

# 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 by 2022.

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. Delivery planned for 2022.

**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



# Demographic Profile

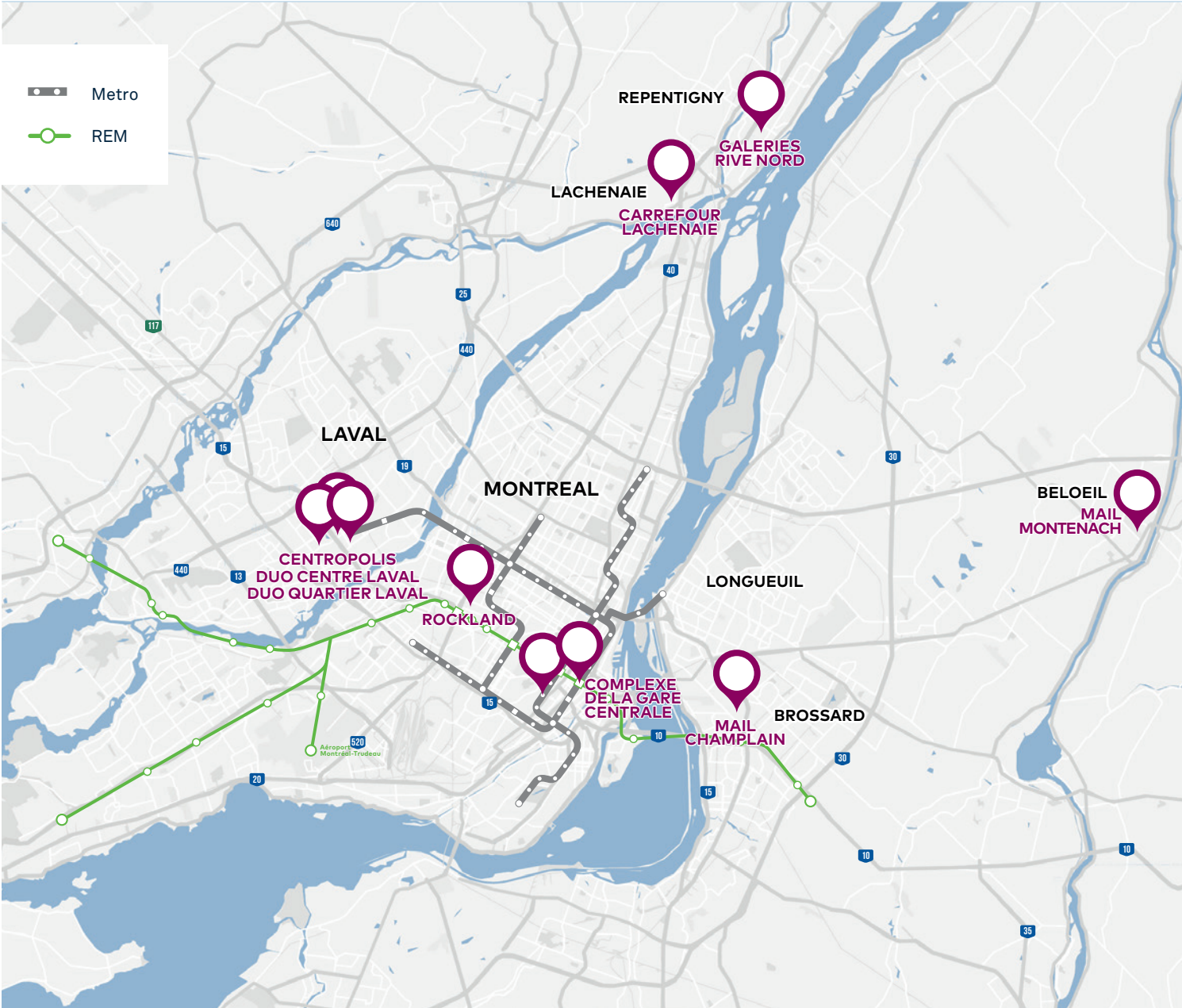
	TRADE AREAS		
	Primary Trade Area	Secondary Trade Area	Total
Population	79,800	159,700	239,500
Projected population – 2026	91,900	167,500	259,400
Average household income	\$88,226	\$88,161	\$88,183
Percentage of population with an average income > of \$100K+	21%	20%	21%
Average age	40	40	40
<b>MARKET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

# Location

-  Alexis Nihon
  -  Primary Trade Area
  -  Secondary Trade Area
  -  REM
  -  Métro
  -  Proximity zone (7 min walking distance)
- Daytime workers in the proximity zone **33,598**



# Cominar Retail Assets – Greater Montreal Area



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