

# FOR LEASE

814 12th Street, New Westminster, BC

STREET LEVEL RETAIL IN HIGH-TRAFFIC LOCATION



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## OPPORTUNITY

Street-level retail space available on high-traffic Twelfth Street in New Westminster, offering excellent visibility and a flexible layout. The unit features a large backroom, kitchenette, washroom, storage areas, and includes 3 dedicated parking stalls under a simple gross lease. Surrounded by community staples like Domino's Pizza, Ole Ole Mexican Restaurant, and two nearby schools, the location draws steady traffic from families, students, and locals. Ideal for vent-free concepts such as boutique retail, tutoring centers, creative workspaces, or a coffee or juice bar. The space offers a great blend of functionality and charm, perfect for small business owners looking to tap into a vibrant, community-focused neighborhood.

## SALIENT FACTS

<b>Size:</b>	1,100 SF
<b>Zoning:</b>	C-2A
<b>Gross Rent:</b>	\$25.00/SF
<b>Gross Rent Per Month:</b>	\$2,291.67 + GST
<b>Parking:</b>	3 dedicated stalls
<b>Availability:</b>	July 2025

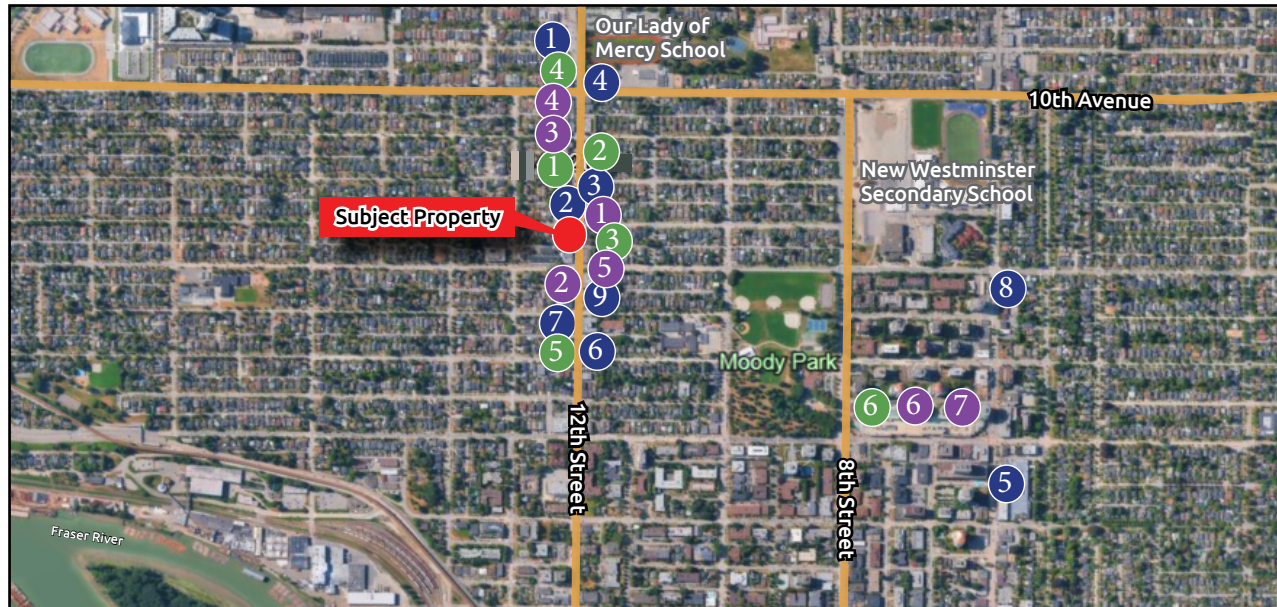
## HIGHLIGHTS

- **High-Traffic Location:**  
Positioned on Twelfth Street in New Westminster, the space benefits from excellent street visibility and consistent foot traffic, surrounded by local staples and schools.
- **Functional & Flexible Layout:** The unit includes a large backroom, kitchenette, washroom, storage, and 3 dedicated parking stalls, ideal for vent-free businesses like boutique retail, creative studios, or tutoring
- **Transit Oriented Location:**  
8 minutes from 22nd SkyTrain Station and 11 minutes from New Westminster SkyTrain Station.
- **Dedicated Parking:**  
The unit provides 3 covered and dedicated parking stalls.

## PHOTOS



# NEARBY AMENITIES



## ● RESTAURANTS

1. A&W
2. Domino's Pizza
3. Ole Ole Mexican
4. Subway
5. Pizza Pizza
6. Wild Thyme
7. Amelia
8. IHOP
9. Pho 99

## ● RETAIL

1. Neil Douglas Guitar Shop
2. Caribbean Market
3. BC Market
4. Villa Servin
5. What'sGood? Vintage Apparel
6. Walmart
7. Dollarama

## ● SERVICES

1. Healthcare Pharmacy
2. New West Centre Dental Clinic
3. U Salon
4. New West Nails
5. New West Photo Lab
6. Anytime Fitness

## ● Subject Property

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