

Carrefour Charlesbourg

The Carrefour Charlesbourg is a rallying point that's well connected to the neighbourhood. Firmly anchored in its community and strategically located north of Québec City, this shopping centre constitutes a daily stop for millions of visitors who live or work nearby. Whether it's to benefit from professional & specialty services or for day-to-day purchases, the Carrefour Charlesbourg is a convenient destination through the wide array of products and services it offers.



Highlights

Carrefour Charlesbourg has benefited from the revitalization of its indoor spaces, through cosmetic renovations carried out on both levels in 2016.

Located in the most densely populated area of Charlesbourg, where there are over 12,000 housing units within a 3-km radius.

Henri-Bourassa and Louis-XIV boulevards are the most active commercial roads in the area, with increased daily traffic in the neighbourhood.

Both bus stops located at the centre's entrance are part of route #801, the Réseau de transport de la Capitale's busiest bus route. Charlesbourg terminal is located a short walk away from the shopping centre.

243,215 sq. ft.
Gross leasable area (stores)

75,428 sq. ft.
Gross leasable area (offices)

\$345
Sales per square foot

\$62M
Gross annual sales volume

88
Stores and services

2.1 million
Visitors per year

68,000
Vehicles per day on Henri-Bourassa Boulevard

20+
Bus routes nearby







1,600
Parking spaces

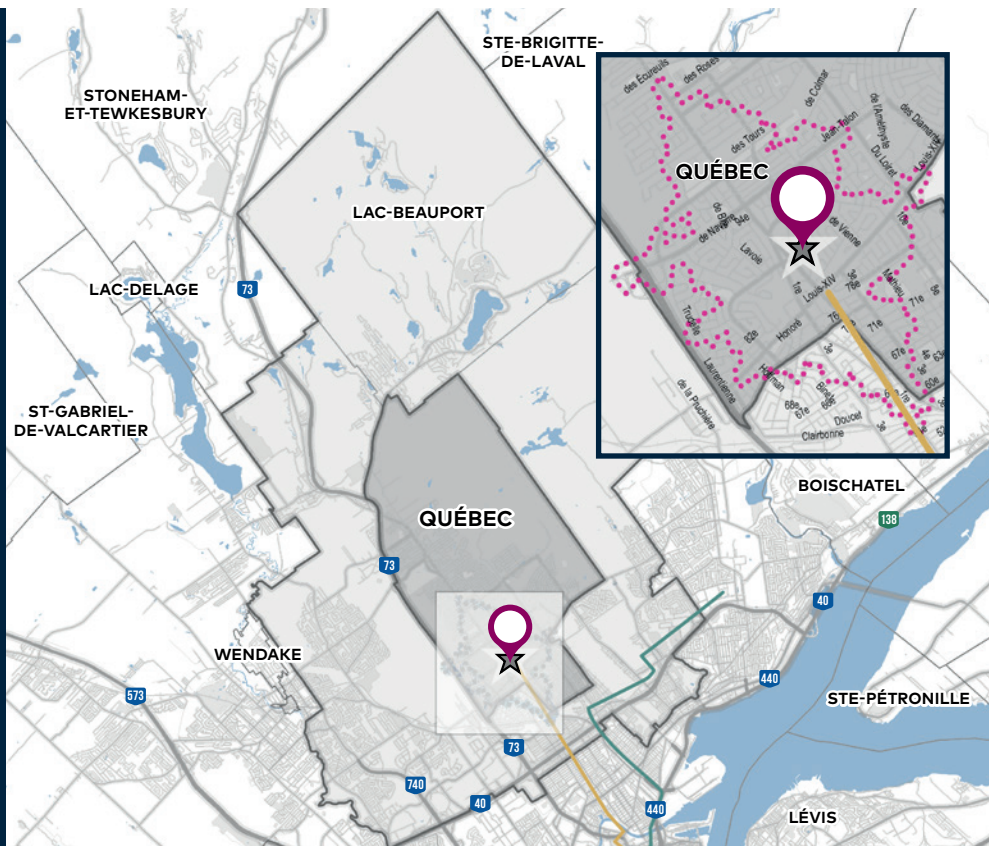


Demographic Profile

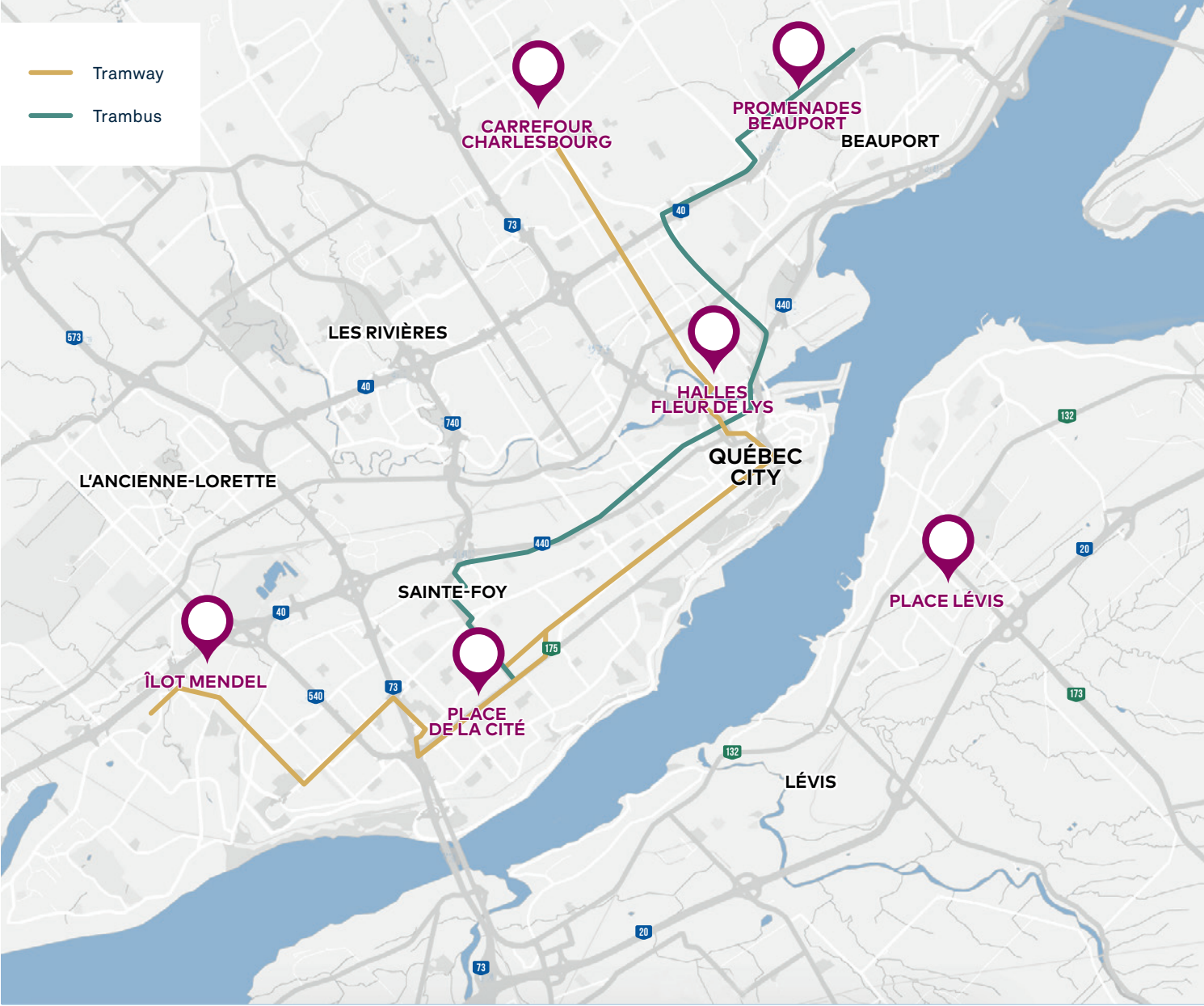
	TRADE AREAS		
	Primary Trade Area	Secondary Trade Area	Total
Population	51,000	116,300	167,300
Projected population – 2026	52,600	121,600	174,200
Average household income	\$82,299	\$83,151	\$82,897
Percentage of population with an average income > of \$100K+	30%	29%	29%
Average age	43	43	43
MARKET POTENTIAL			
Durable and semi-durable goods	\$264M	\$605M	\$869M
Durable and semi-durable goods – projected 2026	\$273M	\$633M	\$905M
Everyday Consumer Goods and Services	\$245M	\$561M	\$287M
Everyday Consumer Goods and Services – projected 2026	\$253M	\$586M	\$839M
Restaurants	\$81M	\$195M	\$276M
Restaurants – projected 2026	\$84M	\$204M	\$288M

Location

-  Carrefour Charlesbourg
-  Primary Trade Area
-  Secondary Trade Area
-  Tramway
-  Trambus
-  Proximity zone (5 min by car)
- Daytime workers in the proximity zone **9,993**



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