (362 sf)
- 157. Winners (7,159 sf)
- 163. Walmart (111,532 sf)
- 198. Save on Foods (47,531 sf)
- 199. Anytime Fitness (5,421 sf)

- K1. BC Lotto (100 sf)
- K2. Blenz Coffee (250 sf)
- K3. Fido (150 sf)
- K4. Gourmet Cup (250 sf)
- K5. Rogers (135 sf)
- K6. Mobile Q (160 sf)
- K7. Freedom Mobile (150 sf)
- K8. Virgin Mobile (150 sf)
- K9. Koodo (120 sf)

192,000 SF of Retail
155,000 SF of second floor office space

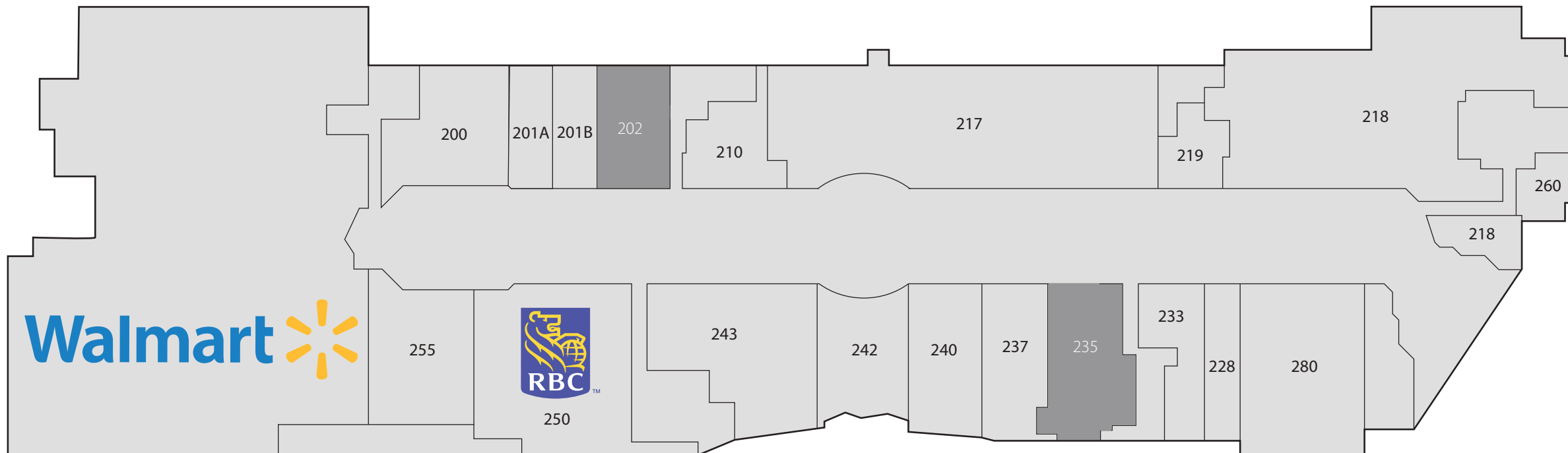
373,585
Total SF

360 to 4,500 SF
Units Available



ROYAL CITY CENTRE - SECOND FLOOR

610-6th Street, New Westminster, BC



- 200. West Coast Medical Imaging (3,504 sf)
- 201A. Vision Loss Rehabilitation Canada (2,272 sf)
- 201B. CNIB Foundation (2,273 sf)
- 202. Available (3,804 sf)**
- 210. Royal City Health and Manual Therapy (3,176 sf)
- 217. Fraser Health Authority (16,387 sf)
- 218. Fraser Health Authority (19,440 sf)
- 219. Fraser Health Authority (1,770 sf)
- 228. Elicare Medical (2,334 sf)
- 233. Canadian Mental Health Association (2,786 sf)
- 235. Available (4,446 sf)**
- 237. Dr. Eric Pugash (1,336 sf)
- 240. FYi Doctors (4,585 sf)
- 242. New Westminster Family Practice (3,973 sf)
- 243. CEFA Early Learning (7,584 sf)
- 250. RBC (10,311 sf)
- 255. AJ Insurance (5,302 sf)
- 260. Harper & Associates (1,321 sf)
- 280. Immigration Services (6,871 sf)
- Walmart (52,731 sf)
- Mall Office (1,919 sf)

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155,000 SF of second floor office space

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Total SF

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Units Available

