

Alexis Nihon

Adjacent to the downtown core and a few steps away from Westmount, the multi-purpose complex Alexis Nihon is first and foremost a modern shopping centre providing accessibility, ease and convenience for its urban customers who can complete all their purchases in one stop.



Highlights

Direct access to the Atwater metro station.

A multipurpose property that includes two office towers, one residential tower, a 3-level shopping centre and an indoor parking lot.

The complex hosts 3,000 workers and residents daily and benefits from a student community of 60,000 people nearby.

Strong residential growth across downtown Montreal with over 90 different construction projects currently underway, totalling 9,589 units, including 7,000 near Alexis Nihon.

A major multipurpose development project is underway near Alexis Nihon: SQUARE CHILDREN'S – Six towers, 1,400 units (condos, rental apartments and community housing), 250-room hotel, sports amenities and proximity stores.

388,531 sq. ft.
gross leasable area (stores)

\$826
sales per square foot

\$167 M
gross annual sales volume

80
stores and services

80%
of retailers are chain stores

16 million
visitors per year

1,100
parking spaces

7.7 million
visitors coming from the
Atwater metro entrance

21,000
vehicles per day at the
intersection of Sainte-
Catherine & Atwater Street

14,000
vehicles per day at the
intersection of De Maisonneuve
& Atwater Street

105,000
vehicles per day on
highway 720 nearby

110,000
vehicles per day on
highway 15 nearby



MISE EN FORME **EXTRA**
Econofitness



Marshalls

IGA

sports experts











WINNERS



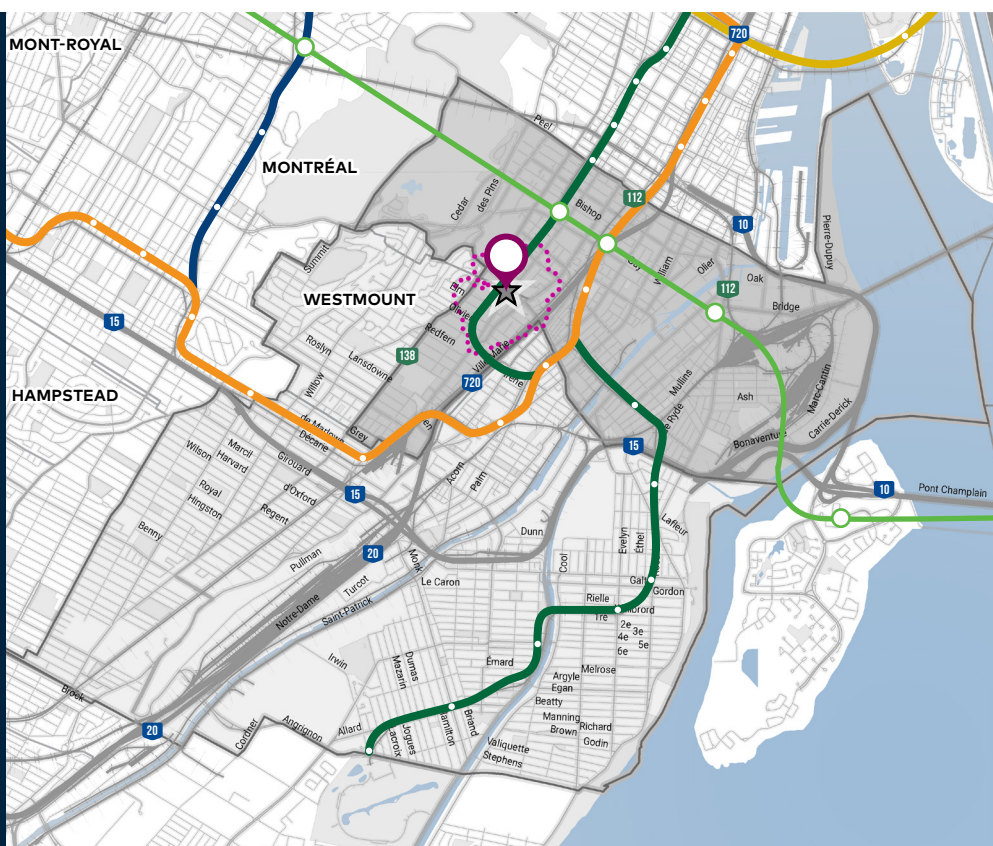
Demographic Profile

	TRADE AREAS		
	Primary Trade Area	Secondary Trade Area	Total
Population	79,800	159,700	239,500
Projected population – 2026	91,900	167,500	259,400
Average household income	\$88,226	\$88,161	\$88,183
Percentage of population with an average income > of \$100K+	21%	20%	21%
Average age	40	40	40
MARKET POTENTIAL			
Durable and semi-durable goods	\$424 M	\$848 M	\$1,272 M
Durable and semi-durable goods – projected 2026	\$488 M	\$889 M	\$1,387 M
Everyday Consumer Goods and Services	\$392 M	\$779 M	\$1,171 M
Everyday Consumer Goods and Services – projected 2026	\$452 M	\$817 M	\$1,269 M
Restaurants	\$163 M	\$291 M	\$455 M
Restaurants – projected 2026	\$190 M	\$307 M	\$497 M

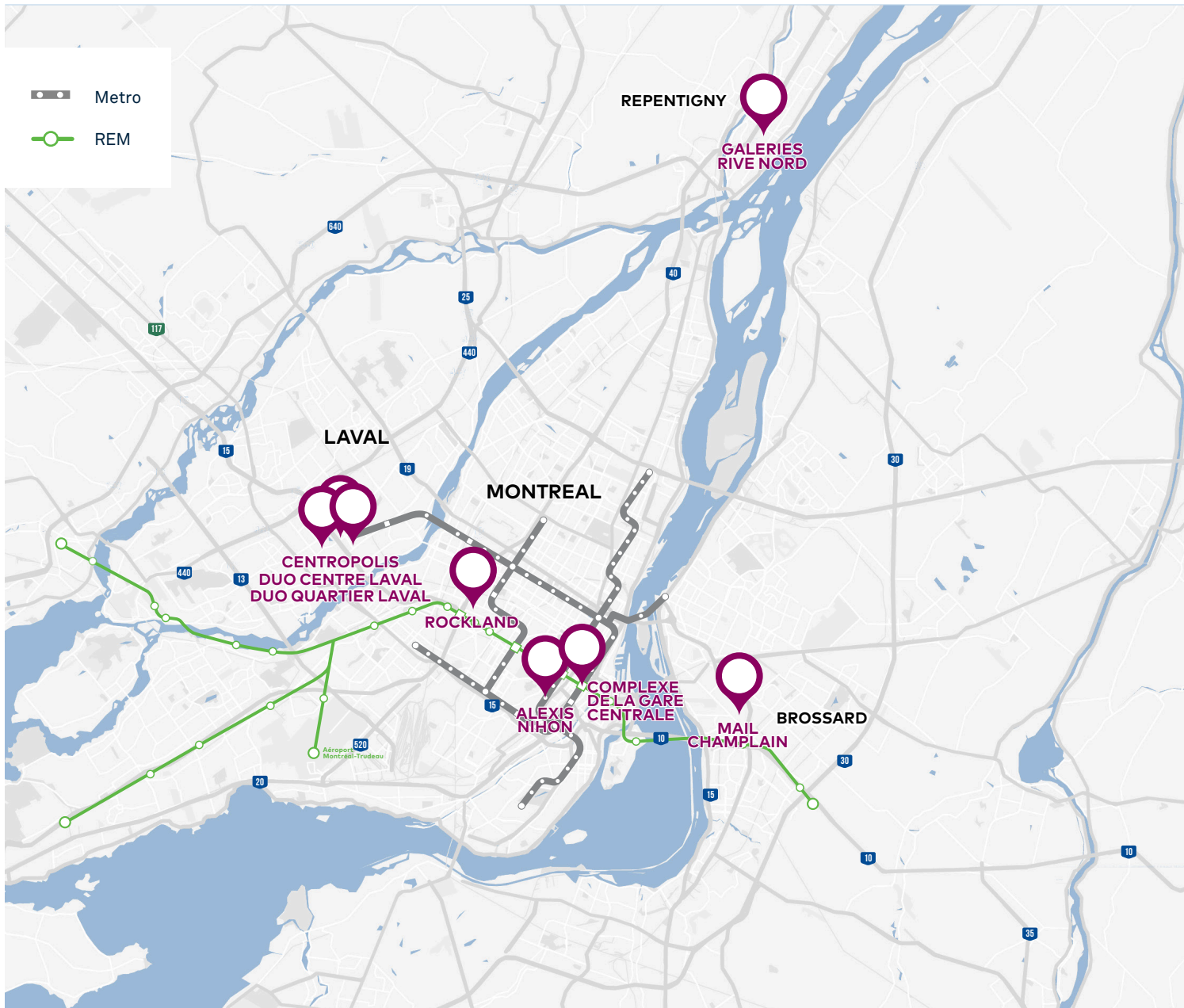
Location

-  Alexis Nihon
-  Primary Trade Area
-  Secondary Trade Area
-  REM
-  Métro
-  Métro
-  Métro
-  Proximity zone (7 min walking distance)

Daytime workers in the proximity zone **33,598**



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