

504 6th STREET

New Westminster, BC

7,331 SF Retail/Office Space Available for Sublease or Assignment
(Former Bank Branch)



Banking client has undertaken a comprehensive analysis of its retail network and has flagged that there is excess market coverage in certain retail nodes. This excess market coverage has allowed the Bank the opportunity to bring prime real estate space to market for sublease or assignment.

Surrounding Retailers

Across from
Westminster Ctr
London Drugs
Scotiabank
TD Bank

Wal-Mart
AnyTime Fitness
Buy-Low Foods
Starbucks
CIBC

For More Information

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JOHN CROMBIE, BROKER

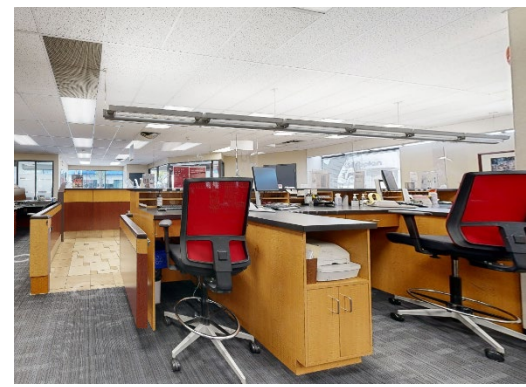
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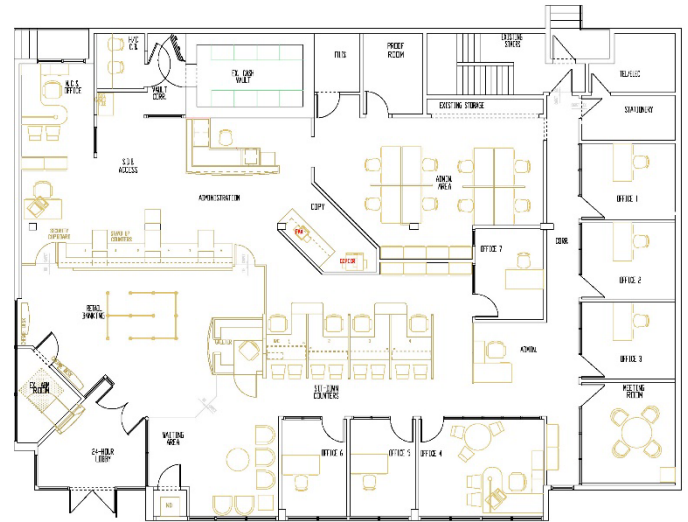
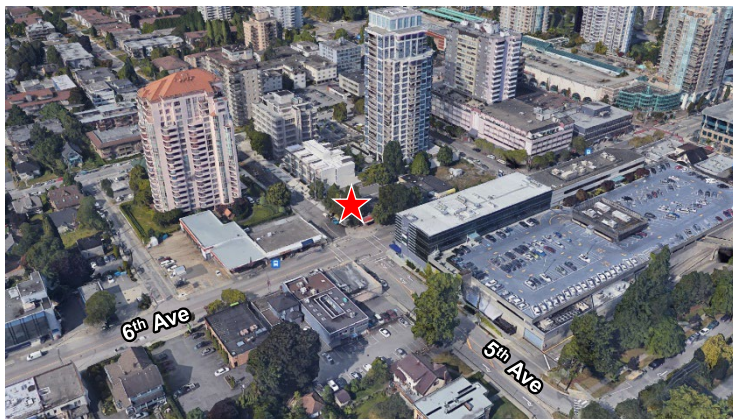
[Click here for 3D Property Tour](#)

SITE DETAILS

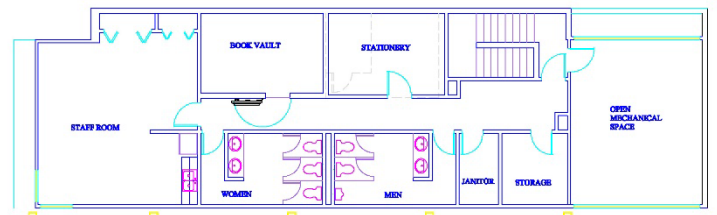
Area:	7,331 SF (Over 2 floors)
Rental Rate:	Ask Listing Agent (Gross Lease)
Sublease Term:	April 5, 2025

PROPERTY HIGHLIGHTS

- Two storey free-standing building
- Prominent corner in the bustling uptown neighbourhood of New Westminster
- Ample parking adjacent to building
- Surrounded by medium and high-rise residential buildings
- Area is undergoing residential intensification



GROUND FLOOR



SECOND FLOOR

Demographics



Avg. Household Income
\$97,716



Household Population
18,804



Daytime Population
16,895

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*Sales Representative **Broker