

For Sale

Owner-User or Investor Opportunity

7,330 SF Former Uptown HSBC Bank Building

21 At-Grade Parking on a Large 12,452 SF Corner Site

504 6th Street 'Uptown', New Westminster, BC



Contact

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CBRE

504 6th Street 'Uptown'
New Westminster, BC

Rare Owner-User Opportunity

High-profile corner location in the heart of 'Uptown' New Westminster.

Located next to the affluent Queens Park neighbourhood, the property presents an exceptional opportunity for an owner-user, offering both immediate usability and future redevelopment upside.



Salient Facts

Address
504 6th Street, New Westminster, BC


Site Area
12,452 SF

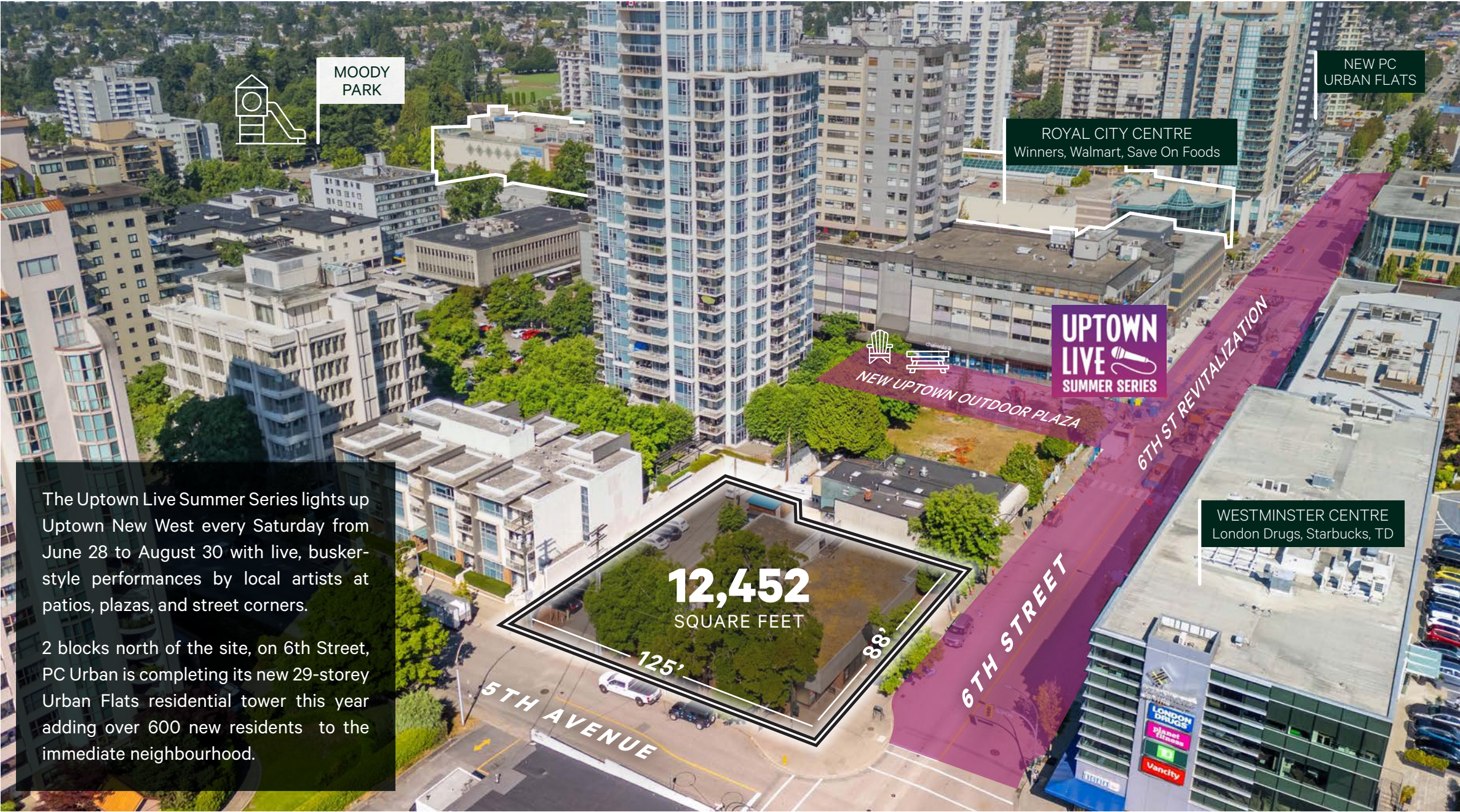
Current Improvements
8 offices, lunchroom, 2 washrooms, open areas

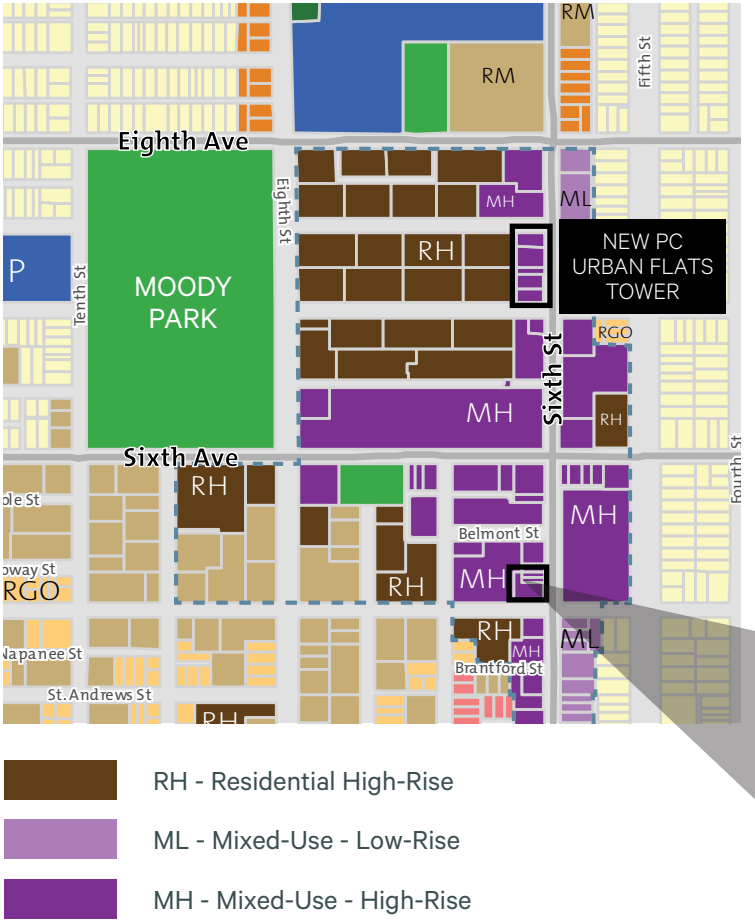
Parking
21 stalls, with direct access off 5th Avenue

C3 Zoning
Permits animal hospital, antique stores, banks, child care, commercial schools, dental, medical, professional services, retail

OCP
Mixed-Use, High-rise
Up to 5.0 FAR

 **List Price**
\$7,995,000

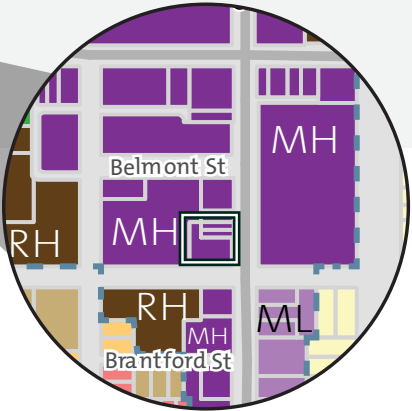




Land Use Map

Under the New Westminster Official Community Plan, 504 6th Street is designated (MH) Mixed-Use – High-Rise.

Most recently, **PC Urban** completed their Urban Flats development, a 29-storey, 338 home rental tower at 616-640 6th Street under the same (MH) Mixed-Use – High-Rise designation.



SOURCE: New Westminster OCP



NEW WEST SECONDARY & MASSEY THEATRE



PLAYGROUNDS AT MOODY + QUEENS PARK



QUEENS PARK NEIGHBOURHOOD

Discover the potential of a landmark location in the heart of Uptown New Westminster!

'New Westminster ranked 18 out of 100 for Canada's most liveable cities.' – The Globe and Mail

Prime Uptown New Westminster corner property: A high-profile, freestanding building offering exceptional visibility in a thriving area. Ideal for owner-users, perfect for medical, dental, daycare, real estate office, or retail store with convenient onsite parking. Zoned for mid-rise development, this strategically located asset boasts future potential adjacent to the affluent neighbourhood of Queens Park, and surrounded by established businesses including TD Bank, Starbucks, London Drugs, Winners, Walmart, Save On Foods, and more.

For Sale

504 6th Street 'Uptown'
New Westminster, BC

Deer Lake/Oakland
Buckingham Heights





New West Secondary + Massey Theatre



New Aquatic + Community Centre



PC Urban Flats Development



Moody Park Pool





\$293M Douglas College Expansion



New Westminster Waterfront



New Bosa Towers



5 SkyTrain Stations



Map of Uptown New Westminster showing streets, parks, and landmarks. Key locations include: New West Secondary, Massey Theatre, New Aquatic + Community Centre, PC Urban Flats Development, Moody Park Pool, Marine, \$293M Douglas College Expansion, New Westminster Waterfront, New Bosa Towers, 5 SkyTrain Stations, Queen's Park Neighbourhood, City Hall Farmer's Market, Royal Ave, Columbia St, E 8th Ave, E 10th Ave, Brunette Ave, Sapperton, Justice Institute, Victory Heights, Glenbrooke North, Glenbrooke South, Queens Park, MOODY PARK, Kelvin, West End, Brow of the Hill, Downtown, and SkyTrain (30 MIN to Granville Station, 15 MIN to Surrey Central).



Royal Columbian
\$1.3B Hospital Expansion 2025



New Pattullo Bridge 2025

It's a fantastic opportunity to
become a cornerstone of this vibrant
community.

Uptown New Westminster is a vibrant, walkable neighbourhood known for its lively mix of food, culture, and shopping. The area's two shopping malls, **Royal City Center** and **Westminster Centre** are located at the same intersection and there is an abundance of coffee shops, restaurants, banks, medical and professional services in the immediate area.

Uptown is next to the affluent Queen's Park neighborhood, and near scenic parks and amenities.

New Westminster's strong economy and large employers provide high paying jobs in the city and include Fraser Health Authority, Translink HQ, Douglas College, The Justice Institute, Century Group and numerous professional, scientific, medical and tech companies.

Major Developers investing in New Westminster include Bosa, Wesgroup, Marcon, PC Urban, Edgar Development, Aragon Properties, Anthem, and Ariva, Reliance.



For Sale

504 6th Street 'Uptown'

New Westminster, BC

CBRE



Demographics

New Westminster



138,000
POPULATION
(WITHIN 8 MINUTES)



92,000
POPULATION
NEW WESTMINSTER



8.28%
POPULATION GROWTH
(2024-2029)



3.0
AVERAGE
HOUSEHOLD SIZE



\$118,000
HOUSEHOLD INCOME

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Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

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