

DUO Quartier Laval

DUO | Quartier Laval, located in Laval's Montmorency borough, is renowned for its strong focus on public transit (TOD) in a bustling environment. The shopping centre evolves in a neighbourhood where mobility and a strong sense of community are significant to its residents. This centre offers a wide selection of diversified stores and services that meet the rapidly changing needs of its clientele. Easily accessible by car or by public transit, this centre is adjacent to DUO | Centre Laval.

Highlights

Strategically located in the heart of a densely populated neighbourhood.

DUO | Quartier Laval is facing the Place Bell, a multipurpose cultural complex and sports venue which includes a 10,000-seat auditorium that can be converted into a performance hall.

Several academic institutions are nearby, including University of Montreal, Montmorency College and Letendre College.

Some of the development projects near DUO | Quartier Laval: **Espace Montmorency**, a multi-functional project that includes offices, coffee shops, restaurants, a hotel, and rental apartments; as well as **Urbania**, a high-end residential project that combines condominiums and green spaces.



265,000 sq. ft.
gross leasable area

32
stores and services

5-minute
walk from the Montmorency
metro station

392,591
passengers per month at the
Montmorency metro station

11
bus routes nearby

136,000
vehicles per day on highway 15

1,356
parking spaces

nordia

GOLF TOWN



!ndigo







WINNERS

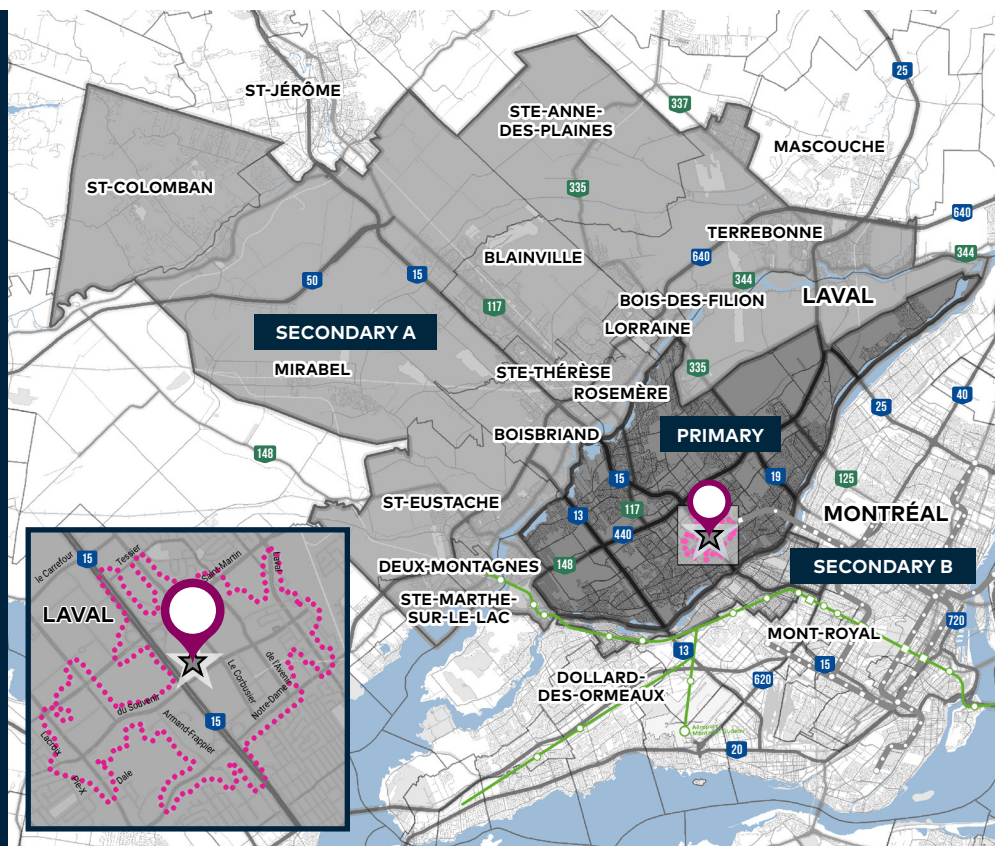


Demographic Profile

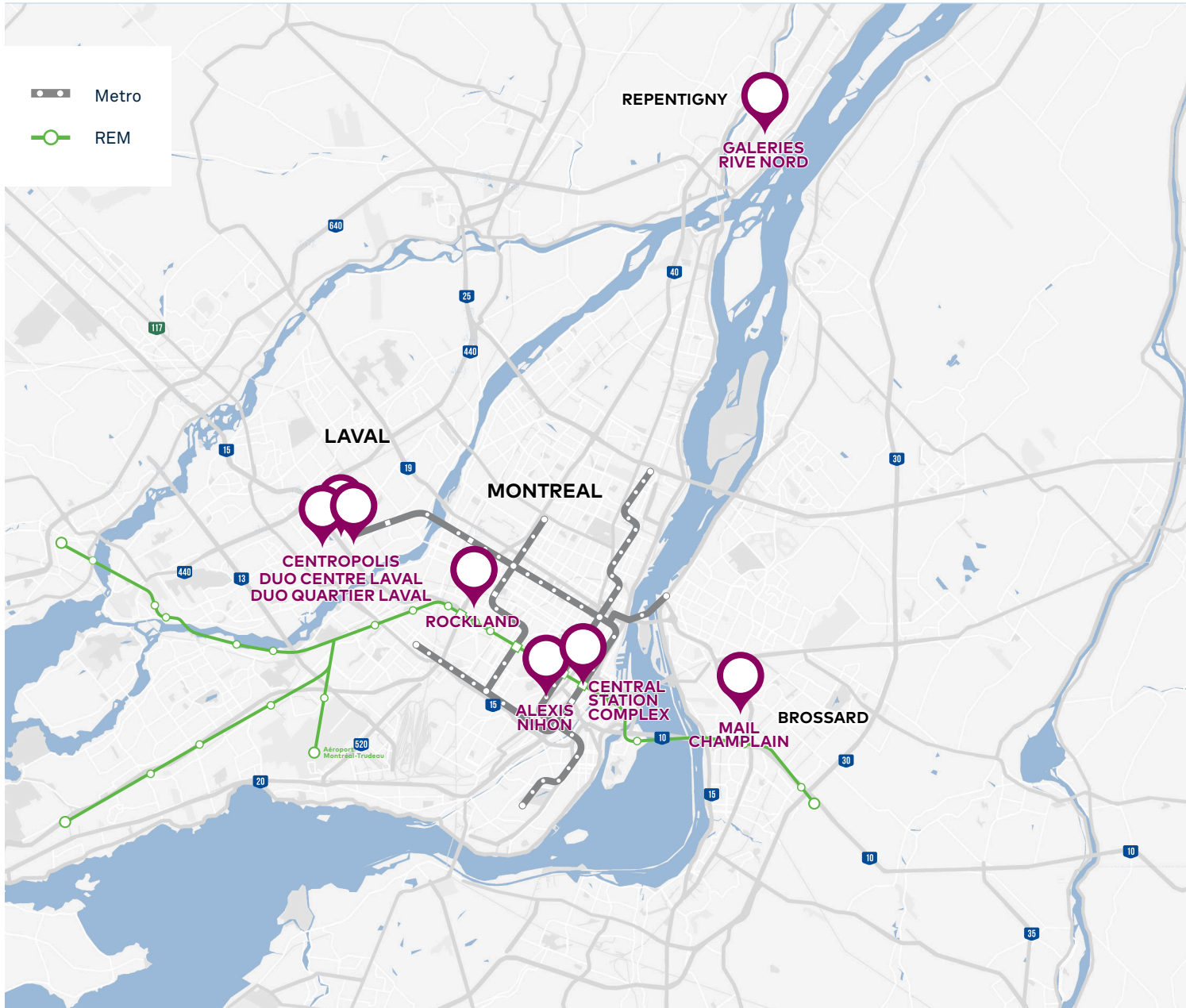
	TRADE AREAS			
	Primary Trade Area	Secondary Trade Area A	Secondary Trade Area B	Total
Population	412,100	447,500	143,200	1,002,800
Projected population — 2026	446,700	475,000	153,800	1,075,500
Average household income	\$85,593	\$91,360	\$69,565	\$85,763
Percentage of population with an average income > of \$100K+	30%	35%	20%	30%
Average age	41	39	41	40
MARKET POTENTIAL				
Durable and semi-durable goods	\$2,165M	\$2,407M	\$770M	\$5,342M
Durable and semi-durable goods – projected 2026	\$2,347M	\$2,555M	\$827M	\$5,729M
Everyday Consumer Goods and Services	\$1,974M	\$2,164M	\$694M	\$4,832M
Everyday Consumer Goods and Services – projected 2026	\$2,140M	\$2,297M	\$745M	\$5,182M
Restaurants	\$584M	\$667M	\$223M	\$1,474M
Restaurants – projected 2026	\$634M	\$711M	\$239M	\$1,584M

Location

-  DUO | Quartier Laval
-  Primary Trade Area
-  Secondary Trade Area A
-  Secondary Trade Area B
-  REM
-  Proximity zone (5 min by car)
- Daytime workers in the proximity zone **15,142**



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