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.

403,648 sq.ft.
gross leasable area (stores)

608,658 sq.ft.
gross leasable area (offices)

$823
sales per square foot

$227 M
gross annual sales volume

78
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

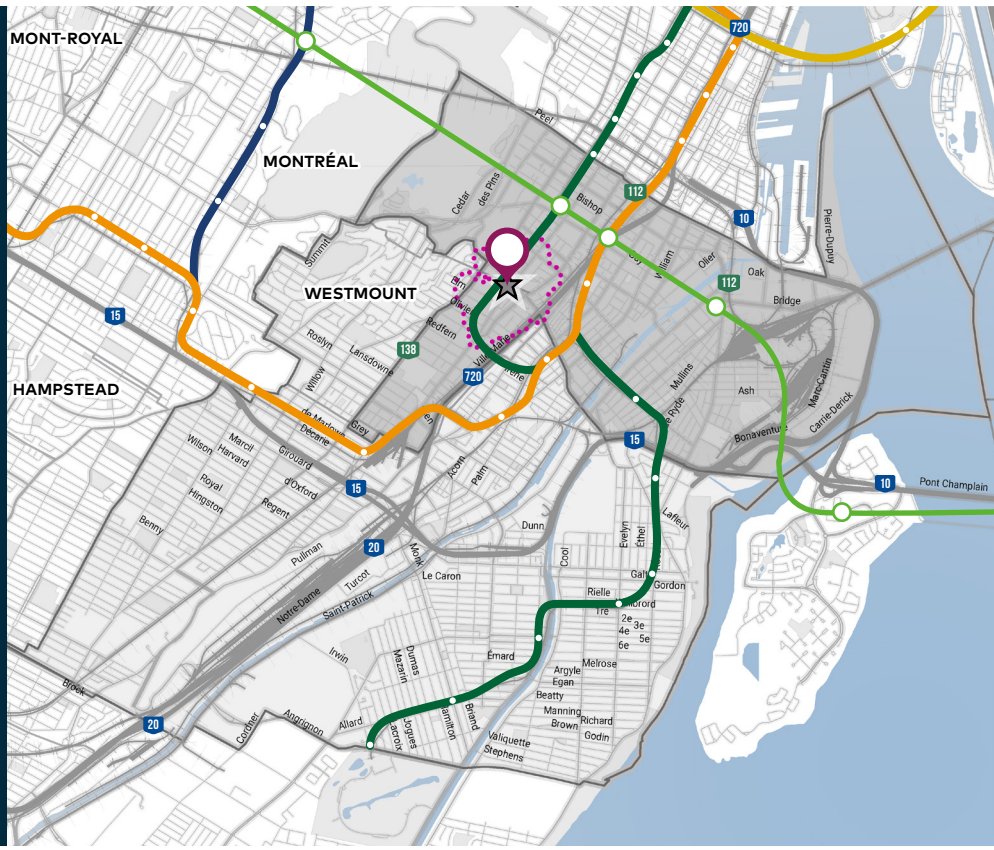
Demographic Profile

	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
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

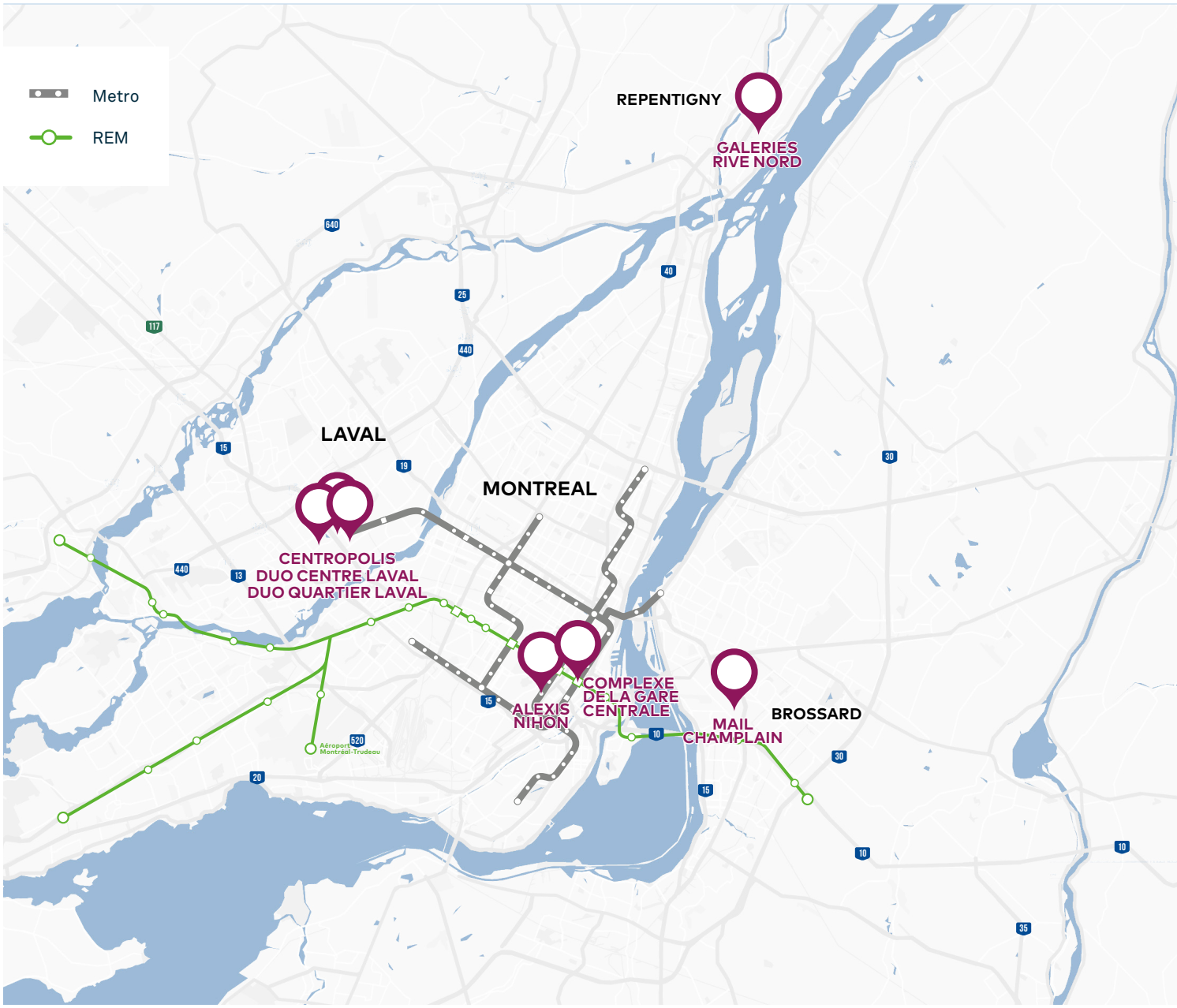
Location

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

Daytime workers in the proximity zone 33,598



Cominar Retail Assets – Greater Montreal Area



Mariline F. Galarneau
Senior Leasing Director
Retail
T 514 737-3344
C 514 889-8010
mariline.galarneau@cominar.com

Maryse Brassard
Director, Specialty Leasing
and Partnerships
T 514 737-3344
C 514 622-0013
maryse.brassard@cominar.com

Cominar

cominar.com | espace.cominar.com