

LEASED



210 TWELFTH STREET, NEW WESTMINSTER, BC



9,885 SF Turnkey Automotive Building in New Westminister

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FOR LEASE

210 Twelfth Street,
New Westminster, BC

Salient Details

MUNICIPAL ADDRESS

210 Twelfth Street,
New Westminster, BC

ZONING

M-1 Light Industrial Districts*

SITE SIZE

1.24 Acres

BUILDING SF

9,885 SF

BASIC RENT

Contact Listing Agents

ADDITIONAL RENT

Contact Listing Agents

TRAFFIC COUNTS

Stewardson Highway: 37,739 VPD

SIGNAGE

Recently installed pylon signs on
Stewardson Way & Twelfth Street

AVAILABILITY

Immediate

* Tenants are responsible for verifying
permissible uses per the zoning

Opportunity

Rare opportunity to lease an improved automotive dealership on a 1.24-acre site in New Westminster's rapidly evolving Lower Twelfth Street corridor. This high-profile property offers excellent visibility along both Stewardson Way and 12th Street, with strong daily traffic counts and seamless transit connectivity. Ideally suited for automotive use, the site presents a unique chance to establish your business in a growing, high-exposure urban location that is centrally located in the Greater Vancouver Regional District.

Highlights



1.24-Acre site with a **9,885 sf freestanding automotive building** fronting Twelfth Street



Prominent rear exposure to Stewardson Way, Offering prime **signage visibility** to over **37,700 vehicles per day**



M-1 zoning supports a broad range of **industrial and commercial uses**



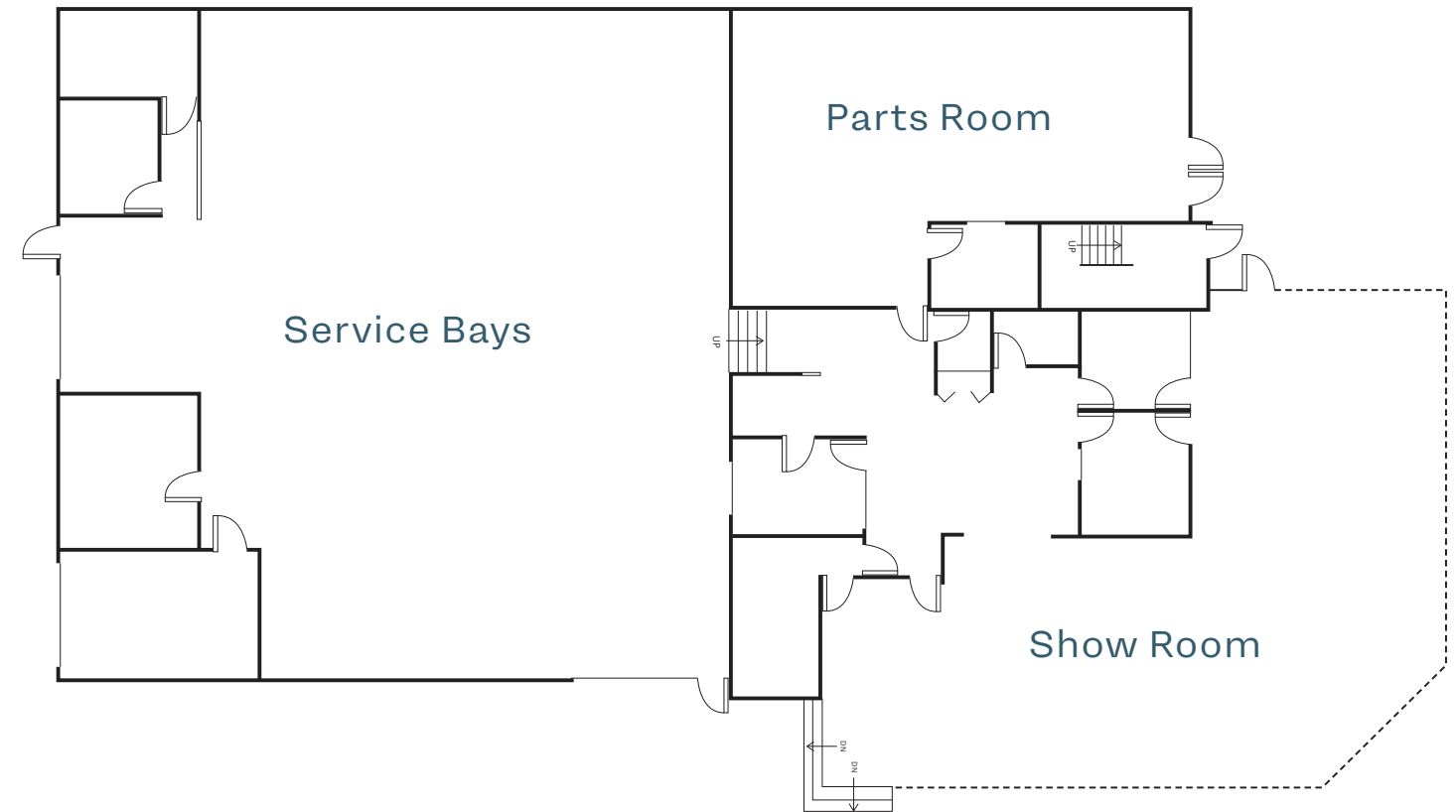
Excellent access to **Queensborough Bridge, Highway 91A, and Marine Way** - making it an ideal location from quick connectivity throughout Metro Vancouver



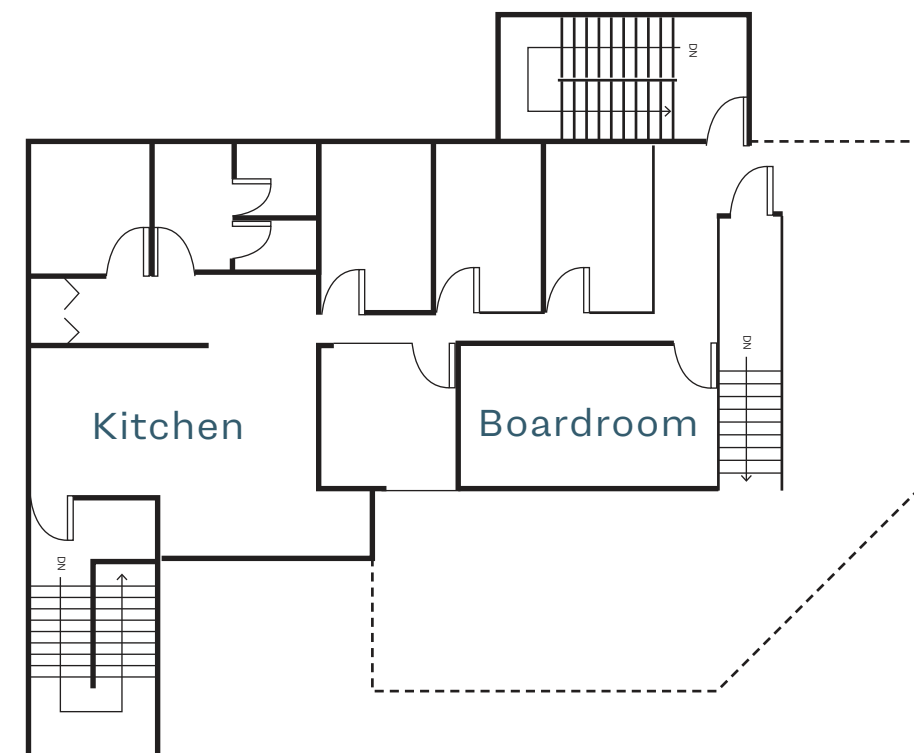
Highly accessible location, just minutes from **downtown New Westminster** and major regional corridors

Site Plan

Main Floor: Aproximately 7,500 sf



Upper Floor: Aproximately 2,385 sf



New Westminster Market Overview

Centrally located along the Fraser River, New Westminster sits at the heart of Metro Vancouver with quick access to Burnaby, Surrey, Coquitlam, and Downtown Vancouver (25 minutes by SkyTrain).

- One of British Columbia's fastest-growing and most densely populated municipalities
- Estimated 2025 population: **77,887**, with strong residential growth in the downtown and waterfront areas
- Anchored by major institutions including **Royal Columbian Hospital, Douglas College**, and various government offices
- Revitalized riverfront**, active downtown core, and key retail centres such as Shops at New West and Westminster Centre
- Key Industries: **Healthcare, Public Administration, Education, Retail, and Professional Services**
- Centrally positioned within a regional trade area of over 1 million people
- Serves a **dense daytime working population** with an expanding residential base



Very Walkable
Most errands can be accomplished on foot



Excellent Transit
Transit if convenient for most trips



Bikeable
Some bike infrastructure

Demographics

77,887
Total Population

15.5%
Population Increase Over Next 10 Years

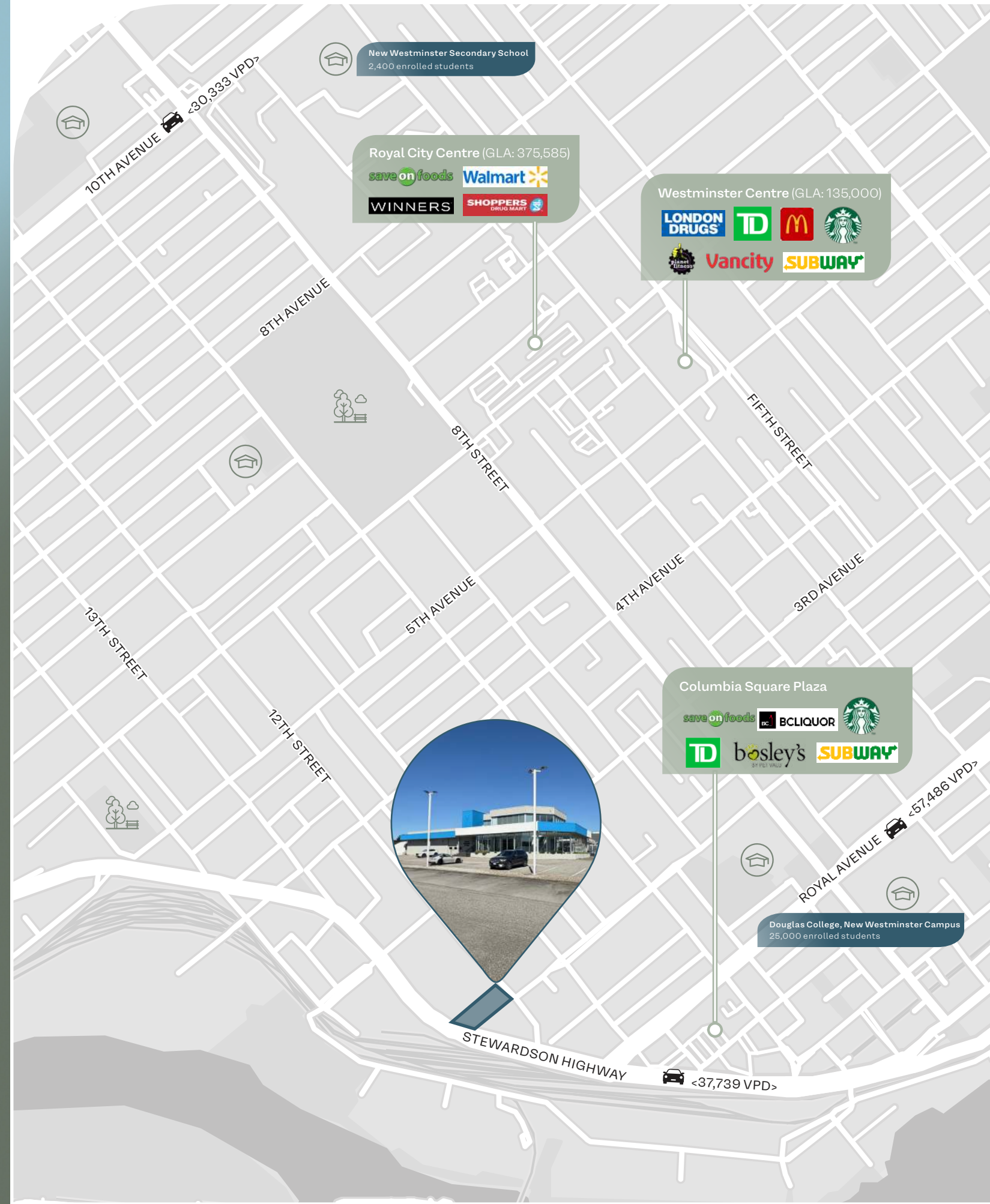
88,145
Total Daytime Population

37,330
Total Households

\$100,149
Average Household Income

41
Average Age

Surrounding Considerations





Contact us for more information.

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