



Prime Ground Floor Commercial Space in a  
Vibrant Mixed-Use Waterfront Community

COMMERCIAL  
LEASING  
OPPORTUNITIES

Saint John,  
New Brunswick



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# FUNDY QUAY - AT A GLANCE



The Fundy Quay project is a catalytic project for Saint John involving a key waterfront development site.

The multi-phase mixed use development by Fundy Harbour Group will include five buildings having a total floor area of 69,700 square meters. At full build out this project will add 677 top-tier dwelling units and over 400 internal parking spaces.

The ground floor of each building will be home to commercial/retail space in order to bring a vibrant tenant and public experience to the site. The mix of uses will bring additional residential density to the Central Peninsula and additional animation to waterfront on a 24/7 basis.



**FUNDY QUAY**



SOUTH-WEST AT  
**FUNDY QUAY**



NORTH-WEST AT  
**FUNDY QUAY**



SOUTH-EAST AT  
**FUNDY QUAY**



NORTH-EAST AT  
**FUNDY QUAY**



**FUNDY QUAY**





TD Station

TOPS Eatery  
Pizza Restaurant -  
Breakfast Restaurant

de Winter Physiotherapy  
Uptown Saint John

Tim Hortons  
Easy Ordering  
At Tim Hortons

Saint John

Subway  
Subway® Snackwiches  
are here.

TRINITY ROYAL  
HERITAGE  
CONSERVATION  
AREA

Darlene Mc Kinney

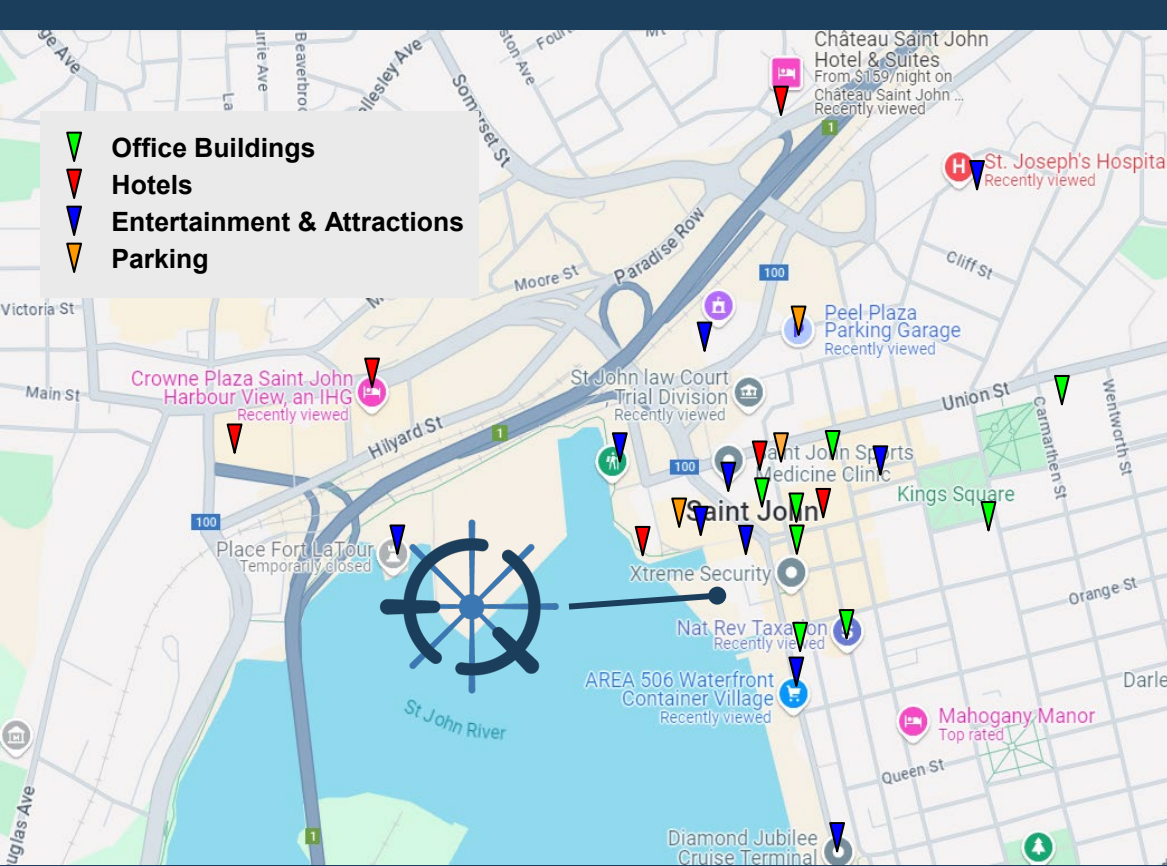
Marco Polo  
Cruise Terminal

Diamond Jubilee  
Cruise Terminal

Barrack Green Armories

AREA 506 Waterfront  
Container Village

Hilton Saint John



All less than a 10-minute walk or 1km from Fundy Quay:

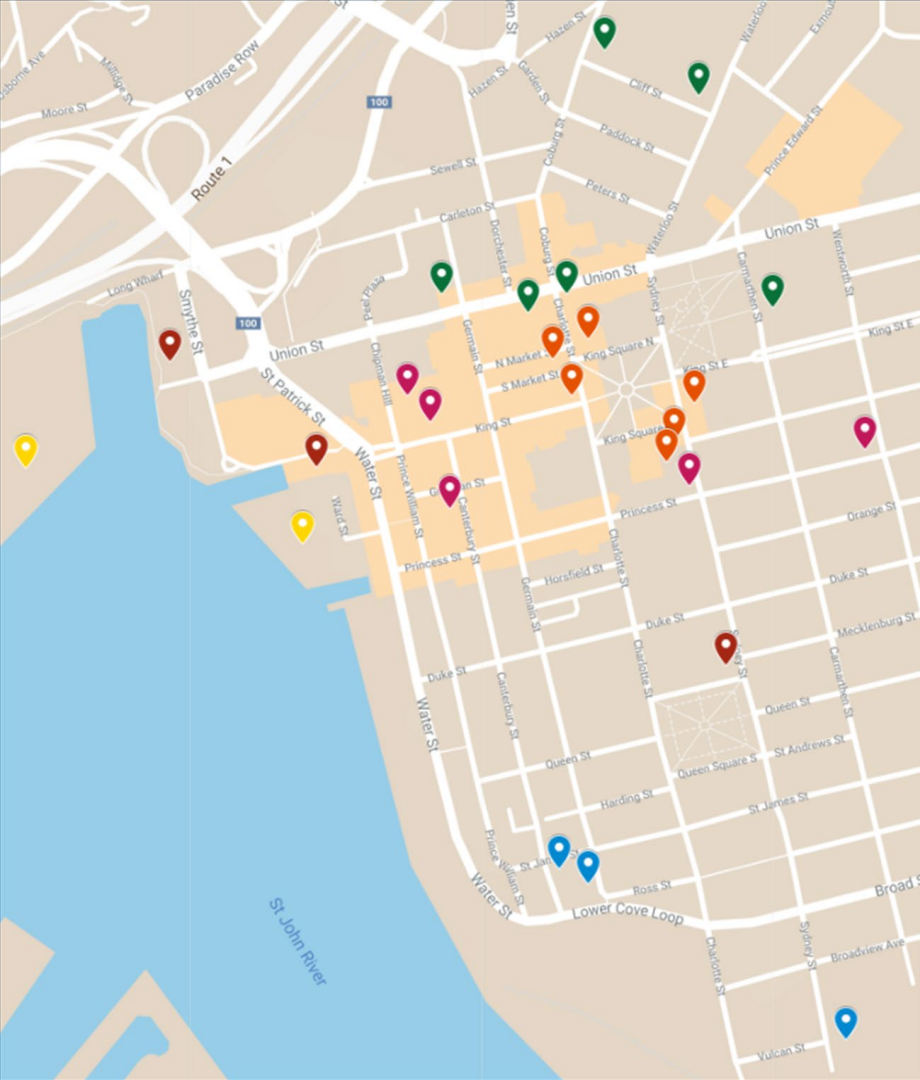
- 2 Shopping Centres
- 6 Hotels
- 6,600 Seat Sports & Entertainment Arena
- Regional Aquatic & Fitness Centre
- 30+ Bars and Restaurants
- Entertainment & Cruise District
- 1,650+ Parking Spaces in Parking Garages

**UPTOWN SAINT JOHN**



**FUNDY QUAY**





# 25+ Transformational Projects

More than \$750M of Investment Underway or Planned

1,200+ Residential Units

Substantial Commercial Growth & Employment Expansion

Typical New Household Incomes of \$125,000 - \$250,000 (Source: *Environics Estimates*)

## Population:

Saint John CMA: 138,985 (2023)

City of Saint John: 75,015 (2023)

Within 1km of Fundy Quay: 8,614 (2023)

## Daytime Population:

Uptown: 19,254 (2021)

10min Drive: 53,569 (2021)

15min Drive: 67,250 (2021)

## Cruise Ship Passengers:

174,229 (2023)

230,000 (2024)

## CMA Median Age: 43.9 (2022)

## CMA Net Migration:

3,735 (2023) (39% YOY increase)

2.5% Population Growth YOY

## Hotel Occupancy Rate:

60% (YOY) - 83% (Aug '24)

## CMA Median Household Income:

Couple Families: \$106,700 (2022)

## Visitor Spending by Sector:

Food & Beverage - \$60M (2021)

Total Spend - \$186M (2021)

## Tourism Visit Nights: 1.64M (2023)

## Cruise Ship Ports



## AREA 506 Festival



## Water Street



# SAINT JOHN DEMOGRAPHICS



# FUNDY QUAY



# SAINT JOHN WATERFRONT

The public spaces include an entertainment stage, outdoor skating rink, tidal steps, promenades, amphitheatre, and four-season indoor/outdoor restaurants.



IHTOLI-MAQAHAMOK  
THE GATHERING SPACE

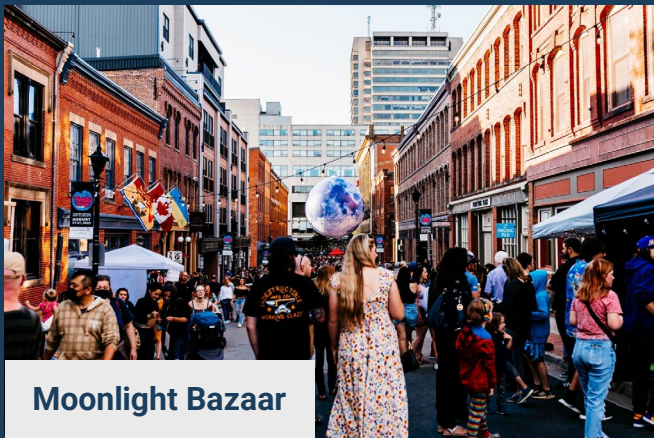


FUNDY QUAY



# NEIGHBOURHOOD

## HISTORIC UPTOWN SAINT JOHN



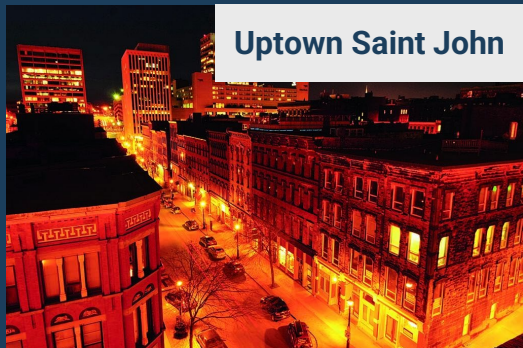
Moonlight Bazaar



Grannan Street



Ihtoli-maqhamok - The Gathering Space



Uptown Saint John



AREA 506 Waterfront  
Container Village

AREA 506 /  
RIGHTWELL  
MEDIA

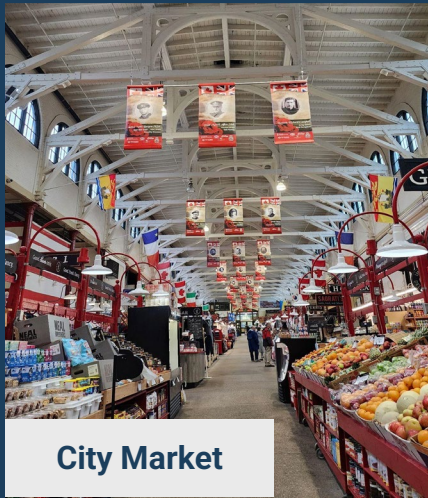


TD Station



# NEIGHBOURHOOD

## AMENITIES



Historic Uptown Saint John hosts a great collection of amenities for residents and visitors including a QMJHL hockey team, hotels, aquatic centre, entertainment and business districts and much more.



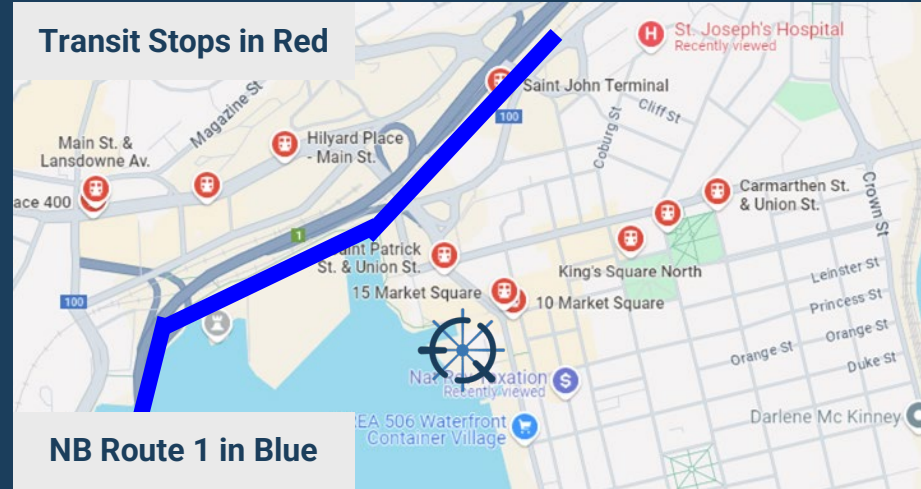


# NEIGHBOURHOOD

## PARKING AND TRANSIT

The Fundy Quay is situated in a prime transit corridor in the centre of Uptown Saint John. Located just off of NB Route 1 where 37,000+ motorists travel this section of the highway everyday. Public transportation offers connection to the Fundy Quay with 11 bus stops all within 1km of the site.

The Uptown Saint John area also boasts 3 public parking garages with over 1,650 spaces.



Peel Plaza Parking



Brunswick Square Parking



Saint John Transit



The commercial space in the South West Building offers residents and pedestrians an opportunity to interact with businesses in a picturesque setting located along the waterfront of the Saint John Harbour.

**SOUTH WEST BUILDING**



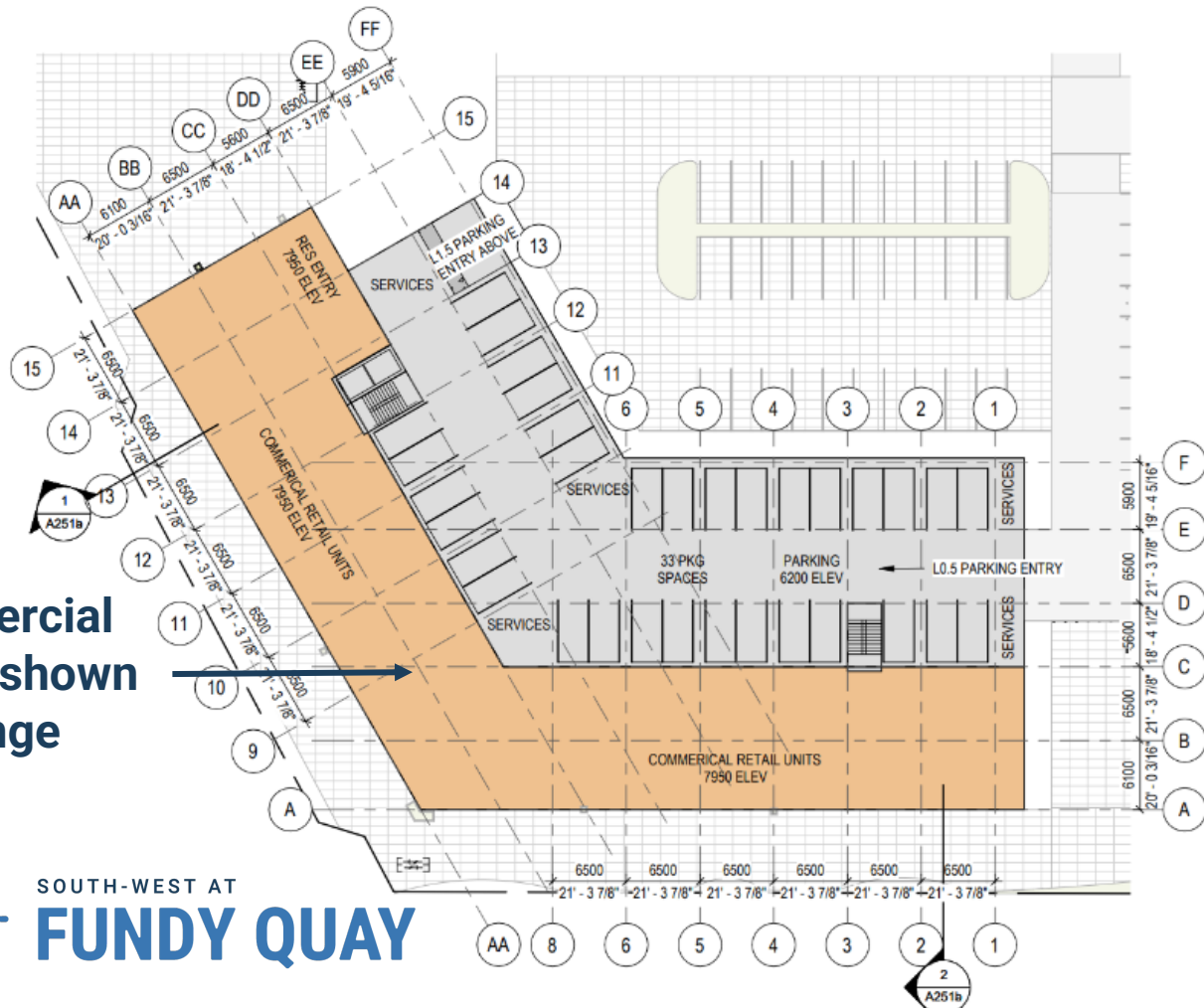
SOUTH-WEST AT  
**FUNDY QUAY**

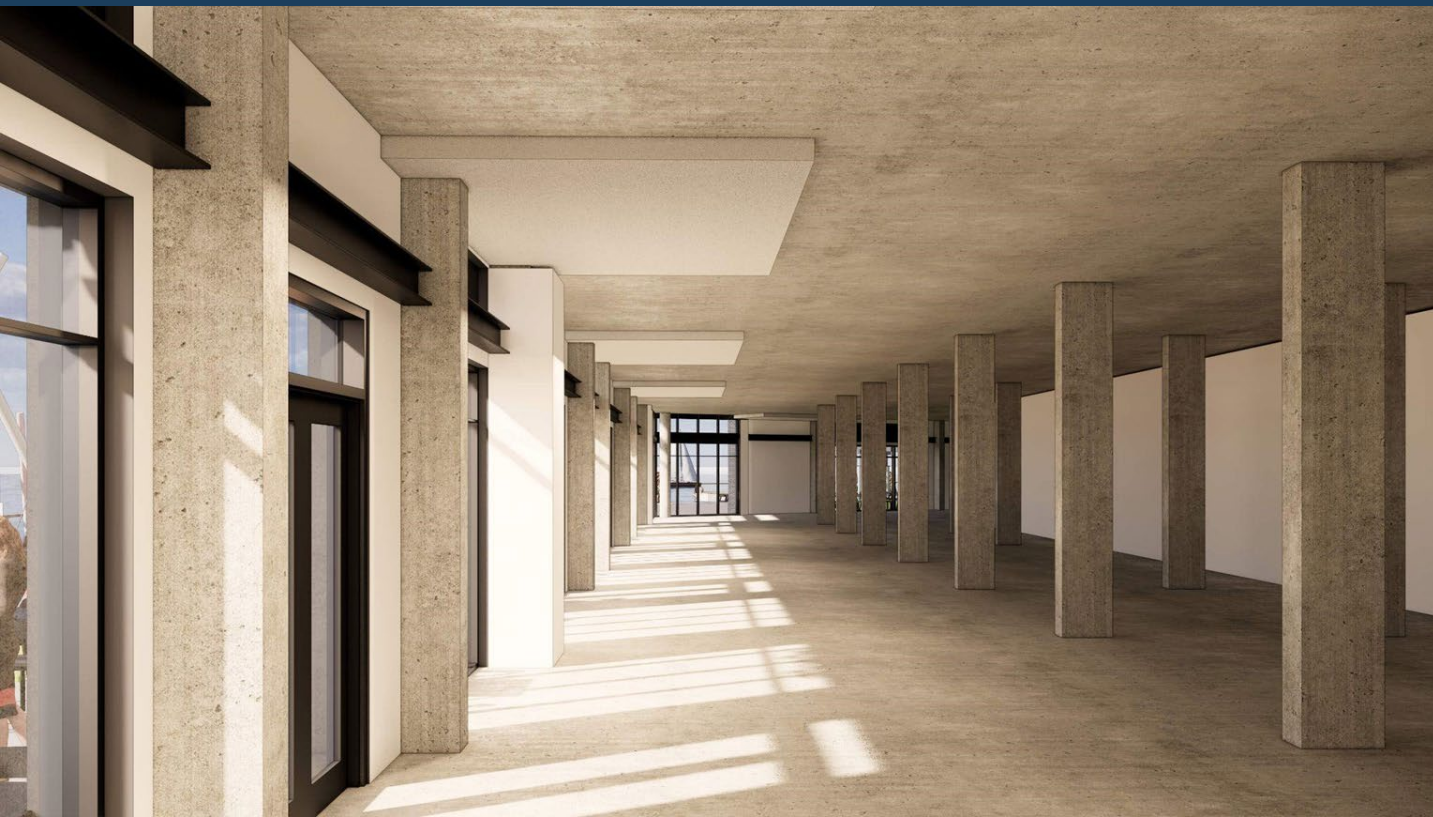


**Commercial  
Space shown  
in Orange**



SOUTH-WEST AT  
**FUNDY QUAY**





## South West Building Includes:

~14,000sqft of  
Ground Floor  
Commercial Space

~10,000sqft of Patio  
and Outdoor Area

~13'8" Ceilings

**COMMERCIAL RENDERINGS**  
**BASE BUILDING**



SOUTH-WEST AT  
**FUNDY QUAY**





**South West  
Building Includes:**

**Demisable Space**

**Located along  
Harbour Passage  
walking trail**

**Positioned between  
two entertainment  
districts and Cruise  
Ship Terminal**

**COMMERCIAL RENDERINGS  
BASE BUILDING**



**SOUTH-WEST AT  
FUNDY QUAY**



**South West  
Building Includes:**

**Along cruise ship  
passenger route**

**Dedicated retail  
Parking Spaces**

**Designated Back of  
House and Delivery  
Entrance**

**COMMERCIAL RENDERINGS  
BASE BUILDING**



**SOUTH-WEST AT  
FUNDY QUAY**





## Ideal Operators:

Cafe/Bistro

Casual Dining

Fine Dining

Services

Wellness

Grocery

Fitness

Convenience

**COMMERCIAL RENDERINGS  
FOOD & BEVERAGE CONCEPT**



SOUTH-WEST AT  
**FUNDY QUAY**



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**COMMERCIAL RENDERINGS  
FOOD & BEVERAGE CONCEPT**

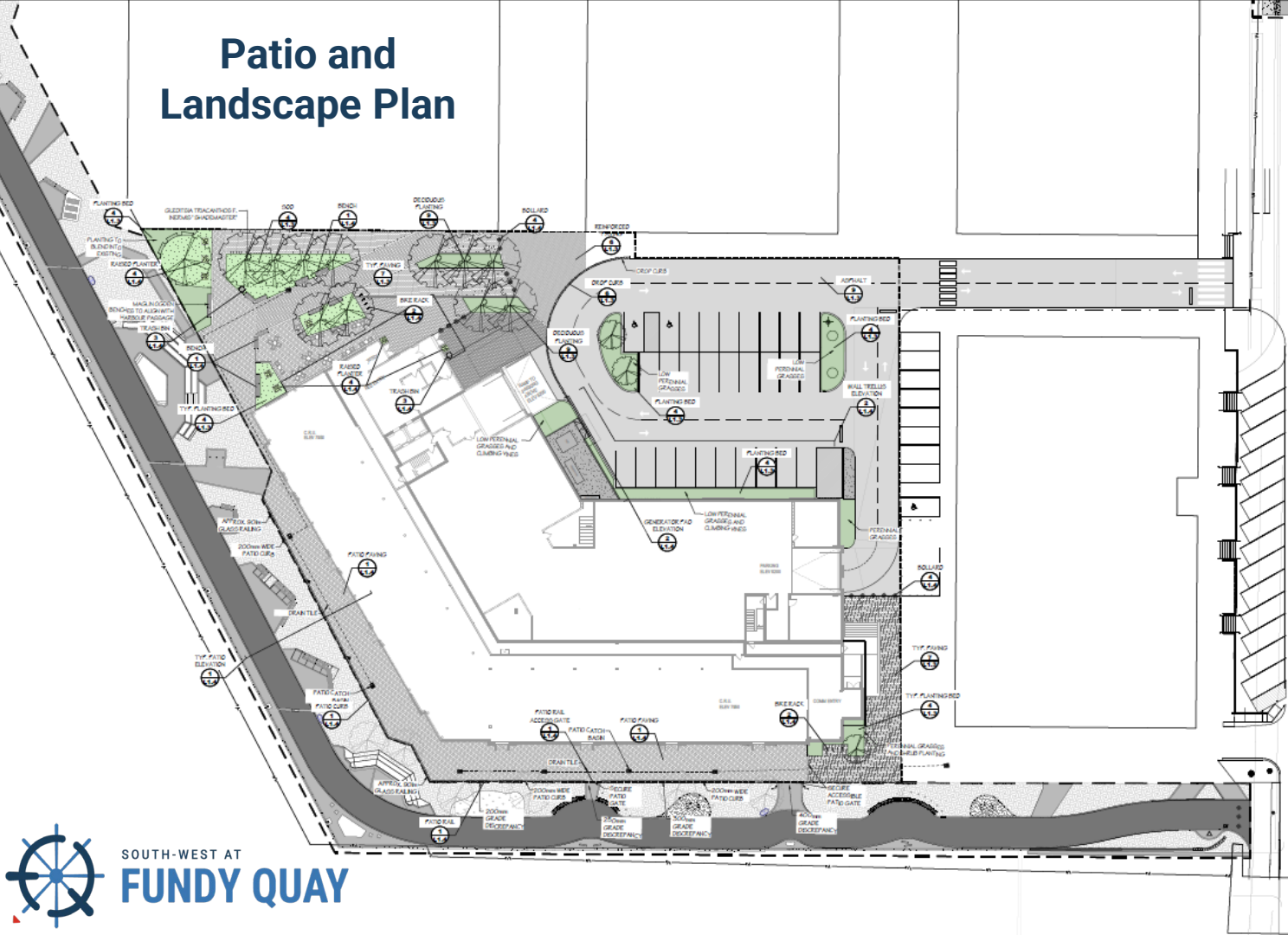


SOUTH-WEST AT

**FUNDY QUAY**



# Patio and Landscape Plan



**South West Building Includes:**

**~10,000sqft of Patio and Outdoor Area**

**30 Surface Level Parking Spots**