



PREMIERE



VIRTUAL TOUR

PREMIUM RETAIL STRATA FOR SALE



CRU 5
1,622 SF
AVAILABLE

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THE PROJECT

I4 Property Group proudly introduces Premiere, its newest retail, office, and residential development located at 408 East Columbia Street in New Westminster, adjacent to the expanding Royal Columbian Hospital (RCH) in the historic Sapperton neighborhood.

This landmark mixed-use development features approximately 10,000 square feet of prominent strata retail for sale (100% sold) and 17,000 square feet of premium strata office space (100% sold), below four-storeys of new market rental apartments (72 units). Retailers will join a new Subway, Pharmacy/Clinic and a Barcelos on the ground floor!

The first project of its kind in Sapperton, Premiere is poised to offer business owners, medical professionals and retailers an opportunity to establish a presence in the City's burgeoning IDEA Centre.

Ventilation capability now available in both units and accepting dental offers on CRU #4 subject to rezoning.

A GROWING URBAN COMMUNITY

Premiere is steps from the popular Brewery District with more than 850 residential units and established retailers including Shoppers Drug Mart, Save-On-Foods, Browns Social House, Starbucks and TD Bank.

Conveniently located within a five-minute walk to the Sapperton Skytrain Station and a five-minute drive to the Trans Canada/1 and Lougheed/7 Highway, connecting New Westminister to all of Metro Vancouver including The North Shore, Fraser Valley and The Tri-Cities.



DEMOGRAPHICS

	1 KM	2 KM	4 KM	TRADE AREAS
2022 POPULATION	9,530	33,761	159,326	180,689
2022 AVERAGE HH INCOME	\$122,809	\$119,521	\$104,395	\$107,305
2022 DAYTIME POPULATION	11,193	29,867	138,962	157,158



The Idea Centre

INNOVATION. DISCOVERY. EDUCATION. ADVANCEMENT.

The IDEA Centre is the name given by the City of New Westminister to the area immediately surrounding the expanding Royal Columbian Hospital. It represents a commitment by the City through land use policies and incentives to invigorate new economic development, medical and science-based professional life, neighborhood amenities and improved transportation in the area. Premiere is ideally situated in the heart of the IDEA Centre, immediately adjacent to the RCH.



RETAIL STOREFRONT

Premiere features approximately 10,000 square feet of strata retail for sale along East Columbia Street in the heart of the future IDEA Centre. The location is ideally suited for retail businesses including restaurants, cafes, pharmacies, grocery stores, beauty, health, fitness, spa services and much more. Retail tenants will join a well-established community of businesses including Caps Bikes, Sapperton Taphouse and Starbucks which cater to more than 3300 RCH staff and medical professionals. Premiere's demisable retail floor plate is available for single or multi-tenant occupancy.

HIGHLIGHTS

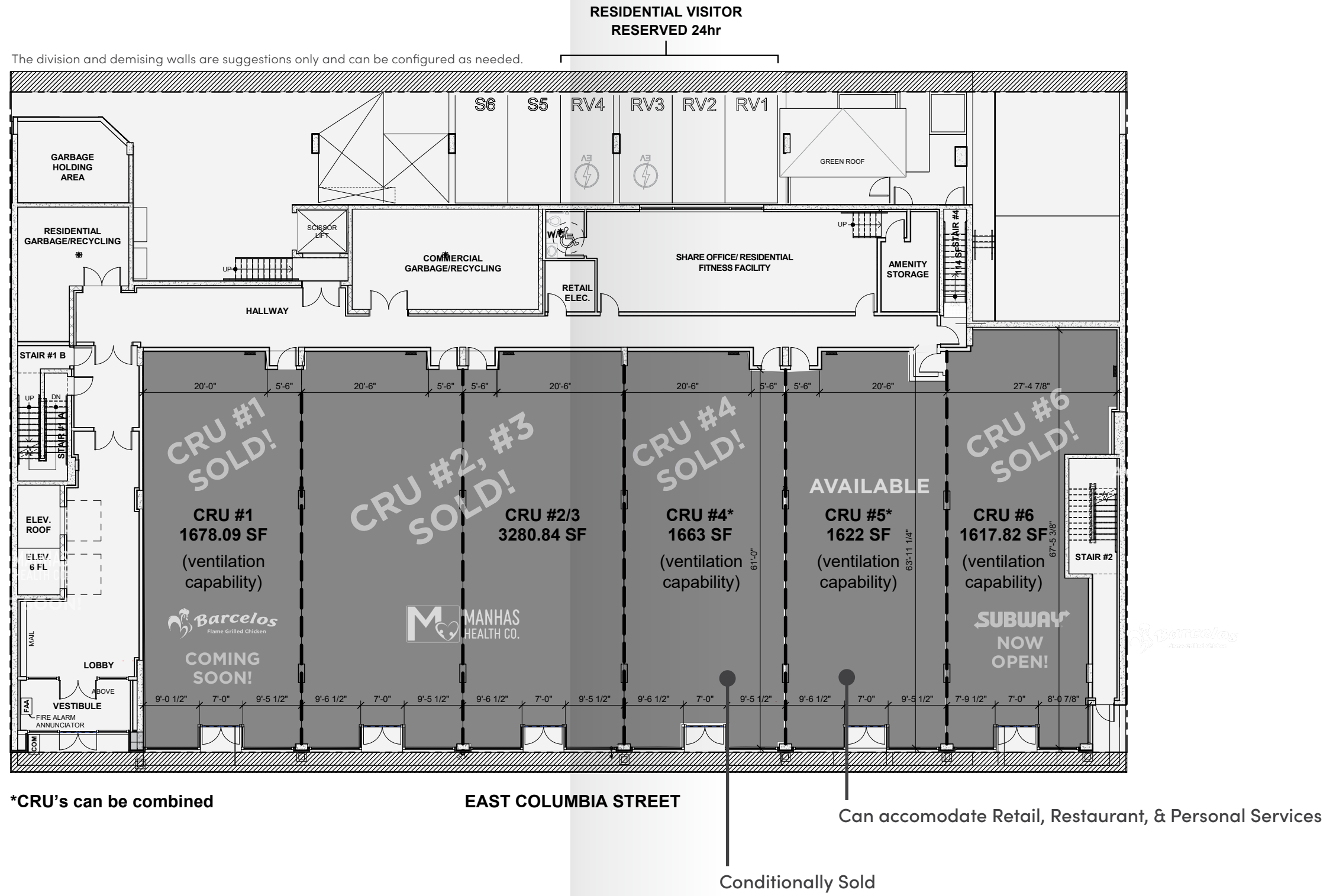


- Prominent storefront retail in Sapperton's commercial district for sale
- Approximately 22 shared parking stalls for retail/office customers and visitors + 2 Stalls per unit (EV charging available)
- Rear loading via scissor lift from parkade with rear loading corridor including two bays
- Suitable for various types of retail, mechanical infrastructure available to accommodate high volume restaurants and cafes
- All units are now SOLD! - CRU #1 (Barcelos), #3 (Pharmacy/Clinic) #4 (sold) & #6 (Subway)
- Five-minute walk to Sapperton Skytrain Station and five-minute drive to Trans Canada/1 and Lougheed/7 Highway

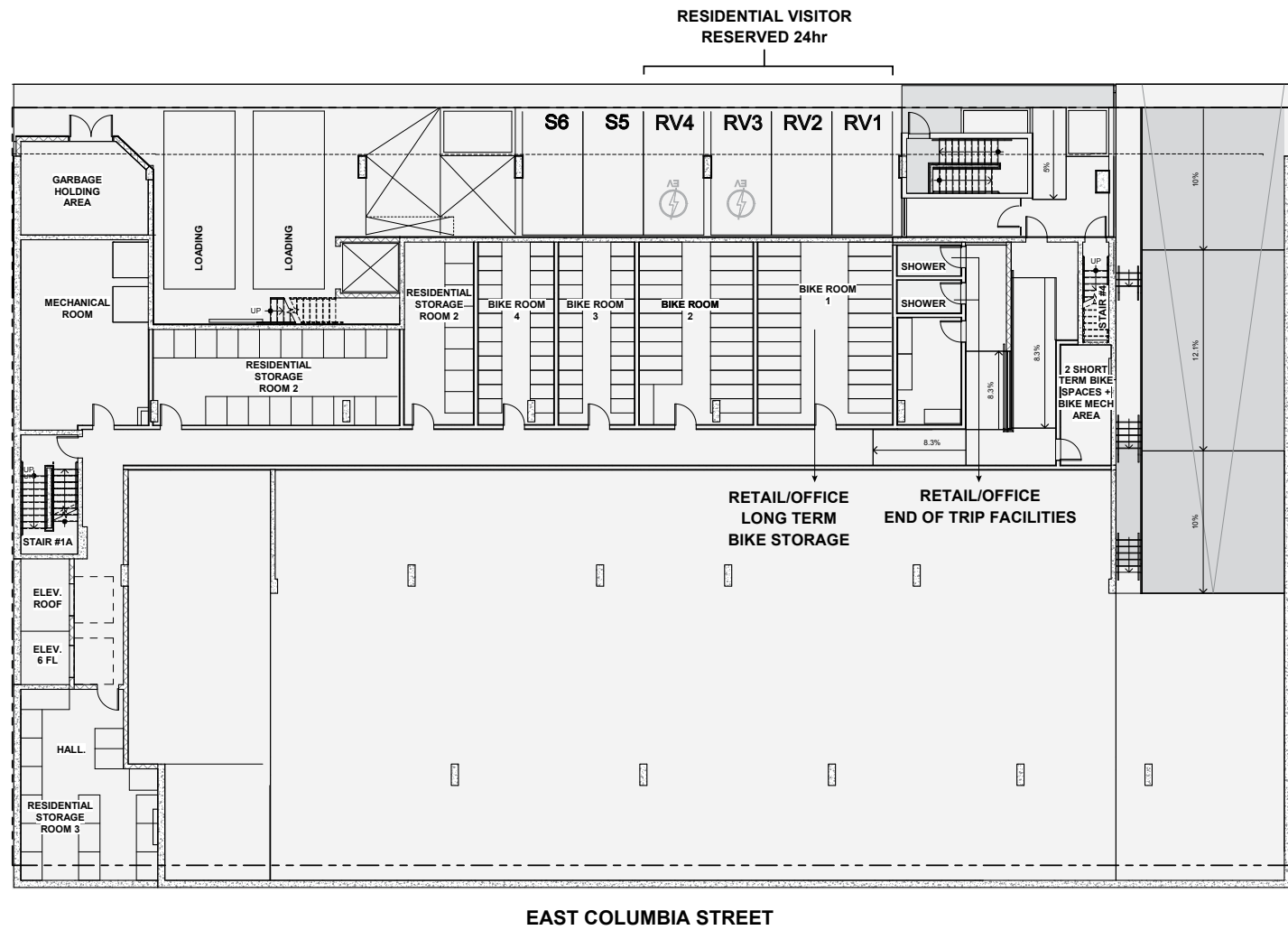
Leasing Details

Please Contact Listing Agent or Register Online at premierenewwest.com

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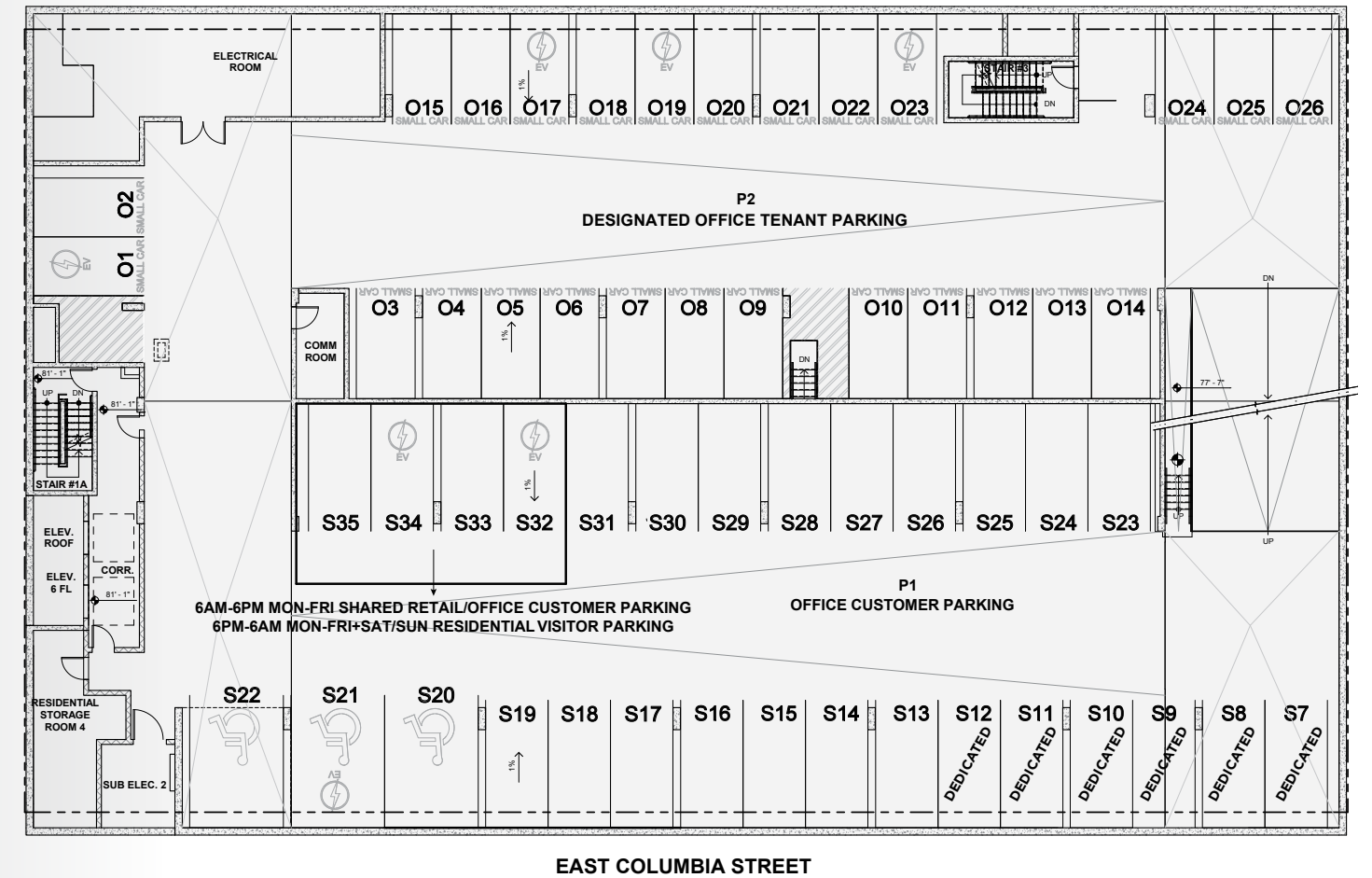


GROUND FLOOR REAR



P1 SHARED RETAIL / OFFICE CUSTOMER PARKING

P2 DESIGNATED OFFICE TENANTS



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Jeff Norris, MBA, CFRE
President and CEO
Royal Columbian Hospital Foundation

“ The redevelopment of Royal Columbian Hospital creates new and unprecedented possibilities. It will dramatically accelerate our stature as a major employer and an economic and health research hub. It’s an exciting time to be part of the Sapperton neighbourhood. ”



THE REBIRTH OF ROYAL COLUMBIAN HOSPITAL

As B.C.’s oldest hospital and one of its busiest, Royal Columbian provides expert care to the Province’s most seriously ill or injured. With more than 3300 employees, it is the only hospital in British Columbia with trauma, cardiac care, neurosurgery, high-risk obstetrics, neonatal intensive care, and acute mental health care all on one site. One of two *Level 1* accredited adult trauma centres in the Province, RCH is also an academic powerhouse for clinical teaching. The 1.35-billion-dollar RCH redevelopment will add 50% more patient beds for a total of 675, introduce advanced medical technologies, replace aging buildings, revitalize acute care facilities, expand the emergency department and add hundreds of new underground parking stalls.



PREMIUM RETAIL & OFFICE SPACE

FOR SALES & LEASING INFO

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DEVELOPED BY



SALES & LEASING BY



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