

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 food and entertainment concepts has been launched with the arrival of several major retailers including Mayrand Food Depot, Ange Bakery and Clip n' Climb.

Highlights

Mail Champlain is strategically located near the busiest bridge in the country, at the intersection of Highway 10 and Route 134. It is within walking distance of one of only three stops on Montreal's South Shore for the future Réseau express métropolitain (REM).

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.

627,867 sq.ft.
gross leasable area

\$303
sales per square foot

\$104M
gross annual sales volume

150
stores and services

5 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



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
MARKET POTENTIAL			
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

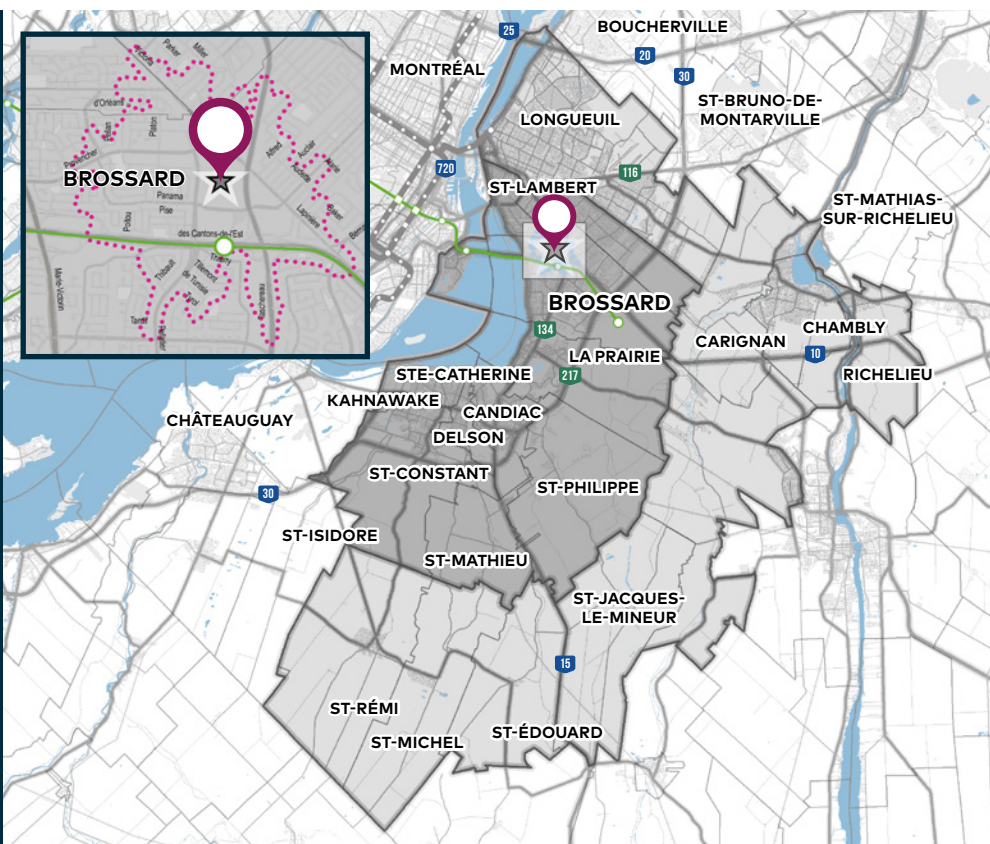


REM

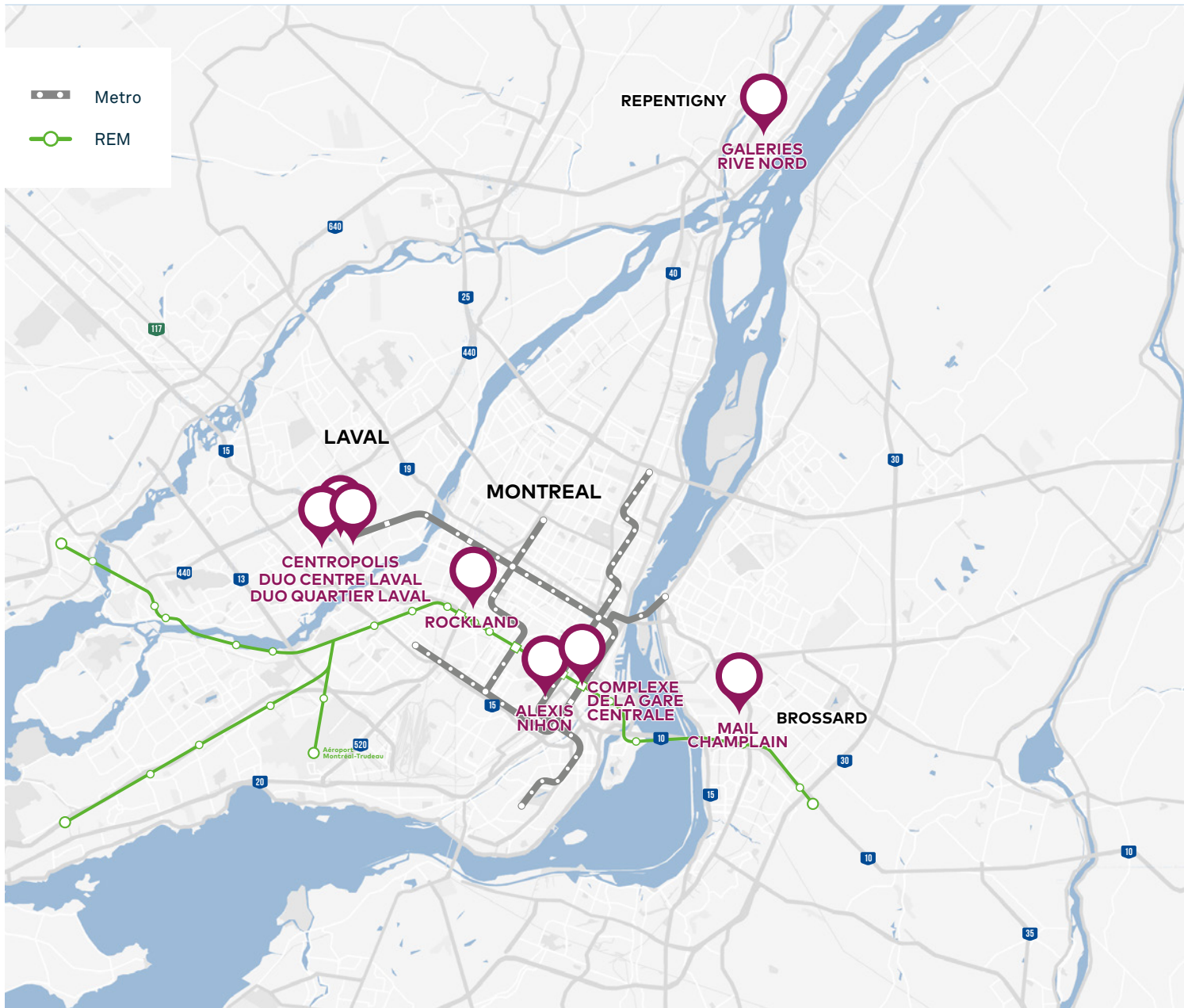


Proximity zone (5 min by car)

Daytime workers in the proximity zone **11,226**



Cominar Retail Assets – Greater Montreal Area



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