

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
MARKET POTENTIAL	
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



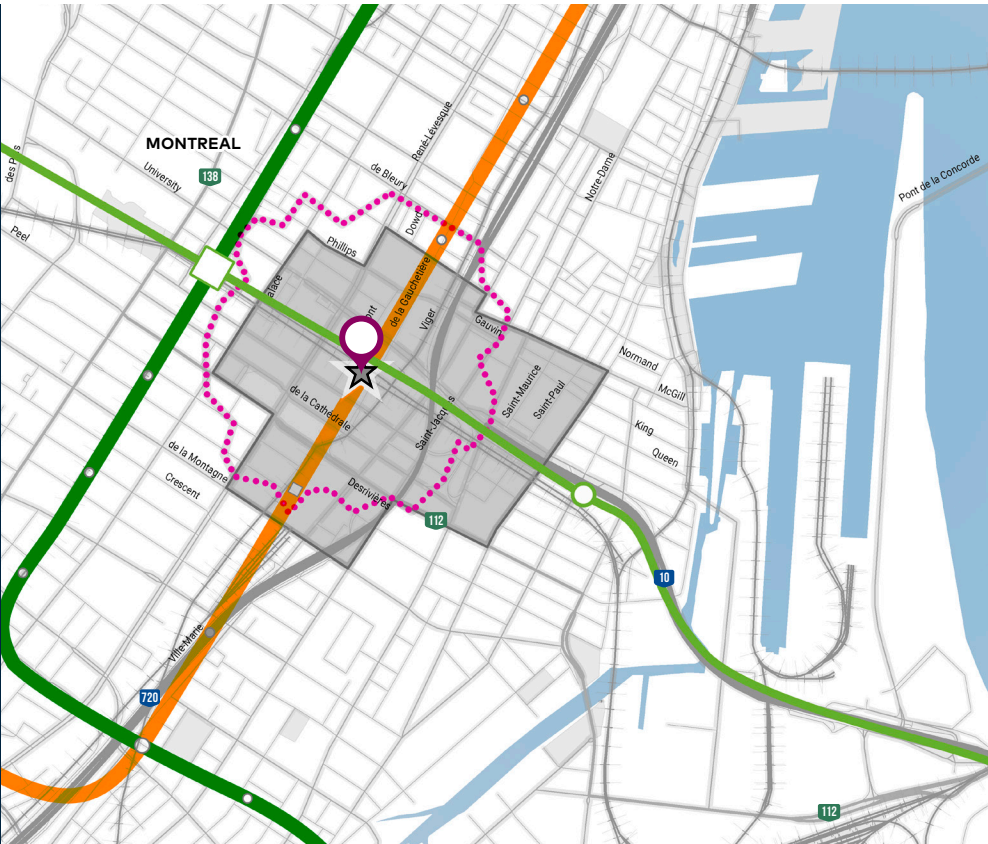
Proximity zone (7 min walking distance)

Daytime workers in the proximity zone

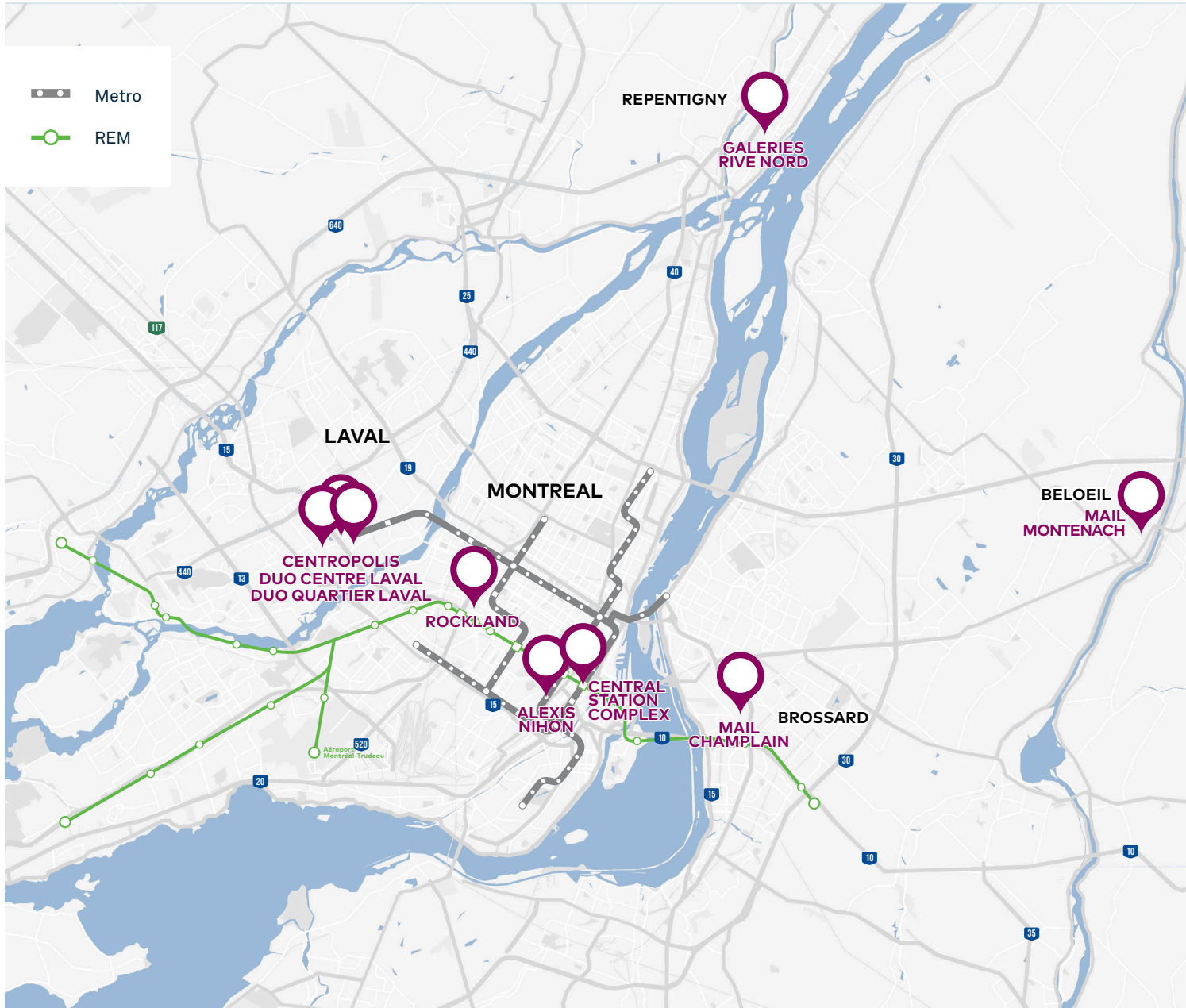
248,246

Students and tourists downtown Montreal

250,000



Cominar Retail Assets – Greater Montreal Area



Dinah Corriveau

Senior Leasing Director
Retail

T 514 737-3344

C 514 983-4181

dinah.corriveau@cominar.com

Stéphanie Larocque

Director, Specialty Leasing
and Partnerships

T 514 737-3344

C 514 245-9442

stephanie.larocque@cominar.com



cominar.com | espace.cominar.com