ilot Mendel

Ilot Mendel is a transit-oriented development (TOD) project driven by Cominar. Located on a future tramway line, this new area offers great mixed-use densification potential where offices, retailers and residential units will meet.

Highlights

Strategically located at the intersection of highways 40 and 540.

According to the city's latest development plans, Ilot Mendel will benefit from direct access to the tramway line through a station located directly on the property.

Exclusive location of the big-box stores Ikea and Décathlon in Eastern Quebec.

A fast-growing market – data from the Canada Mortgage and Housing Corporation (CMHC) shows that the Quebec City area saw 4,407 new residential projects in 2019.

100,000 sq.ft.
gross leasable area

2
stores and services

275
parking spaces
Excluding those provided by IKEA

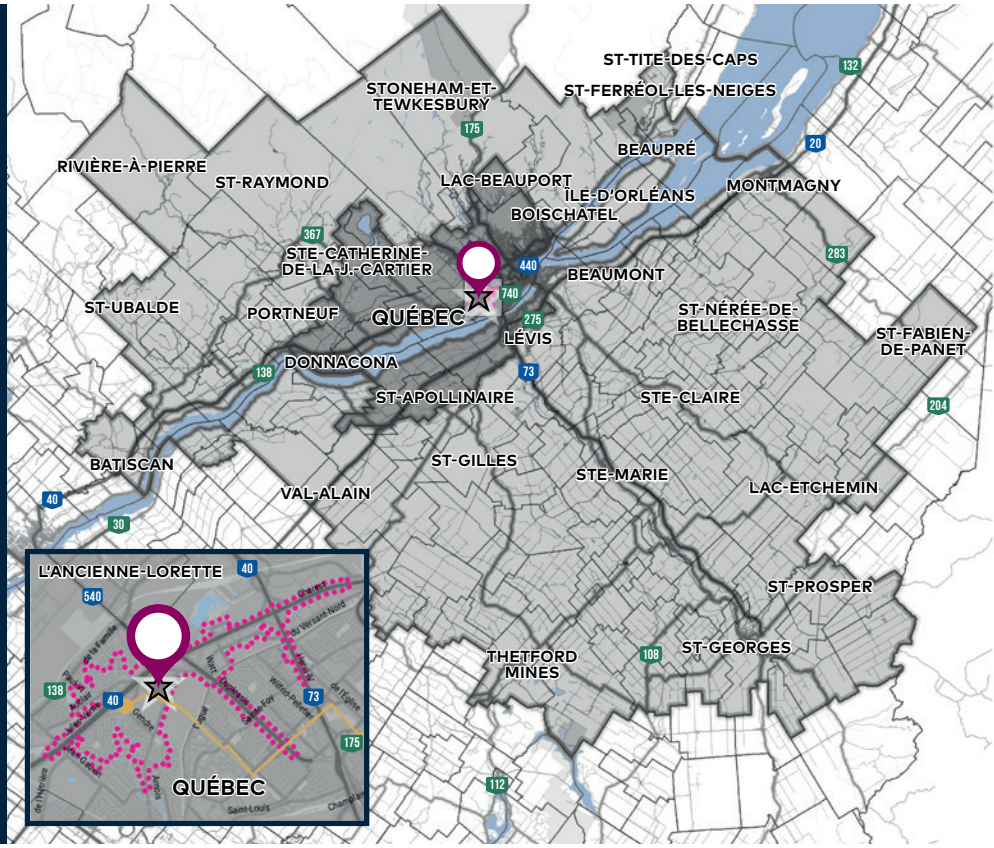
Demographic Profile

	TRADE AREAS		
	Primary Trade Area	Secondary Trade Area	Total
Population	620,000	486,000	1,106,000
Projected population – 2026	629,800	494,000	1,123,800
Average household income	$85,663	$68,116	$77,833
Percentage of population with an average income > of $100K+	31%	20%	26%
Average age	42	43	43
MARKET POTENTIAL			
Durable and semi-durable goods	$3,259M	$2,373M	$5,631M
Durable and semi-durable goods – projected 2026	$3,310M	$2,412M	$5,722M
Everyday Consumer Goods and Services	$2,996M	$2,288M	$5,284M
Everyday Consumer Goods and Services – projected 2026	$3,048M	$2,327M	$5,375M
Restaurants	$1,027M	$734M	$1,761M
Restaurants – projected 2026	$1,069M	$755M	$1,823M

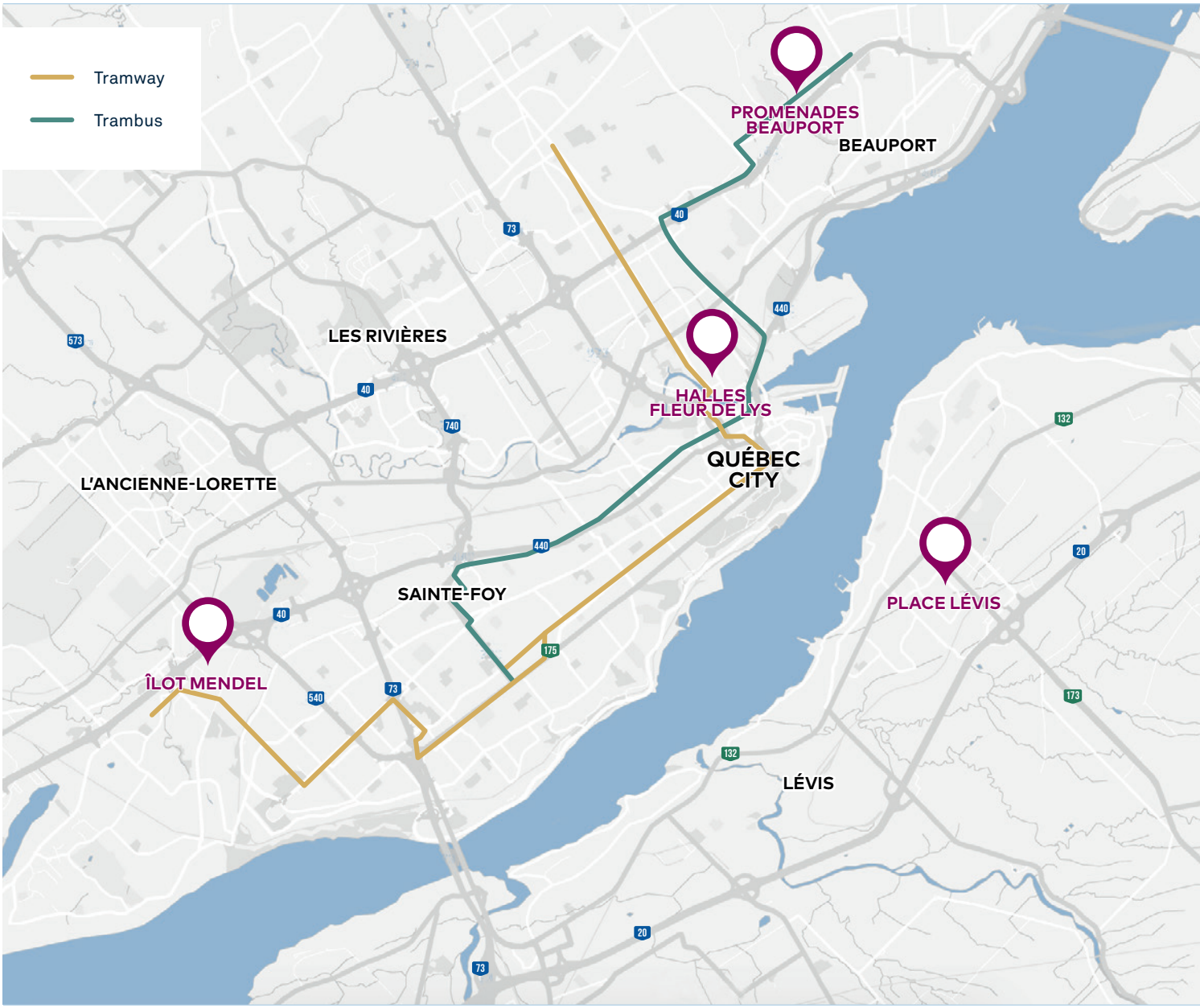
Location

- Ilot Mentdel
- Primary Trade Area
- Secondary Trade Area
- Tramway
- Proximity zone (5 min by car)

Daytime workers in the proximity zone 6,102



Cominar Retail Assets – Quebec City Area



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