

FOR LEASE

# 141 E COLUMBIA STREET

RARE FREE-STANDING RETAIL BUILDING | NEW WESTMINSTER



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# OPPORTUNITY OVERVIEW

Positioned along a highly visible neighbourhood retail corridor, this 2,871 SF opportunity offers a rare combination of street-front exposure, on-site parking, and flexible CS-1 zoning, allowing for a wide range of retail, service, and food-based uses.

Previously home to the Holland Dutch Shopping Centre, the space benefits from an efficient, open layout with existing improvements in place, providing incoming tenants with the ability to significantly reduce fixturing costs and accelerate time to opening.

The property is ideally suited for owner-operators and established local businesses seeking strong street presence within a proven community retail node. With six (6) dedicated parking stalls and direct frontage, the unit provides convenient customer access in a market where accessible retail is increasingly limited.

This offering presents a compelling opportunity to secure a well-located retail space in a stable, service-oriented neighbourhood with consistent local traffic and long-term demand fundamentals.

## SALIENT FACTS

<b>Civic Address</b>	141 E Columbia Street, New Westminister BC
<b>Size<sup>1</sup></b>	2,871 SF (Approx.)
<b>Basic Rent</b>	\$40.00 PSFPA
<b>Additional Rent</b>	\$15.00 (2026 est.)
<b>Zoning</b>	CS-1
<b>Parking Stalls</b>	6 stalls
<b>Availability</b>	July 1, 2026

<sup>1</sup>All sizes are approximate and subject to verification.

# FEATURES



## Freestanding Retail Opportunity

Rare ability to secure a freestanding building, offering full control, strong branding presence, and no shared strata constraints typically found in mixed-use developments.



## Excellent Accessibility & Exposure

Easily accessible location with direct street frontage, providing convenient access for both vehicular and pedestrian traffic within a well-established neighbourhood retail corridor.



## Dedicated On-Site Customer Parking

Six (6) on-site parking stalls provide convenient customer access, a critical advantage for retail and service-based businesses in supply-constrained urban markets.



## Three-Phase Power

Equipped with three-phase power, allowing for a wide range of uses including food production, commercial kitchens, and other power-intensive operations.



## Flexible CS-1 Zoning

CS-1 zoning supports a broad range of retail, service, and food-oriented uses, providing long-term operational flexibility for a variety of business types.



## Steps to Sapperton SkyTrain Station

Located in close proximity to the Sapperton SkyTrain Station, providing convenient access for employees and customers while connecting directly to the broader Metro Vancouver transit network.



## Adjacent to Royal Columbian Hospital

Positioned near Royal Columbian Hospital, generating consistent daily traffic from medical professionals, patients, and visitors within one of the region's largest healthcare hubs.



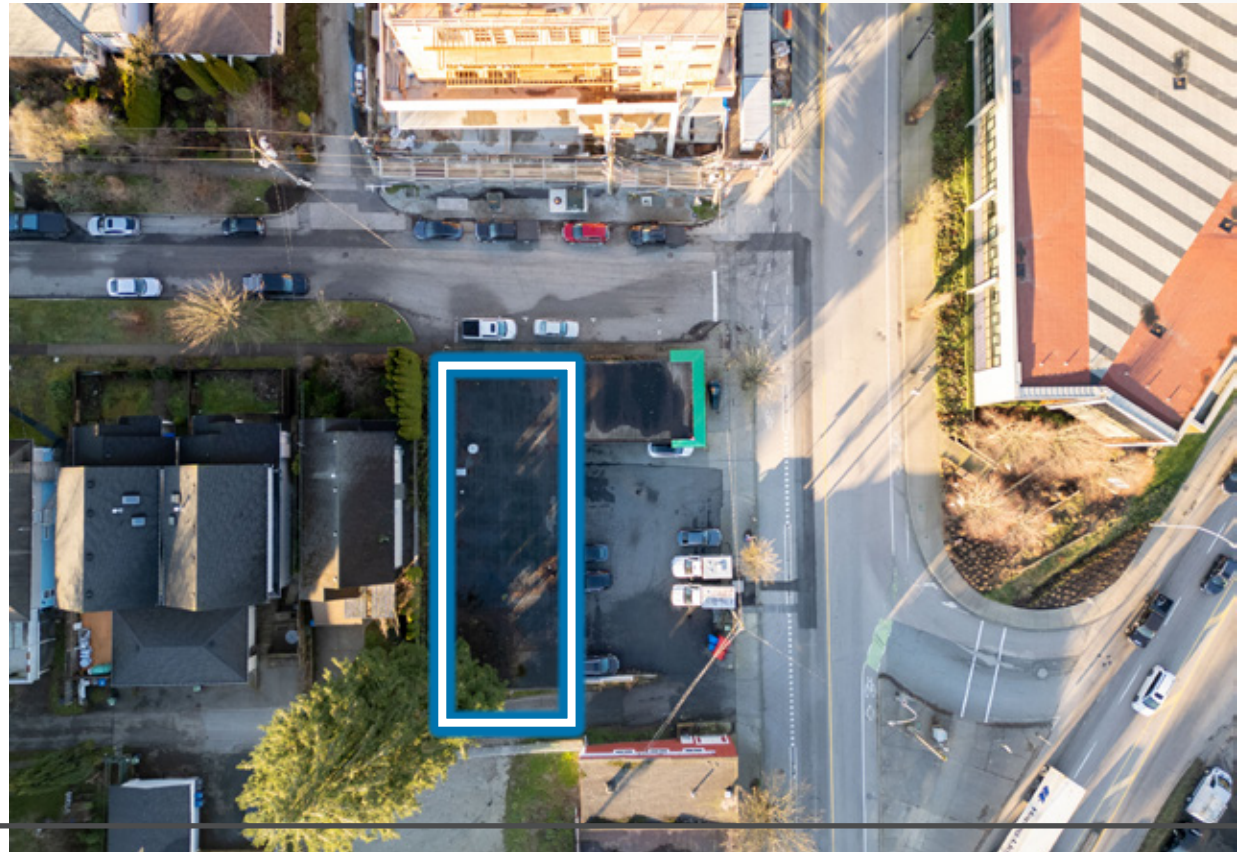
## Located Within the Brewery District

Situated within the rapidly evolving Brewery District, a high-density mixed-use node with a growing population base, established retail anchors, and significant daytime employment.

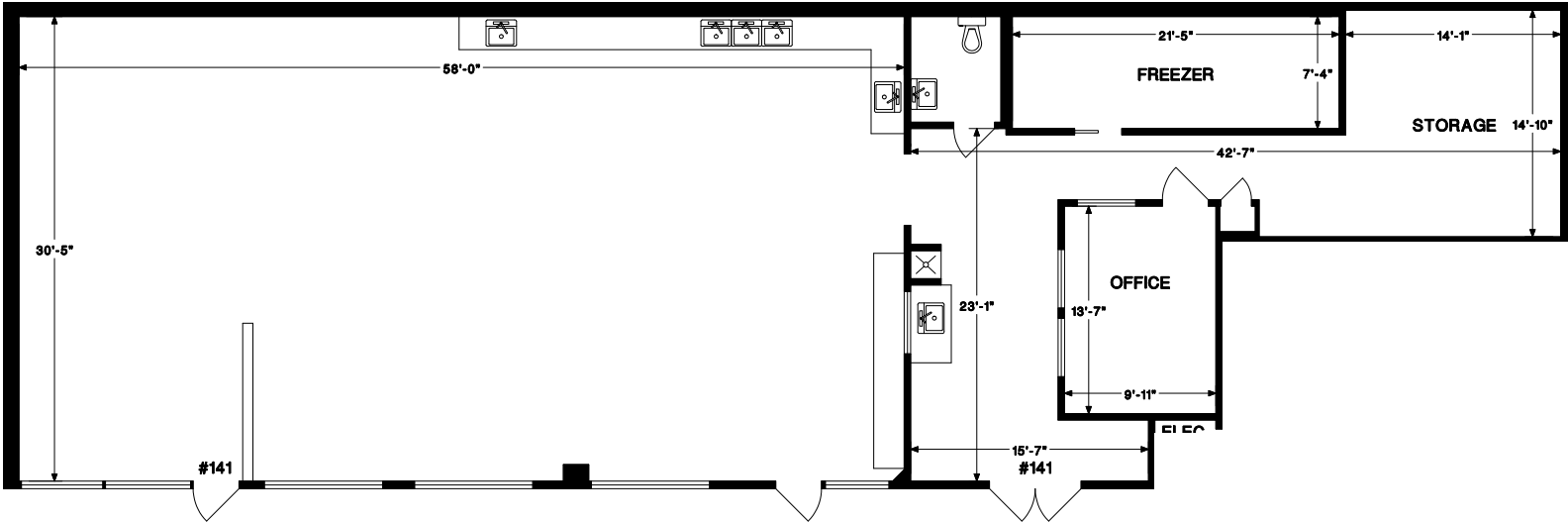


## Strong Signage & Branding Opportunities

Prominent frontage allows for excellent signage exposure, offering businesses the ability to establish a strong visual presence along a well-trafficked corridor.



# THE FLOORPLAN



\*Floor plan may not be 100% accurate and is subject to verification.

# THE LOCATION

Situated within New Westminster's established Sapperton neighbourhood, the property benefits from a strategic position along a well-trafficked retail corridor serving a dense and growing residential population.

The area is anchored by the Royal Columbian Hospital and the Brewery District, two major employment and mixed-use hubs that generate consistent daytime traffic and support a strong local customer base. Ongoing growth and redevelopment in the immediate area continue to drive increased density, foot traffic, and demand for neighbourhood-serving retail and service uses.

The property is within close proximity to the Sapperton SkyTrain Station, providing direct connectivity to Downtown Vancouver and the broader Metro Vancouver region. In addition, quick access to Highway 1 allows for efficient regional connectivity, supporting both customer draw and ease of operations for businesses requiring convenient vehicular access.

Surrounded by a mix of residential housing, medical services, and established retail amenities, the area has evolved into a stable, service-oriented community with strong fundamentals for long-term retail success.



New Westminister Pier



Brewery District



East Columbia + Strand Development





YOUR SIGNAGE HERE

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