DUO Centre Laval

DUO | Centre 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 | Quartier Laval.

Highlights

Strategically located in the heart of Laval's vibrant downtown core and a densely populated neighbourhood.

DUO | Centre Laval is close to Place Bell, a multipurpose cultural complex and sports venue which includes a 10,000-seat auditorium.

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

Some of the development projects near DUO|Centre 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.

691,459 sq.ft.
gross leasable area

$353
sales per square foot

$183M
gross annual sales volume

93
stores and services

5 million
visitors per year

10-minute
walk from the Montmorency metro station

3,5 millions
passengers at the Montmorency metro station annually

11
bus routes nearby

115,000
vehicles per day on highway 15

3,131
parking spaces

Lee Valley · DÉCATHLON · Quilicot Bicycles · Best Buy · HomeSense · Ardene · avril Supermarché Santé · Marshalls · Eugène Allard Cuisine et Tendances · bureau en gros · Brick

Demographic Profile

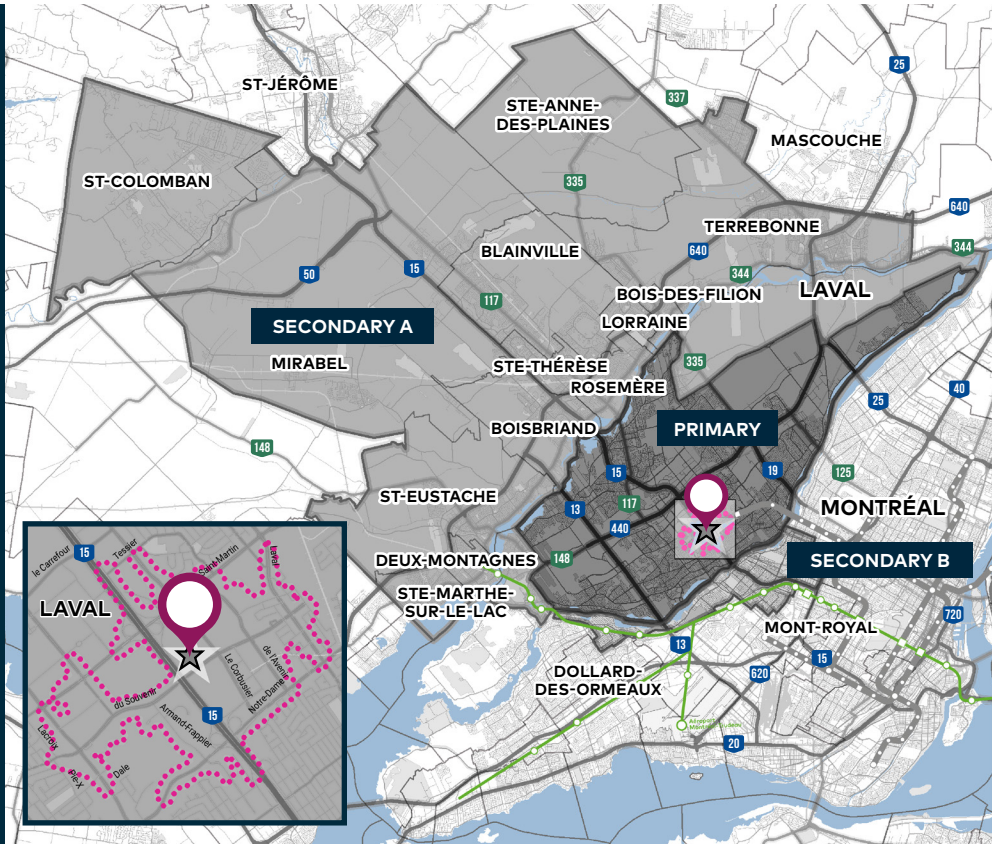
	TRADE AREAS			
	Primary Trade Area	Secondary Trade Area A	Secondary Trade Area B	Total
Population	412,100	447,500	143,200	1,002,800
Projected population — 2026	446,700	475,000	153,800	1,075,500
Average household income	$85,593	$91,360	$69,565	$85,763
Percentage of population with an average income > 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

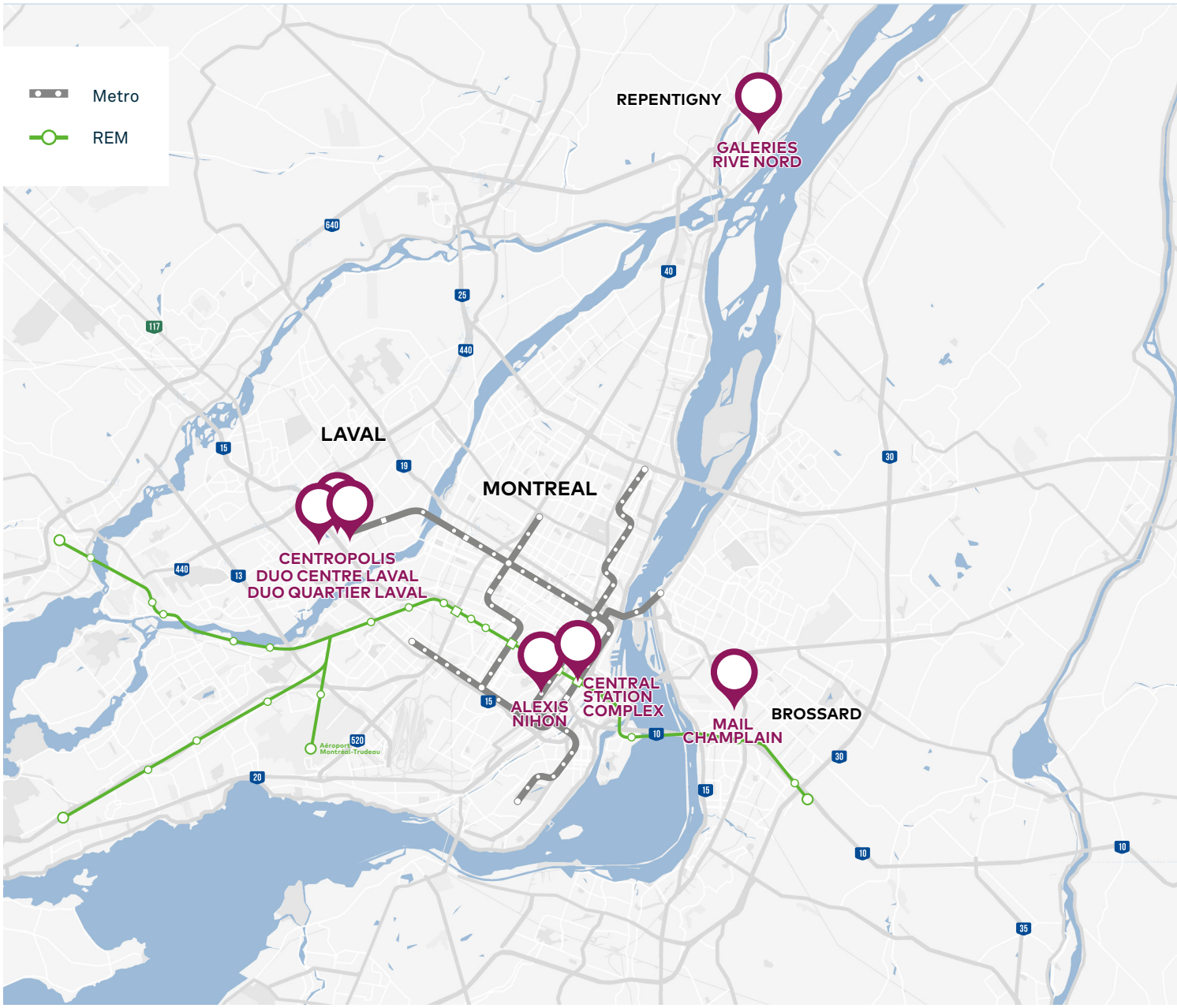
- DUO | Centre Laval
- Primary Trade Area
- Secondary Trade Area A
- Secondary Trade Area B
- REM

Proximity zone (5 min by car)

Daytime workers in the proximity zone 15,142



Cominar Retail Assets – Greater Montreal Area



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