

610 SF



Suite 33 800 McBride Blvd
New Westminster, BC

Opportunity

Royal Square Mall is a Safeway and BC Liquor Store anchored neighborhood shopping centre with retail and office space totaling $\pm 60,000$ SF plus a newly renovated and expanded shadow anchored Safeway ($\pm 43,000$ SF). Locate your business in the dominant shopping centre within the immediate trade area.

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Location

Royal Square Mall is located on the North West corner of McBride and 8th Avenue. McBride connects New Westminster / Burnaby with Surrey via the Pattullo Bridge and 8th Avenue and is a major traffic route running from Coquitlam, through New Westminster to Burnaby. The site enjoys access/egress from McBride Boulevard and 8th Avenue and has ample at grade on-site parking.

Floor Plan



Features

- ▶ Grocery and Liquor Store
- ▶ Anchored
- ▶ Newly renovated
- ▶ On-site parking, 114 stalls
- ▶ High traffic area
- ▶ Exposed to over five thousand vehicles per hour*
- ▶ Corner suite
- ▶ Facing BC Liquor Store and Dollarama

(*peak week day)

Property Details

Size

610 SF corner suite inside the mall

Base Rent

\$24.00 per SF per annum

Operating Cost & Property Taxes (2026)

\$19.29 per SF per annum

Estimated Gross Rent

\$2,201 per month plus GST + utilities

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