

# Complexe de la Gare Centrale



An important transit area in the heart of downtown Montreal, the Complexe de la Gare Centrale is not only a patrimonial intermodal station, but also a highly versatile property. This complex includes two office towers, industrial installations, a food court, as well as a commercial and service area based on accessibility and fast convenience, to meet the daily needs of travellers and professionals passing through.

## Highlights

A new *Réseau express métropolitain* (REM) station, located inside the Complexe de la Gare Centrale will provide a fast 20-minute connection between the airport and the station.

An important stop for VIA Rail Canada and Amtrak trains, with connections towards major North American cities.

The terminal station for Mont-Saint-Hilaire, Deux-Montagnes and Mascouche suburban trains.

Direct access to the Complexe de la Gare Centrale through Bonaventure (orange line) and McGill (green line) metro stations.

Just a few steps away from several bus lines for both the *Société de transport de Montréal* (STM) and the *Réseau de transport de Longueuil* (RTL).

Direct access to Montreal's underground pedestrian network that allows its users to circulate in the downtown area while sheltered from bad weather.

Property density: Cominar is currently reviewing densification possibilities for this site in order to add 1,800 condo units.

**89,000 sq.ft.**  
gross leasable area (stores)

**\$791**  
sales per square foot

**\$32.8M**  
gross annual sales volume

**42**  
stores and services

**50 million**  
visitors per year

**150,000**  
vehicles per day on highway 720

**9.1 million**  
passengers per year at the Bonaventure metro station

**11.4 million**  
passengers per year at the McGill metro station

**68,000**  
passengers daily at the REM's Central Station stop (2021)






**1,534**  
parking spaces

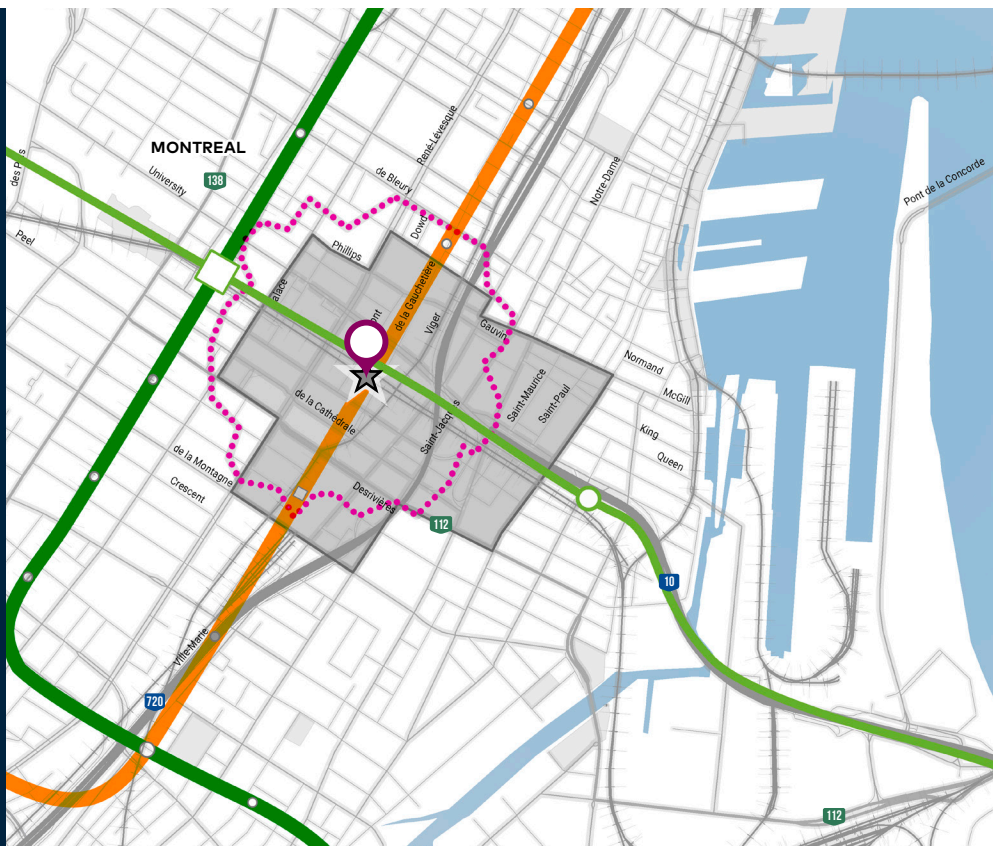


# Demographic Profile

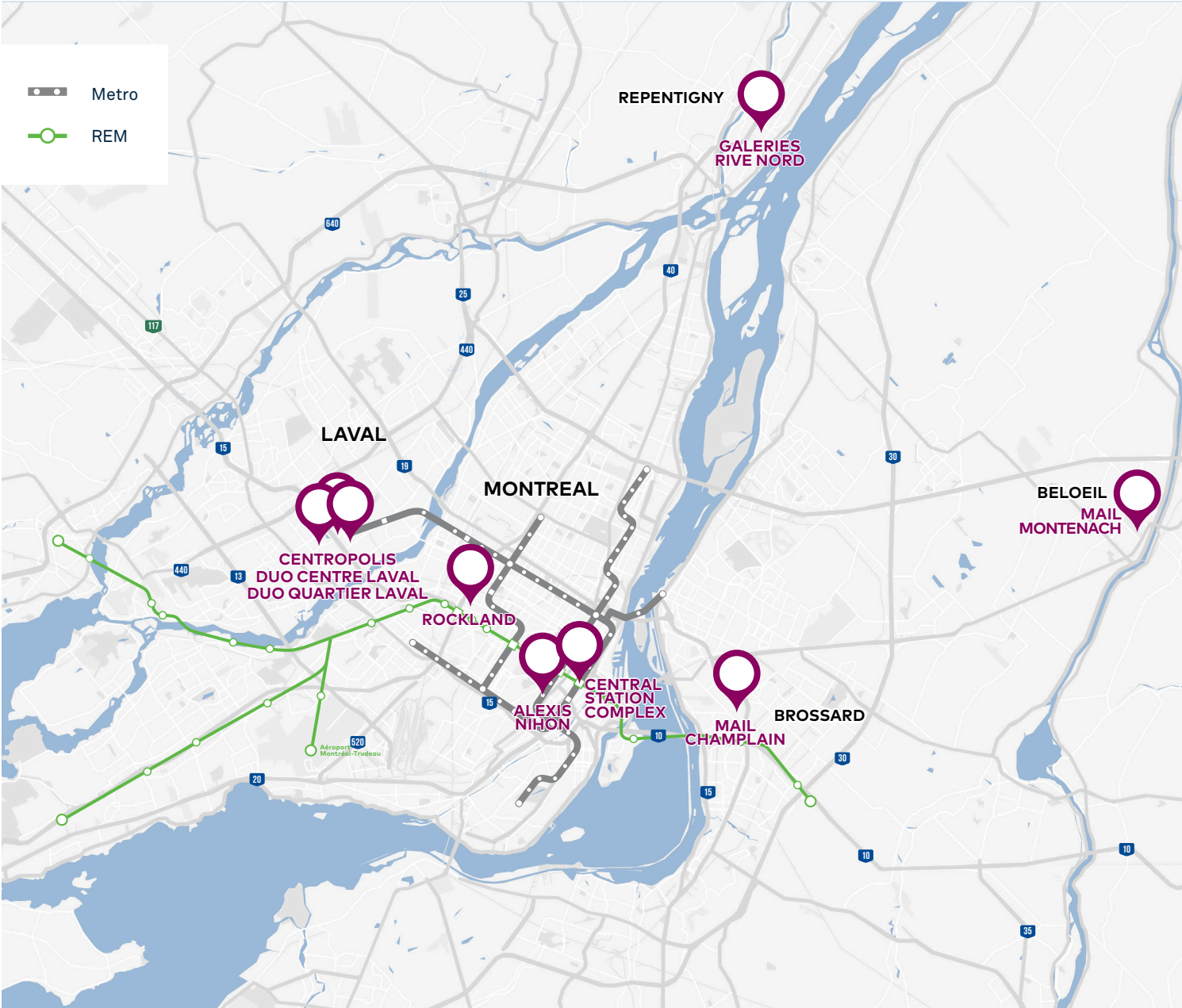
	INFLUENTIAL ZONE
Population	5,200
Projected population — 2026	6,700
Average household income	\$91,840
Percentage of population with an average income > of \$100K+	29%
Average age	35
<b>MARKET POTENTIAL</b>	
Durable and semi-durable goods	\$28M
Durable and semi-durable goods – projected 2026	\$36M
Everyday Consumer Goods and Services	\$26M
Everyday Consumer Goods and Services – projected 2026	\$33M
Restaurants	\$12M
Restaurants – projected 2026	\$15M

# Location

-  Central Station Complex
  -  Primary Trade Area
  -  REM
  -  Metro
  -  Proximity zone (7 min walking distance)
- Daytime workers in the proximity zone **248,246**
- Students and tourists downtown Montreal **250,000**



# Cominar Retail Assets – Greater Montreal Area



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