



FOR LEASE
GROUND LEVEL RETAIL



SIXTH

STREET

DETAILS

CIVIC ADDRESS

633 Sixth Street
New Westminster

NEIGHBOURHOOD

Uptown

ZONING

Commercial (c-3)

RENTABLE AREA

750 sqft.

PRICE

Contact Agent

OPPORTUNITY

Iconic Properties Group is pleased to present this ground-level retail space in the heart of New Westminster.

Located near a shopping center, central to a wide variety of services, restaurants, and shops, and situated right beneath a 10-story apartment, this location is a prime spot to open a new business.

NEARBY AMENITIES

FOOD & DRINK

- | | |
|----------------|-------------------|
| 1 Wendy's | 5 McDonald's |
| 2 Tim Horton's | 6 7-Eleven |
| 3 IHOP | 7 Coco Bubble Tea |
| 4 Starbucks | |

SHOPS & SERVICES

- | | |
|-------------------|--------------------|
| 1 Anytime Fitness | 5 Save-on-Foods |
| 2 Planet Fitness | 6 ESSO Gas Station |
| 3 Dollarama | 7 London Drugs |
| 4 Winners | |

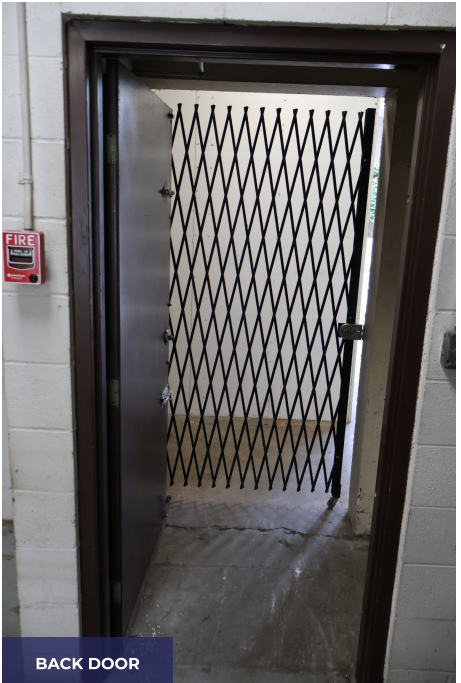
SUBJECT PROPERTY



WHOLE ROOM



ROOMS



BACK DOOR

INTERIOR



BACK END



FRONT END





STOREFRONT



STOREFRONT

EXTERIOR



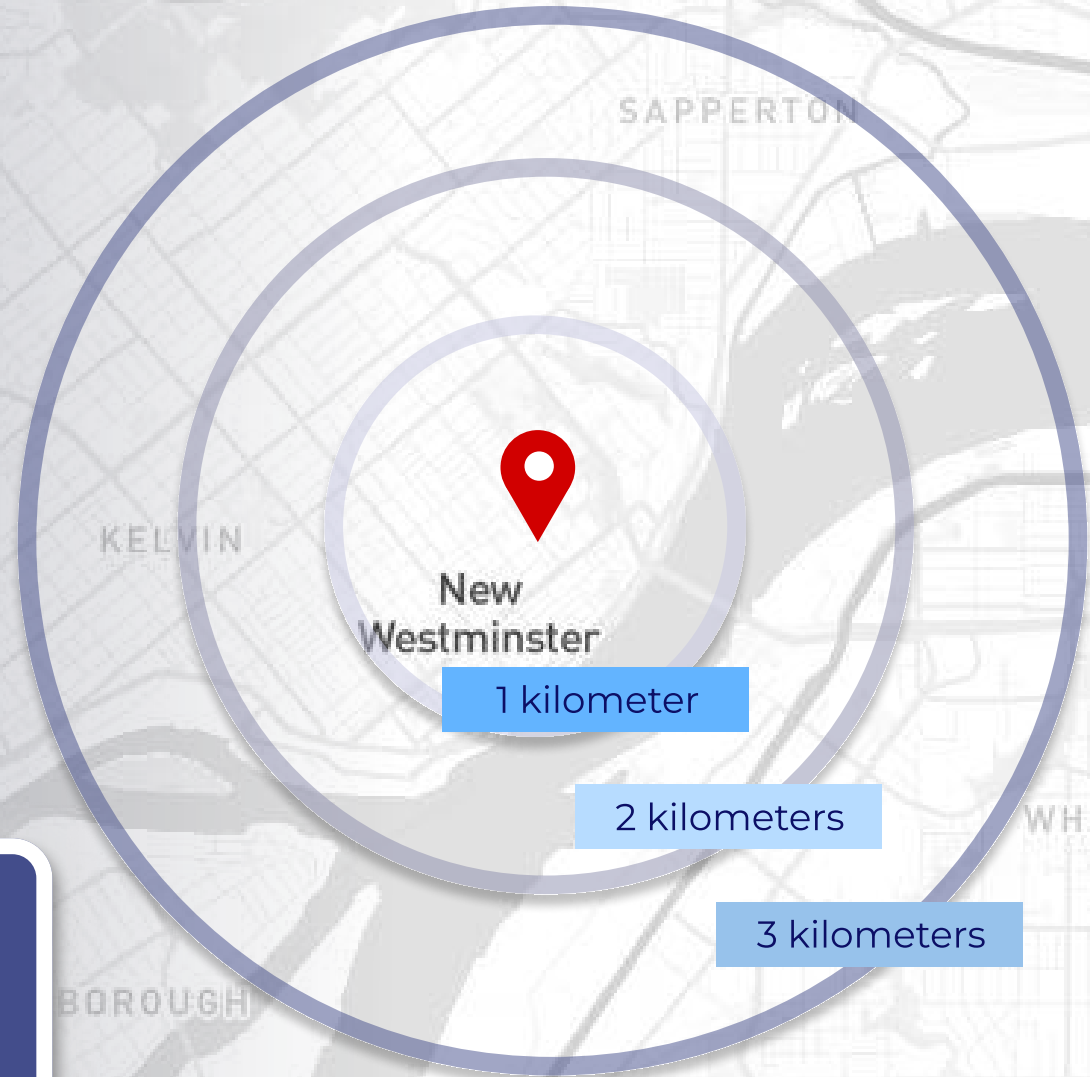
PARKING LOT

DEMOGRAPHICS

Situated in the heart of Uptown New Westminster, this concrete commercial unit sits right under a ten story residential high-rise.

The building is located on the Burrard Peninsula, right along the north bank of the Fraser River and within walking distance from the Royal City Shopping Center and several schools.

Additionally, the location is only a 10-minute transit from the nearest sky train station, making it easy to get to for transit commuters and drivers alike.



| | 1 km | 2 km | 3 km |
|--|-----------|-----------|-----------|
| Population (2023) | 24,483 | 84,113 | 132,031 |
| Population (2028) | 27,685 | 93,010 | 143,113 |
| Projected Annual Growth (2021-2025) | 2.49% | 2.03% | 3 |
| Median Age | 45 | 41 | 41 |
| Average Household Income (2023) | \$100,629 | \$110,743 | \$113,510 |
| Average Persons Per Household | 3 | 3 | 3 |

Khash Raeisi*

Founder

P: 778-987-7029

E: khash@iconic.com

*Personal Real Estate Corporation

Alex Zus

Associate

P: 778-808-7838

E: alex@iconic.com

Office

P: 778-819-2776

E: contact@iconic.com

W: www.iconic.com

IPG

**STONEHAUS
REALTY**

**ICONIC
PROPERTIES
GROUP**

Coquitlam Office

1126 Austin Avenue,
Coquitlam, BC
V3K3P5

South Vancouver Office

7235 Fraser Street
Vancouver, BC
V5X 1R7

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