

Royal City Centre

610-6th Street, New Westminster, BC

FOR LEASE

James Boyd

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Highlights

Royal City Centre is the only major retail development in uptown New Westminster and is centered on 6th Street and 6th Avenue. The enclosed Shopping Centre is surrounded by high density residential developments including vast high-rise intensification. With direct access to exterior walking traffic, the Centre is also surrounded by store front community retail.

The area contains the highest concentration of retail in the City in addition to other services and amenities such as medical, recreational and public service facilities.

- Anchored by Walmart, Winners, Shoppers Drug Mart, and Save on Foods.
- An enclosed Shopping Centre environment home to office, retail and services.
- Ample parking via parking garage on site.
- Average annual driving traffic of over 44,000 vehicles to the node.
- Superior access to Vancouver with 5 Skytrain stations nearby.

Community Spaces Program

Royal City Centre offers the New Westminster community the opportunity to use space within the Centre for events, fundraisers, pop-up shops, and more, drawing ongoing foot traffic and energy to the Centre. Visit <https://www.royalcitycentre.ca/> for more information!

Demographics | 10km Radius

Population	Number of Households	Median Age	Household Income	Annual Foot Traffic
900,073	313,091	49	\$127,672	3,166,721 2024

*Data from 2025 Environics Analytics.



WINNERS



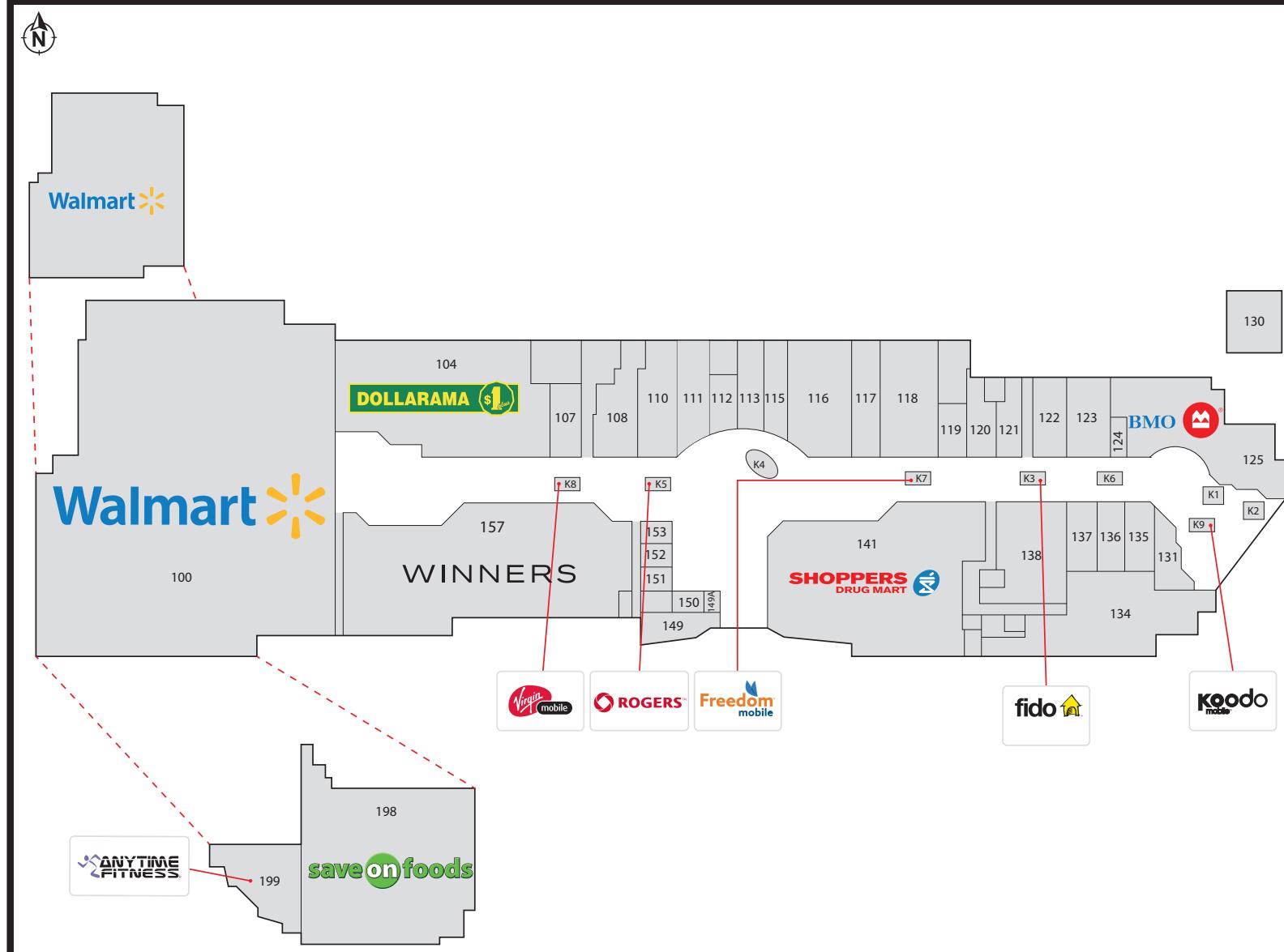
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100. Walmart (111,532 sf)
 104. Dollarama (10,837 sf)
 107. Posh Nails & Lash (1,236 sf)
 108. Belmont Dental Centre (2,477 sf)
 110. Madhatters (2,122 sf)
 111. Techproplus (1,498 sf)
 112. Purdys Chocolate (800 sf)
 113. Northern Reflections (1,327 sf)
 115. Everyday Items Japan (1,600 sf)
 116. Kin's Farm Market (3,241 sf)
 117. Visions Optical (1,766 sf)
 118. T & N Games (4,342 sf)
 119. Maritime Travel (812 sf)
 120. NW Notaries and Lawyers (819 sf)
 121. Mobile Klinik (1,071 sf)
 122. Telus (1,376 sf)
 123. Mobile Q (1,700 sf)
 124. Mint Barber (256 sf)
 125. BMO Bank of Montreal (5,720 sf)
 130. Royal City Family Dental Centre (1,863 sf)
 131. Gong Cha (1,225 sf)
 134. White Spot (5,868 sf)
 135. Westland Insurance (947 sf)
 136. Genie Stitch (950 sf)
 137. Alive Health Centre (950 sf)
 138. The Shoe Company (3,685 sf)
 141. Shoppers Drug Mart (14,019 sf)
 149. Freshslice Pizza (1,075 sf)
 149A. Fresh Roll Sushi (176 sf)
 150. Hang Lee Wok (344 sf)
 151. Kimshaker's Food Hub (363 sf)
 152. Grill 'n More (361 sf)
 153. A&W (362 sf)
 157. Winners (20,038 sf)
 198. Save on Foods (47,531 sf)
 199. Anytime Fitness (5,421 sf)

K1. BC Lotto (100 sf)
 K2. Blenz Coffee (250 sf)
 K3. Fido (150 sf)
 K4. Gourmet Cup (250 sf)
 K5. Rogers (135 sf)
 K6. Zaman Watch (160 sf)
 K7. Freedom Mobile (150 sf)
 K8. Virgin Mobile (150 sf)
 K9. Koodo (120 sf)

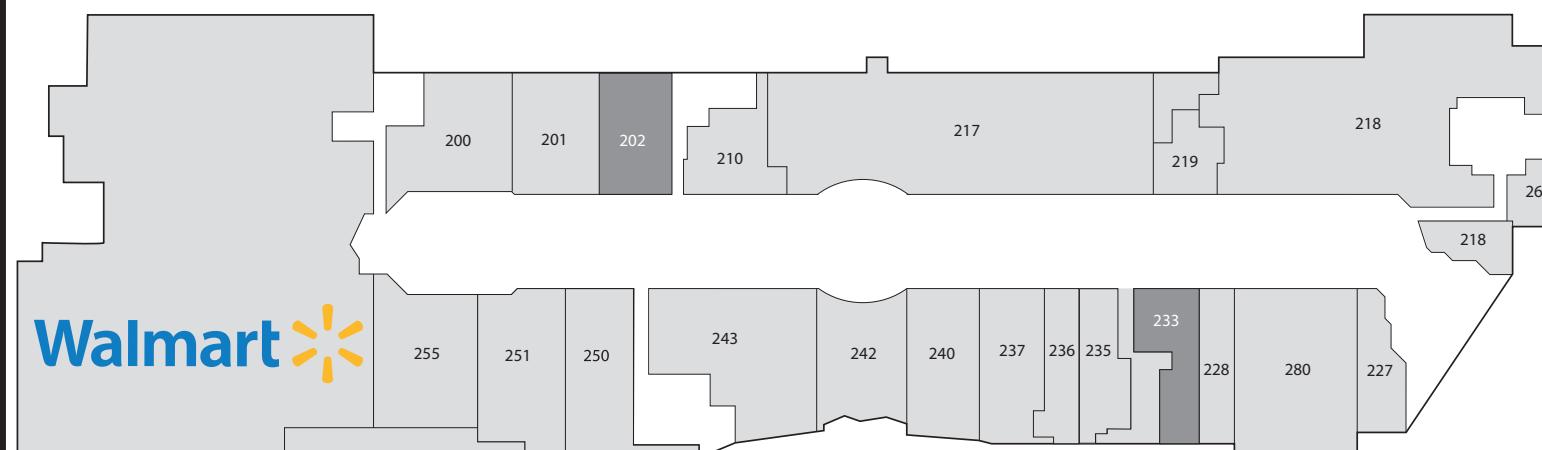
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200. West Coast Medical Imaging (3,504 sf)
201. CNIB Foundation (4,441 sf)

202. Available (3,804 sf)
210. Royal City Health and Manual Therapy (3,176 sf)
217. Fraser Health Authority (16,387 sf)
218. Fraser Health Authority (19,440 sf)
219. Fraser Health Authority (1,770 sf)
227. Mall Office (2,291 sf)
228. Elicare Medical (2,334 sf)

233. Available (2,786 sf)
235. Vida First Aid – Training & Certification (1,539 sf)
236. Fraser Health Authority (2,440 sf)
237. Dr. Eric Pugash (1,336 sf)
240. FYi Doctors (4,585 sf)
242. New Westminster Family Practice (3,973 sf)
243. CEFA Early Learning (7,584 sf)
250. The Cove Indoor Play (4,402 sf)
251. Hanababy Adventure World (5,551 sf)
255. AJ Insurance (5,302 sf)
261. Fraser Developmental Clinic (1,321 sf)
280. Immigration Services (6,871 sf)