

Rockland

Benefiting from a strong brand awareness with Montrealers, Rockland is well-rooted in its community. By expanding its commercial and service offer according to the evolving needs of its customers, Rockland enjoys a special proximity with its clientele and is part of their daily lives.

The centre is easily accessible by car through a vast and safe multi-level parking lot that can accommodate a large number of vehicles, near the main entrances. Rockland is also accessible by public transit, including buses and metro.



Highlights

The University of Montreal, located near Rockland, has recently built a new pavilion that host approximately 2,000 students, 200 professors and hundreds of support staff – resulting in several housing (condos) and other real estate development projects.

Located within 4 km of the new Montreal Artificial Intelligence Hub, where many leading companies are located, including Microsoft, Google, MILA, Samsung, Facebook and The Royal Bank.

635,000 sq.ft.
gross leasable area

\$450
sales per square foot

\$148M
gross annual sales volume

125
stores and services

5 million
visitors per year

3,000
parking spaces

8 minutes
from the Central station
through the REM

42,100
passengers on weekdays,
between 6 and 9 a.m., at REM's
Mont-Royal station (2022)

4+ million
passengers at the Crémazie
metro station annually

1+ million
passengers at the Acadie
metro station annually

290,000
vehicles per day on highway 40

SEPHORA

L'OCCITANE
EN PROVENCE

judith & charles

M/2
BOUTIQUES

MAC

IGA

Iris Setlakwe

ZARA

MARIE SAINT PIERRE
MONTRÉAL

Massimo Dutti

LINEN CHEST

DOLLARAMA

LA BAIE D'HUDSON










SAQ

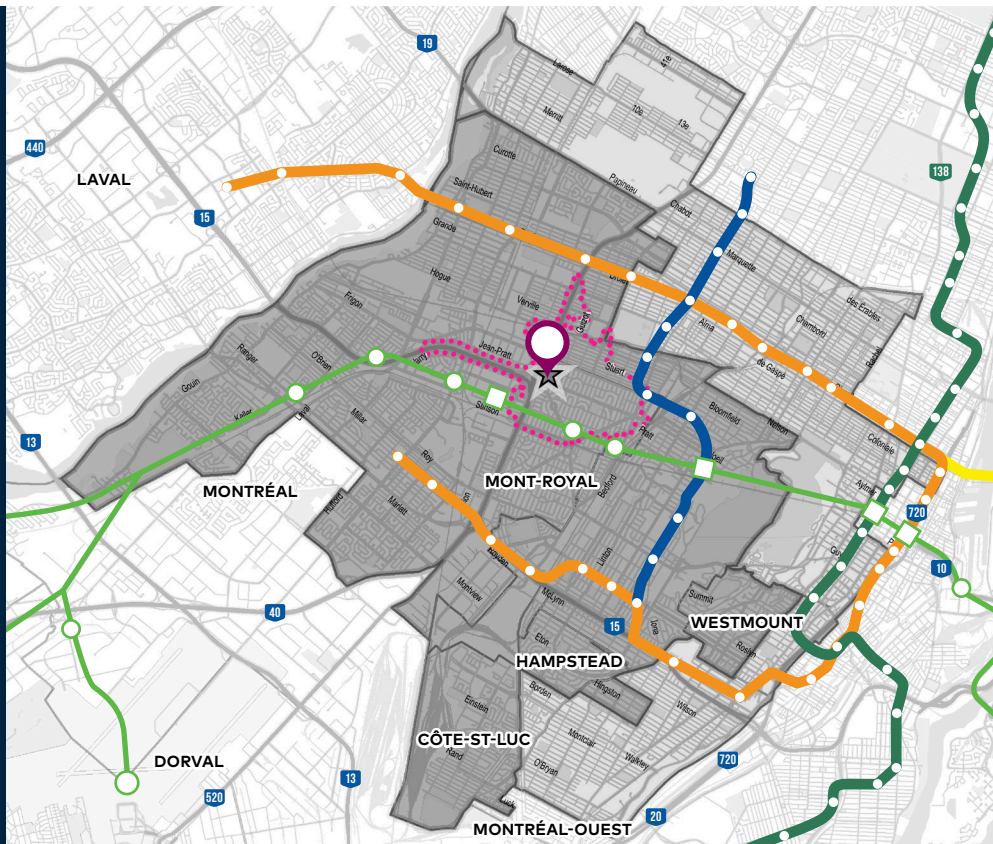
PHARMAPRIX

Demographic Profile

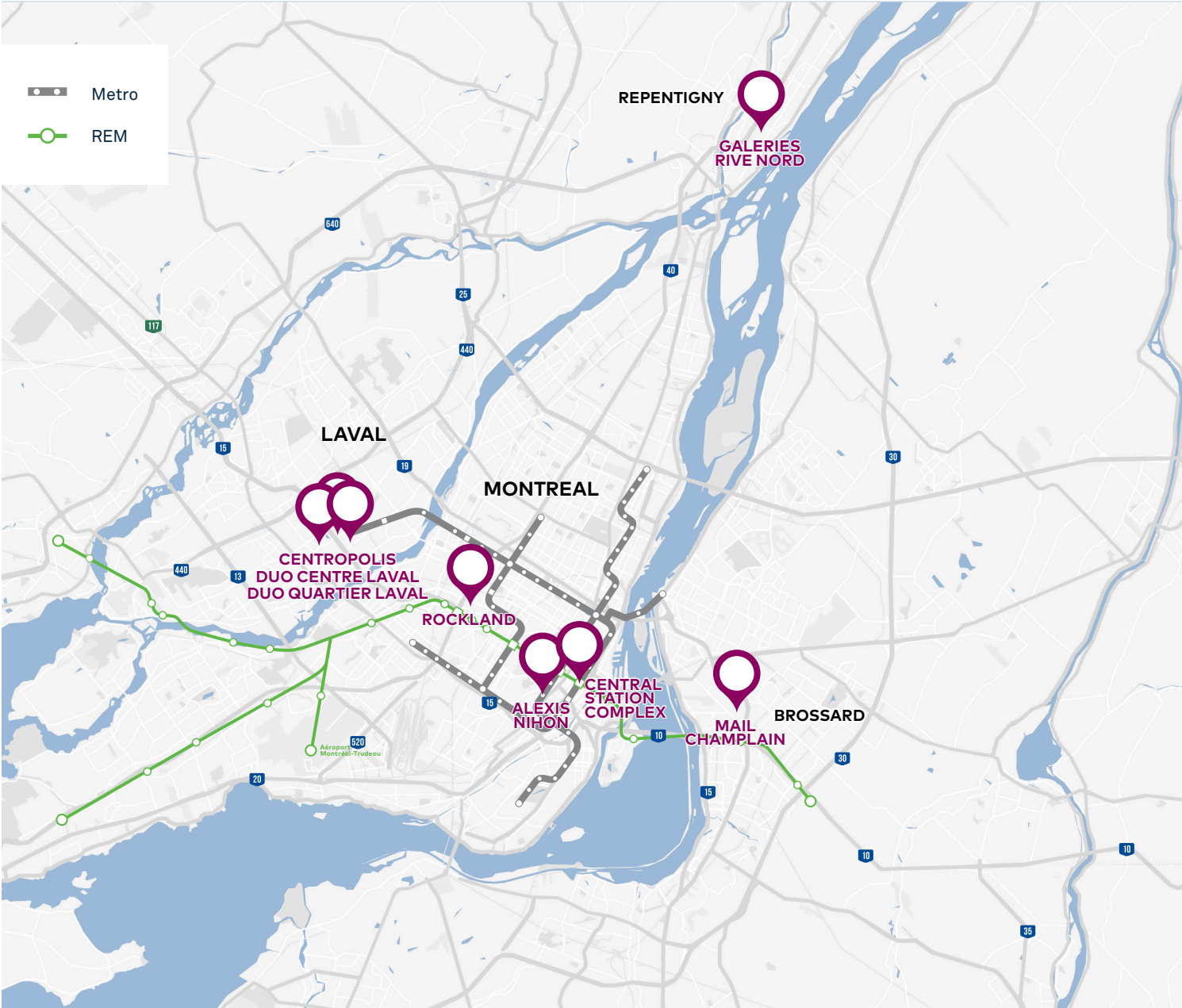
| | TRADE AREAS | | |
|--|--------------------|----------------------|-----------|
| | Primary Trade Area | Secondary Trade Area | Total |
| Population | 450,100 | 349,500 | 799,600 |
| Projected population — 2026 | 457,000 | 356,000 | 813,000 |
| Average household income | \$88,088 | \$69,134 | \$78,919 |
| Percentage of population with an average income > of \$100K+ | 21% | 18% | 20% |
| Average age | 40 | 39 | 39.5 |
| MARKET POTENTIAL | | | |
| Durable and semi-durable goods | \$2,390 M | \$1,714 M | \$4,104 M |
| Durable and semi-durable goods – projected 2026 | \$2,426 M | \$1,746 M | \$4,172 M |
| Everyday Consumer Goods and Services | \$2,174 M | \$1,656 M | \$3,830 M |
| Everyday Consumer Goods and Services – projected 2026 | \$2,208 M | \$1,686 M | \$3,894 M |
| Restaurants | \$700 M | \$574 M | \$1,274 M |
| Restaurants – projected 2026 | \$718 M | \$580 M | \$1,298 M |

Location

-  Rockland
 -  Primary Trade Area
 -  Secondary Trade Area
 -  REM
 -  Metro
 -  Metro
 -  Metro
 -  Metro
 -  Proximity zone (5 min by car)
- Daytime workers in the proximity zone **13,429**



Cominar Retail Assets – Greater Montreal Area



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