

# Mail Champlain

Live.  
Work.  
Play.  
Shop.



Anchored by first-rate retailers, the Mail Champlain, has everything to meet the needs of today's consumers under one roof. A new experience combining a series of culinary and recreational concepts will soon be launched and highlighted by the arrival of several major retailers, including Mayrand, a specialty grocery store, in the coming year.

## Highlights

The Mail Champlain is strategically located near the busiest bridge in the country, at the junction of highway 10 and road 134. The centre is within walking distance of one of only three south shore stops for the upcoming Réseau express métropolitain (REM), scheduled to launch in 2021.

Mail Champlain is placed in Canada's first quartile in terms of population density within a 10-km radius.

Property density: Cominar is currently reviewing intensification opportunities in the area previously occupied by Sears, to incorporate 1,100 condo units.

**735,000 sq.ft.**  
gross leasable area

**\$350**  
sales per square foot

**\$104M**  
gross annual sales volume

**150**  
stores and services

**6 million**  
visitors per year

**10 minutes**  
from downtown Montreal  
with the REM

**20,000+**  
passengers at REM's  
Panama station (2021)

**15 minutes**  
from downtown Montreal  
by car

**77,000**  
vehicles per day  
on highway 10

**200,000+**  
vehicles per day on the axis  
made by highway 10 and  
road 134 (Taschereau Blvd)

**4,000+**  
parking spaces

**DECATHLON**

LA BAIE D'HUDSON

**MAYRAND**  
ALIMENTATION



**H&M**

**ARCHAMBAULT**

**Brown**

**Foot Locker**

**sports  
experts**

**SWAROVSKI**



**ARDENE**








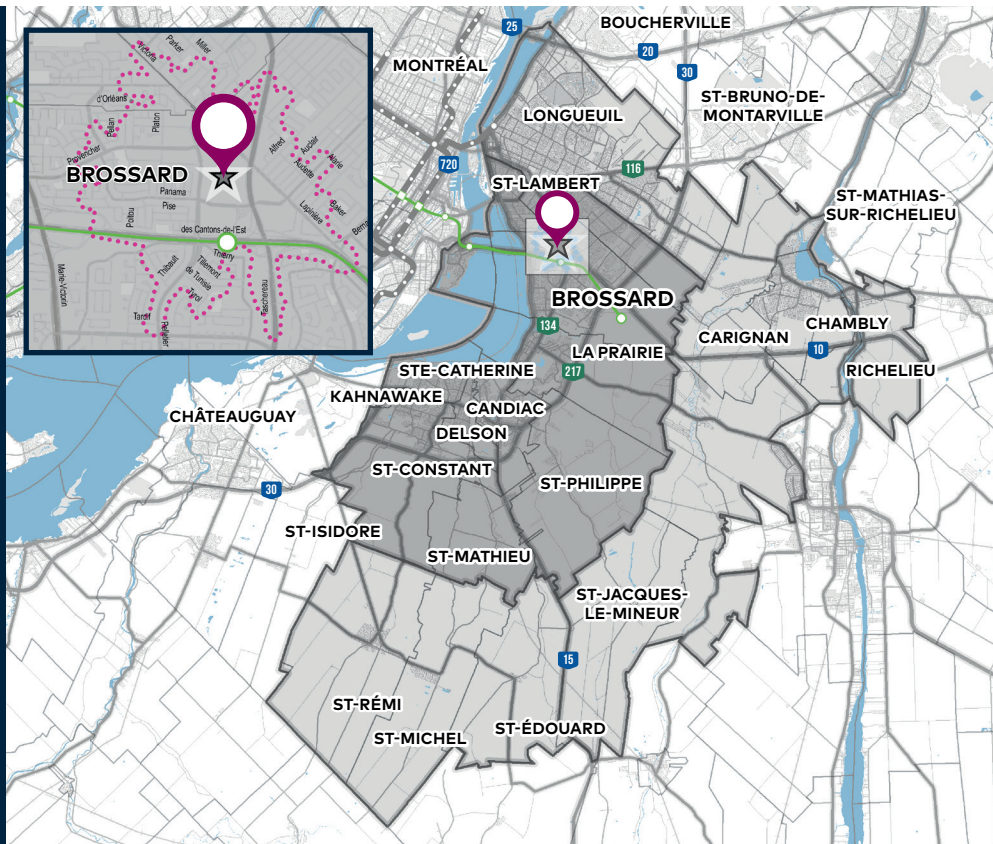
**THE CHILDREN'S  
PLACE**

# Demographic Profile

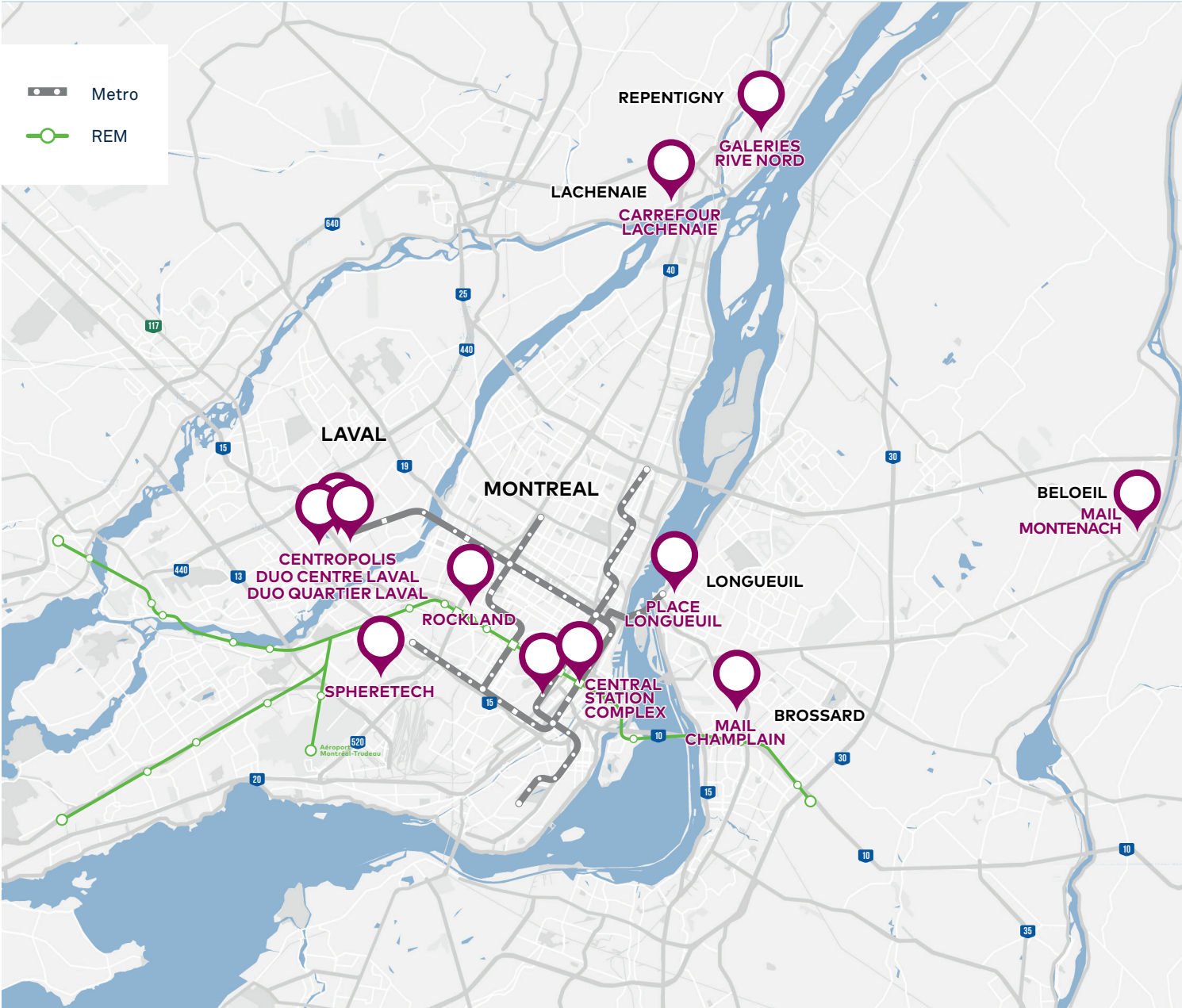
|  | TRADE AREAS        |                      |          |
|--|--------------------|----------------------|----------|
|  | Primary Trade Area | Secondary Trade Area | Total    |
| Population   | 306,700            | 267,200              | 573,900  |
| Projected population – 2026                                  | 328,700            | 277,600              | 606,300  |
| Average household income                                     | \$97,621           | \$80,256             | \$89,173 |
| Percentage of population with an average income > of \$100K+ | 34%                | 26%                  | 31%      |
| Average age  | 41                 | 41                   | 41       |
| <b>MARKET POTENTIAL</b>                                      |                    |                      |          |
| Durable and semi-durable goods                               | \$1,691M           | \$1,373M             | \$3,064M |
| Durable and semi-durable goods – projected 2026              | \$1,812M           | \$1,427M             | \$3,239M |
| Everyday Consumer Goods and Services                         | \$1,500M           | \$1,277M             | \$2,776M |
| Everyday Consumer Goods and Services – projected 2026        | \$1,607M           | \$1,327M             | \$2,935M |
| Restaurants  | \$491M             | \$410M               | \$900M   |
| Restaurants – projected 2026                                 | \$527M             | \$428M               | \$954M   |

## Location

-  Mail Champlain
  -  Primary Trade Area
  -  Secondary Trade Area
  -  REM
  -  Proximity zone (5 min by car)
- Daytime workers in the proximity zone **11,226**



# Cominar Retail Assets – Greater Montreal Area



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