

510 SEVENTH AVENUE

NEW WESTMINSTER, BC

IPG

STONEHAUS
PARTY

For Lease

RESIDENTIAL HIGH-RISE
WITH COMMERCIAL SPACE

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**Personal Real Estate Corporation*

DETAILS

CIVIC ADDRESS	#200 - 510 Seventh Avenue New West, BC, V3L 3C1
PID	800-172-388
NEIGHBOURHOOD	Uptown
ZONING	C-3
YEAR BUILT	1978
RENTABLE AREA	750 sqft.
PRICE	Contact Agent

OPPORTUNITY

Iconic Properties Group is pleased to present this upper-level office space in the heart of New Westminster,

Located near a shopping center, central to a wide variety of services, restaurants, and shops, and situated close to transit and highways, this is an ideal spot for an office space.



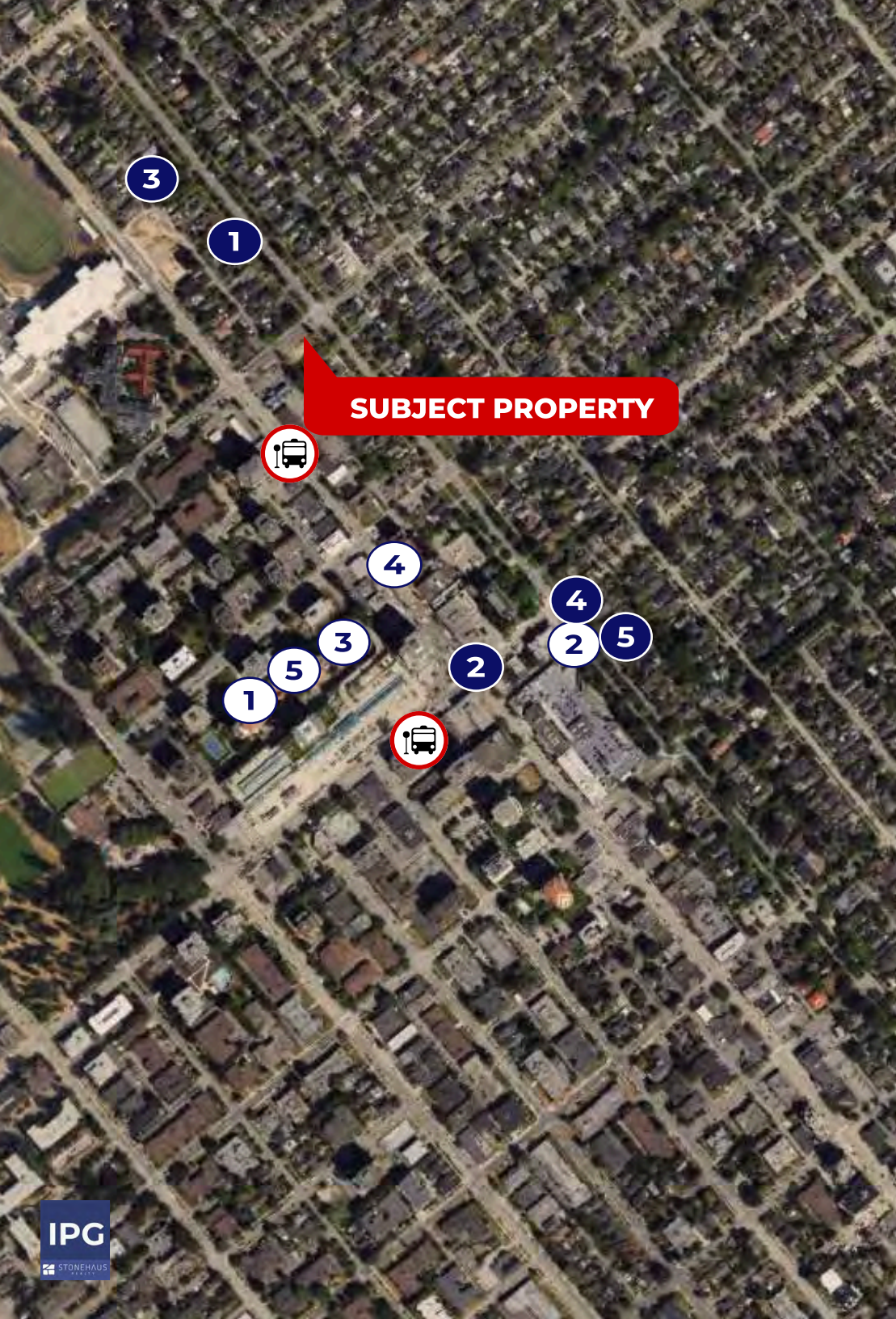
NEARBY AMENITIES

FOOD & DRINK

- 1 Wendy's
- 2 Tim Horton's
- 3 IHOP
- 4 Starbucks
- 5 McDonald's

SHOPS & SERVICES

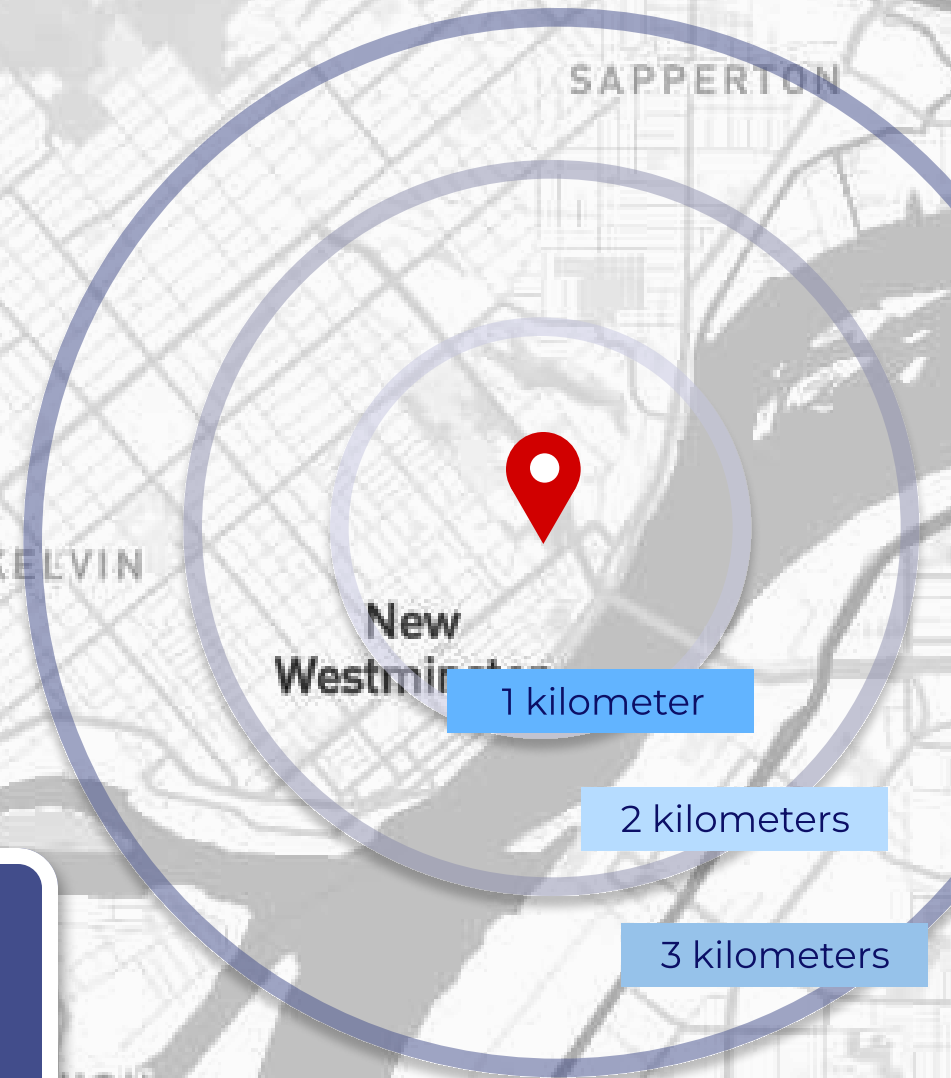
- 1 Anytime Fitness
- 2 Planet Fitness
- 3 Dollarama
- 4 Winners
- 5 Save-on-Foods



DEMOGRAPHICS

Located on the Burrard Peninsula, on the north bank of the Fraser River, the City of New Westminister is a scenic destination steeped in rich history. Its centralized location in Metro Vancouver also makes it a lively central hub and a must-see destination.

Edgewater Centre in New Westminister provides easy access to shopping, dining, and exciting entertainment, with excellent transit connectivity to Surrey, Burnaby, and Downtown Vancouver. Located in a C-3 Community Commercial District, this property combines urban convenience with growth potential in a rapidly developing area.



	1 km	2 km	3 km
Population (2023)	24,663	82,916	131,007
Population (2029)	27,881	91,595	142,069
Projected Annual Growth (2024-2029)	13.04%	10.47%	8.44%
Median Age	44.4	41.1	40.7
Average Household Income (2024)	\$99,967	\$111,049	\$113,254
Average Persons Per Household	2	2	2



BUILDING AERIAL VIEW



BALCONY

Edgewater Centre consists of 78 units total. Out of the building's 78 units, 23 are studio suites, 46 are one-bedroom suites, 1 is a one-bedroom plus den suite, 2 are two-bedroom suites, and the remaining 6 are commercial retail units, creating a total of 53,210 sqft of rentable area. The upgraded parkade has three levels of underground parking, made up of 79 parking stalls, and 15 above-ground parking stalls.



STUDY ROOM



BEDROOM

LIVING ROOM



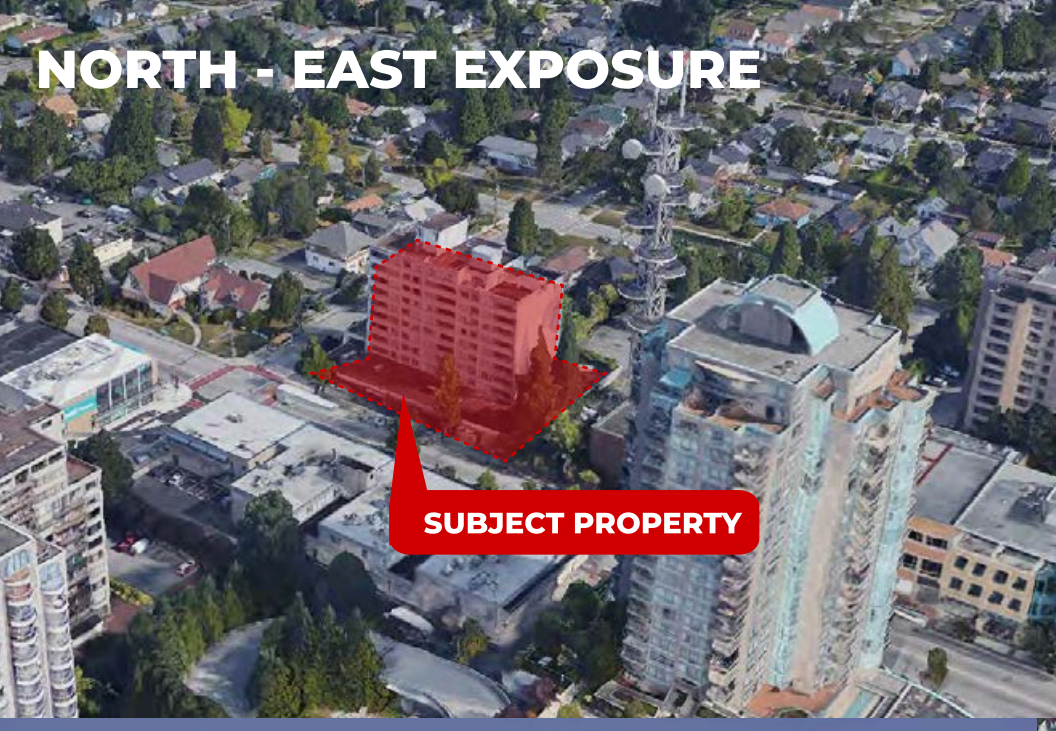
UPDATED KITCHEN



UPDATED BATHROOM



NORTH - EAST EXPOSURE



SOUTH EXPOSURE



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REALTY

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