

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 the Rockland, has recently built a new pavilion that will 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, Element AI, 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
MONTREAL

Massimo Dutti

LINEN CHEST

Rachelle
Béry

LA BAIE D'HUDSON









SAQ

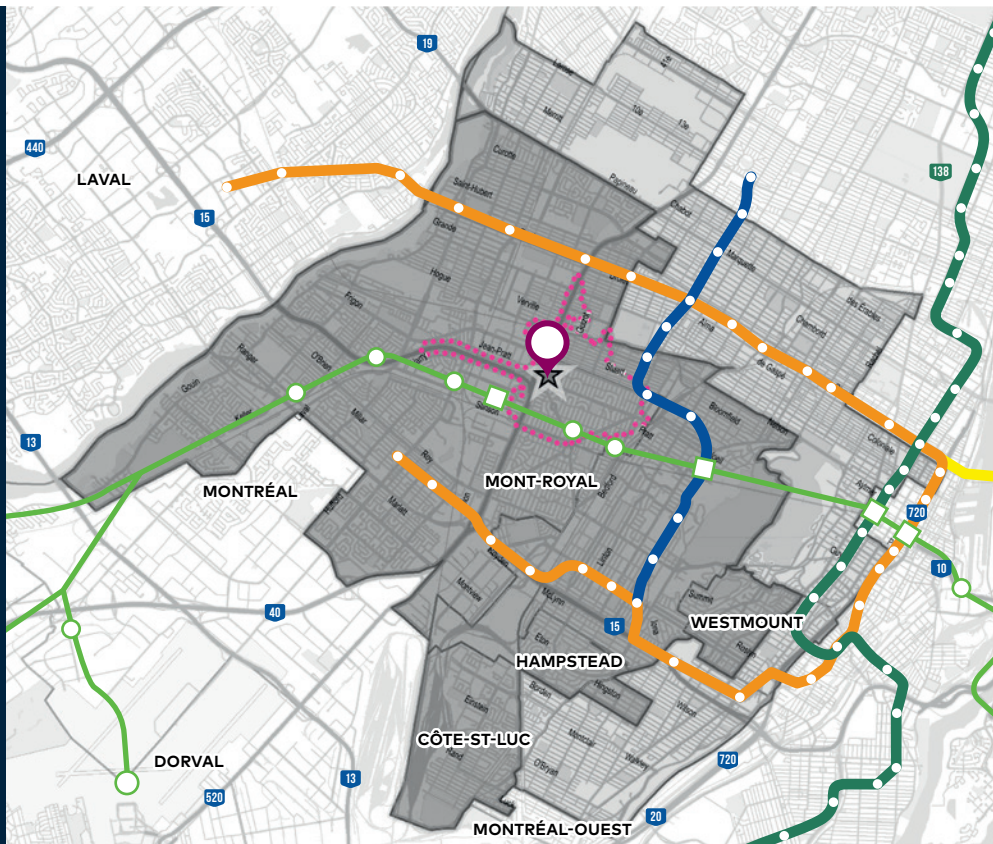
PHARMAPRIX

Demographic Profile

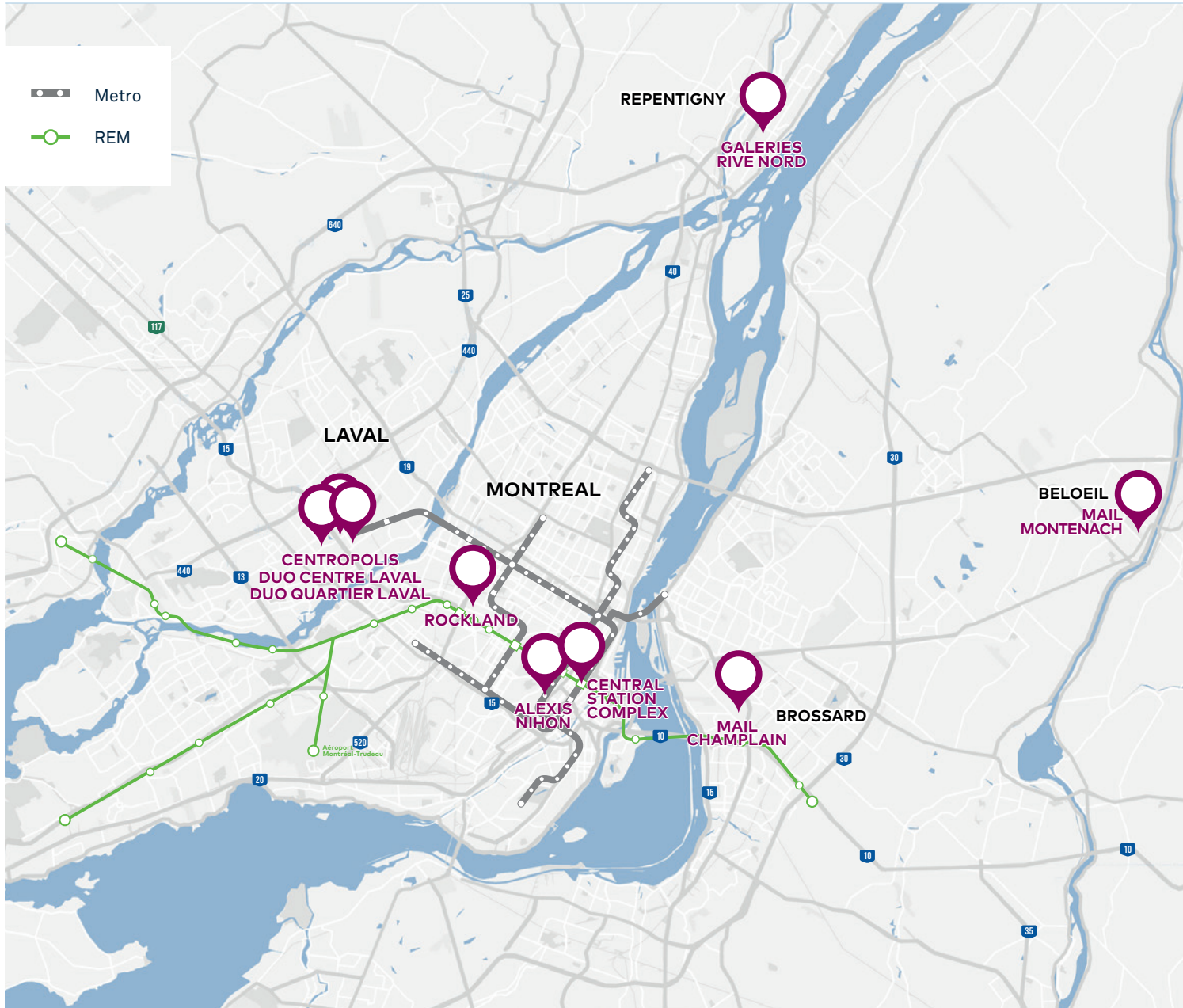
	TRADE AREAS		
	Primary Trade Area	Secondary Trade Area	Total
Population	450,100	349,500	799,600
Projected population — 2026	457,000	356,000	813,000
Average household income	\$88,088	\$69,134	\$78,919
Percentage of population with an average income > of \$100K+	21%	18%	20%
Average age	40	39	39.5
MARKET 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
 -  Proximity zone (5 min by car)
- Daytime workers in the proximity zone **13,429**



Cominar Retail Assets – Greater Montreal Area



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