

FORM

# FOR SALE/LEASE

NEWLY CONSTRUCTED RETAIL UNITS IN DOWNTOWN NEW WESTMINSTER

1000 QUAYSIDE | NEW WESTMINSTER, BC

PRESENTED BY:

**BOSA**  
PROPERTIES



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FORM REAL ESTATE ADVISORS

**PROJECT DESCRIPTION**

Rare opportunity to acquire high quality, newly constructed CRU's in Downtown New Westminster. RiverSky is a new, mixed-use project by Bosa Properties located in the heart of Downtown New Westminster. The project consists of two residential towers totalling 519 units, and 9,416 square feet of retail on the ground floor. The project is currently under construction, with an estimated completion date of fall/winter 2018.

**LOCATION**

The project is located in Downtown New Westminster, which is designated as a Regional City Centre in the Metro Vancouver Strategic Plan and has seen tremendous new high density residential growth in recent years. Downtown New Westminster currently has a population of approximately 9,265 people and is projected to grow to 21,409 people, accounting for 22% of New Westminster's total population, by 2031.

**HIGHLIGHTS**

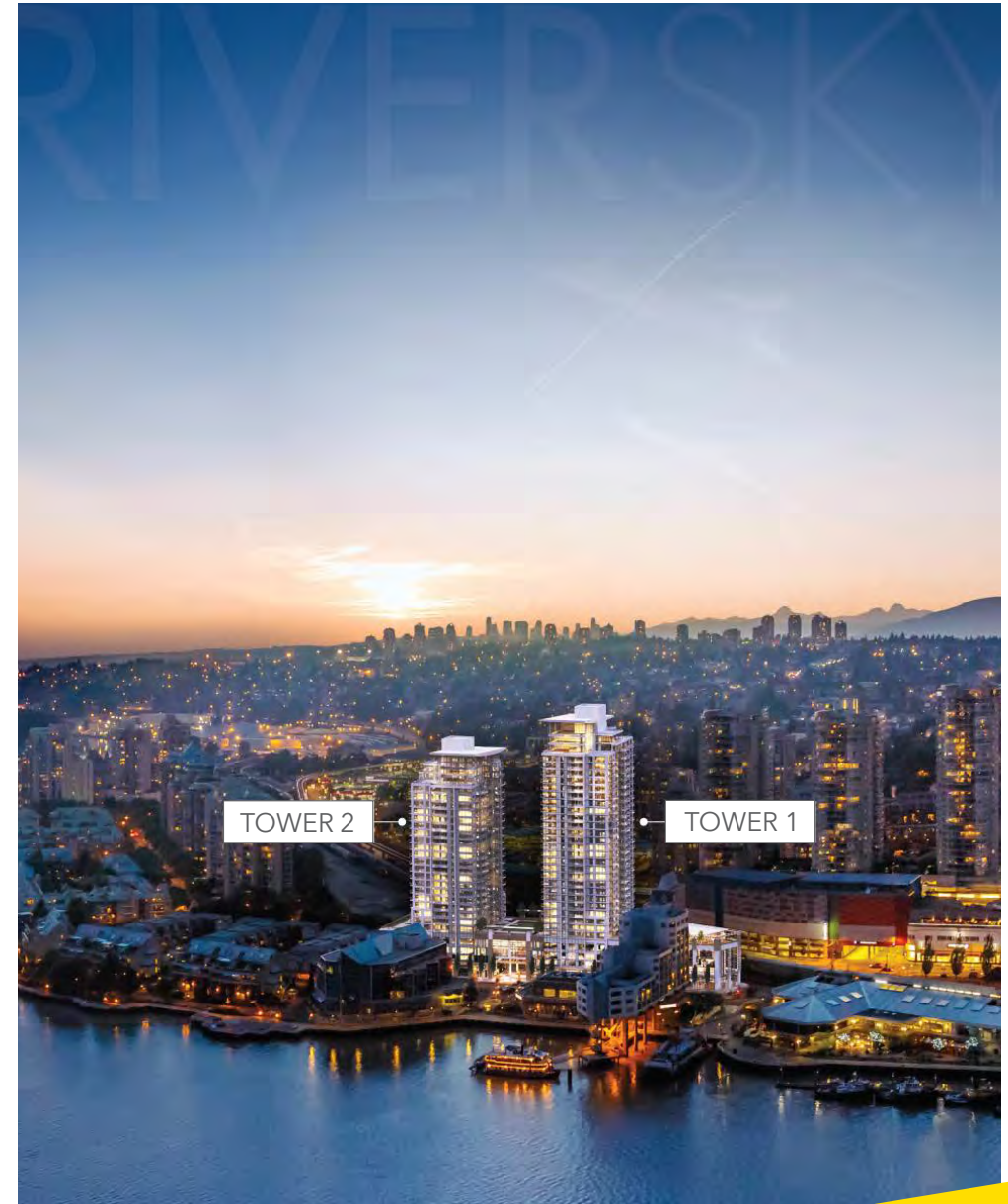
- Units ranging from 1,376 SF to 3,639 SF available for sale or lease
- Located in densely populated Downtown New Westminster, which is expected to grow by 22% by 2031
- Strategically located adjacent to the New Westminster Skytrain Station on the Expo Line which connects the area to Downtown Vancouver and Surrey
- Newly constructed, shell CRU's allow owner/users to construct tenant improvements with minimal, if any, demolition costs
- High quality, concrete construction by Bosa Properties
- CD-60 zoning allows for a wide range of commercial uses including but not limited to banks, retail stores, personal services, and professional offices.

**ADDRESS**

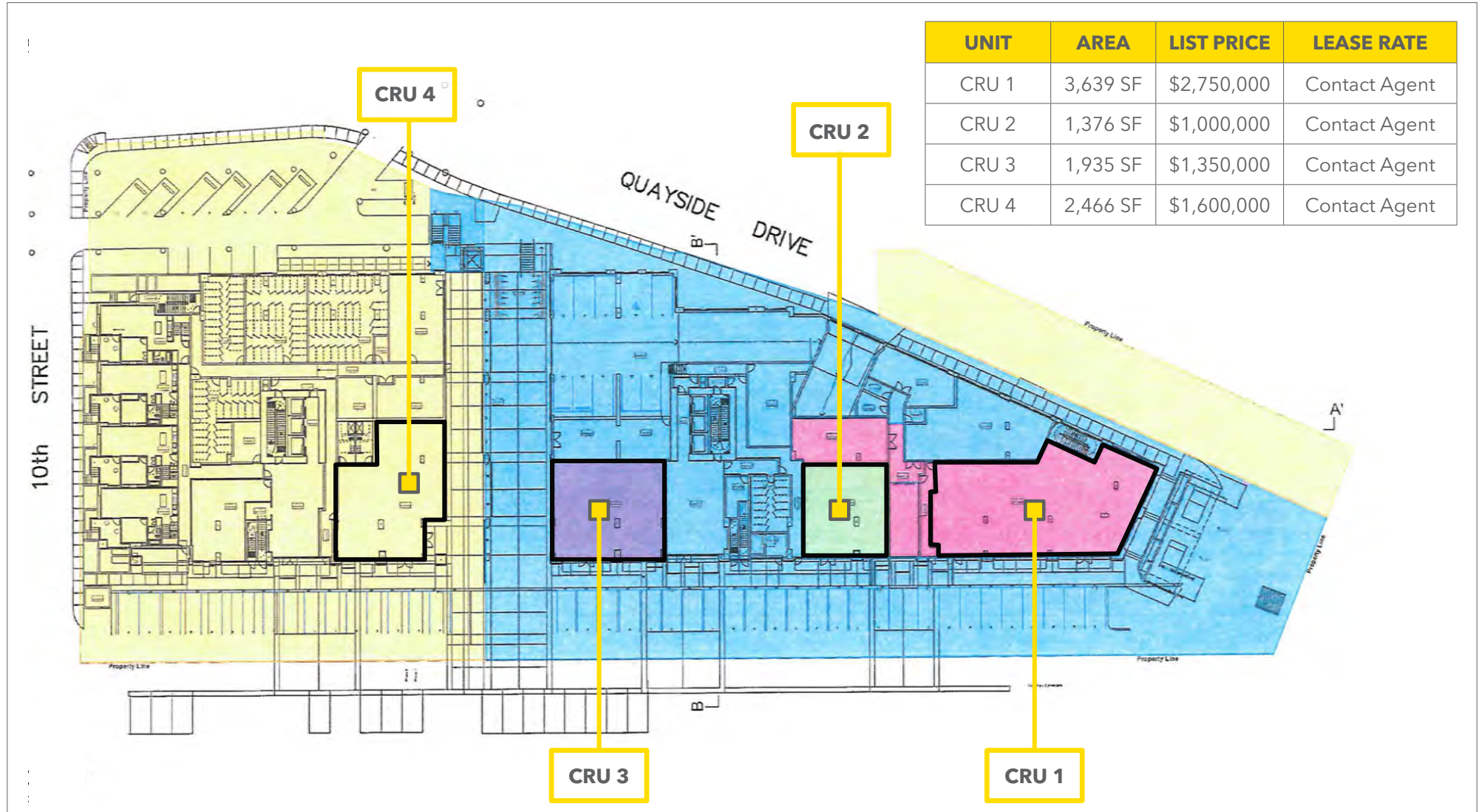
1000 Quayside Drive, New Westminster, BC

**TIMING**

Approximately Q3/4 - 2018



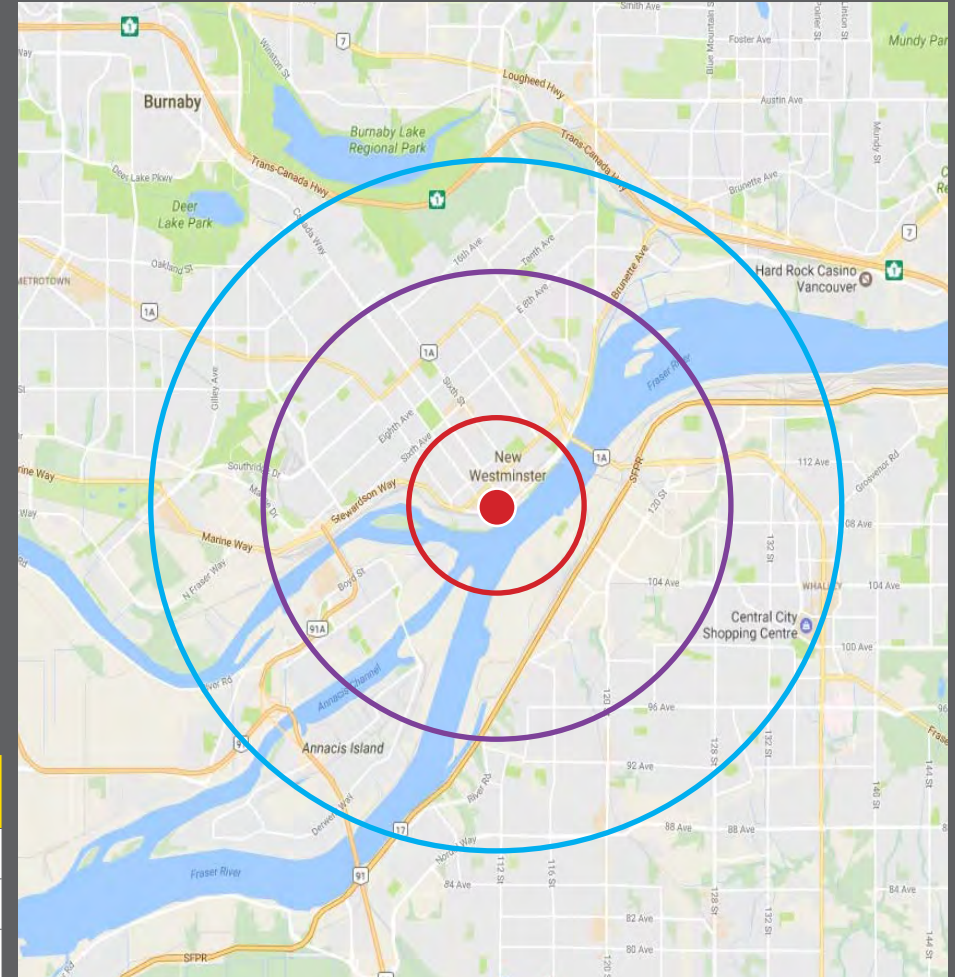
**SITE PLAN**



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2017 ESTIMATES	1 KM	3 KM	5 KM
Population	16,975	79,803	214,339
Average Household Income	\$81,818	\$83,221	\$85,756
Growth Rate	5.4%	6.3%	6.2%

**FORM REAL ESTATE ADVISORS INC.**  
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