

# Centropolis

In addition to being a destination for gastronomy, entertainment shopping and business, the Centropolis is a unique, inclusive and lively meeting place for thousands of people. At Centropolis, you can work, live, get together and play. Pedestrian walkways, a central square with a lighted fountain and a one-of-a-kind vegetable garden create a dynamic atmosphere and help to create a decidedly urban ambiance that suits consumers' lifestyles.



## Highlights

Located at the heart of Laval's bustling recreational and tourism downtown area.

Centropolis hosts over 4,000 workers on its premises and benefits from the presence of 17,500 students from three academic institutions in its vicinity.

Strategically located in a densely populated area.

Several residential development projects are underway near Centropolis: Tours Saint-Martin, Équinoxe Daniel-Johnson, VIVA Condos Urbains, and the IVVI Project, developed by Groupe Maurice.

The smart densification of the property, including a residential component, enhances the vibrancy of Centropolis's commercial ecosystem.

**539,317 sq.ft.**  
gross leasable area (stores)

**251,981 sq.ft.**  
gross leasable area (offices)

**\$568**  
sales per square foot

**158 M**  
gross annual sales volume

**64**  
stores and services

**9 million**  
visitors per year

**115,000**  
vehicles per day on highway 15

**45,000**  
vehicles per day on  
Saint-Martin Boulevard

**4,648**  
outdoor parking spaces







**100**  
indoor parking spaces

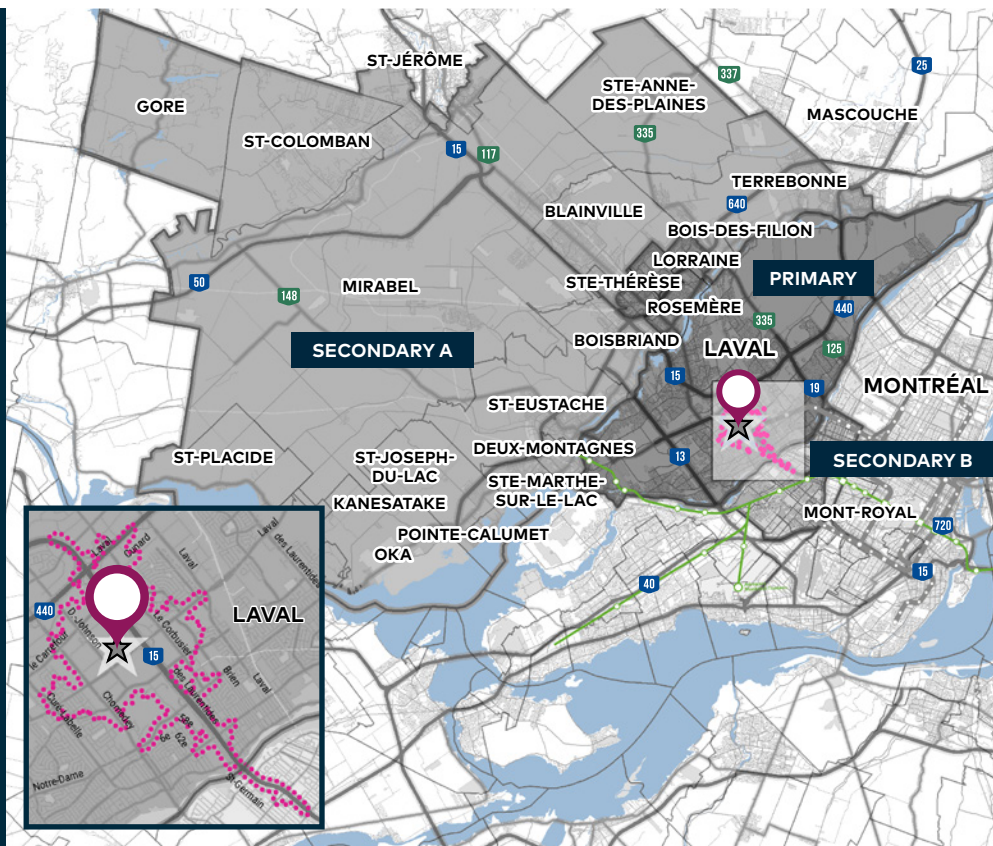


# Demographic Profile

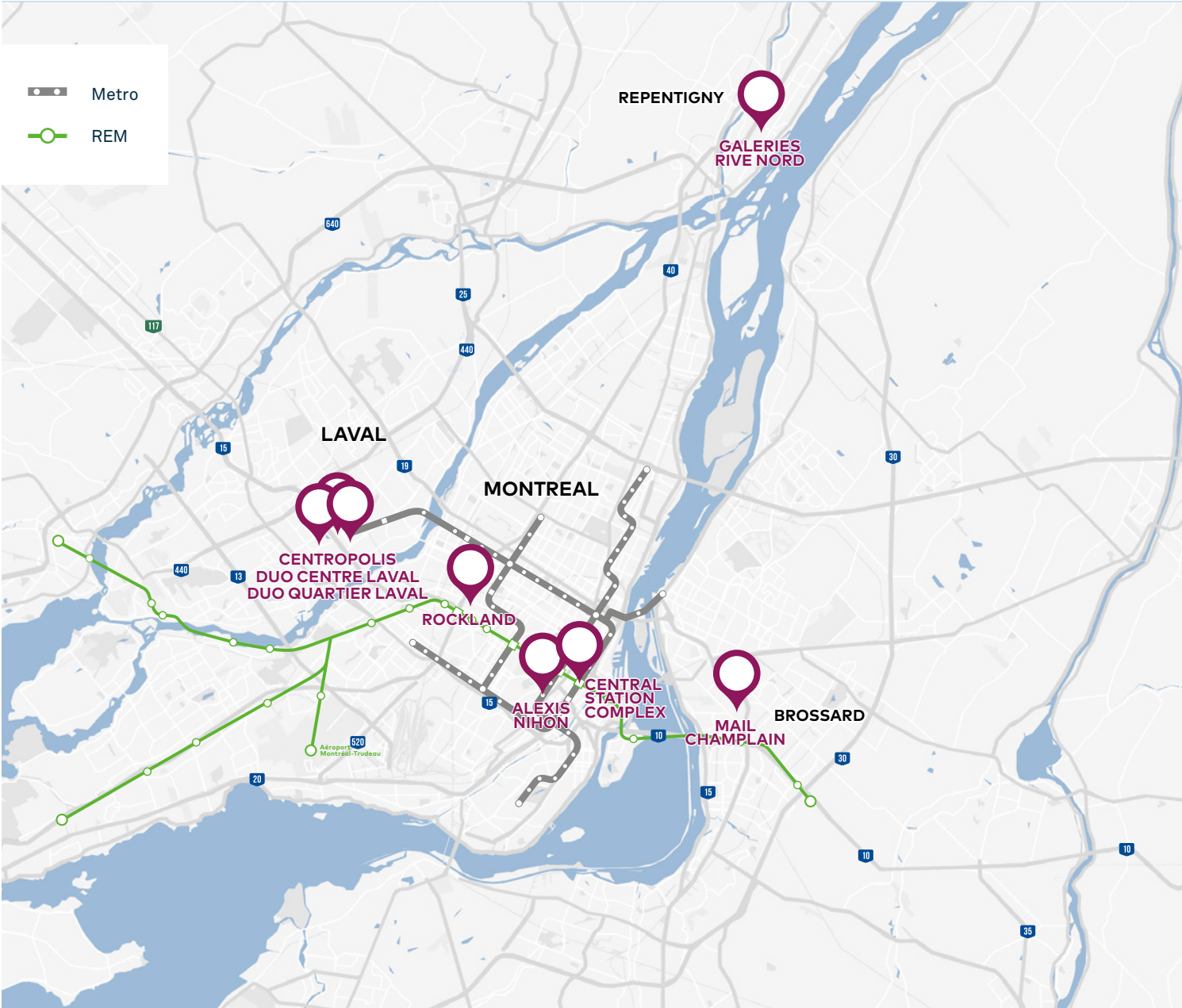
	TRADE AREAS			
	Primary Trade Area	Secondary Trade Area A	Secondary Trade Area B	Total
Population	499,100	368,900	209,800	1,077,800
Projected population — 2026	537,500	394,000	224,400	1,155,900
Average household income	\$89,242	\$85,752	\$75,154	\$85,172
Percentage of population with an average income > of \$100K+	31%	32%	22%	30%
Average age	41	39	41	40
<b>MARKET POTENTIAL</b>				
Durable and semi-durable goods	\$2,662M	\$1,940M	\$1,103M	\$5,705M
Durable and semi-durable goods – projected 2026	\$2,866M	\$2,072M	\$1,180M	\$6,118M
Everyday Consumer Goods and Services	\$2,405M	\$1,770M	\$1,009M	\$5,184M
Everyday Consumer Goods and Services – projected 2026	\$2,590M	\$1,891M	\$1,079M	\$5,560M
Restaurants	\$726M	\$540M	\$319M	\$1,585M
Restaurants – projected 2026	\$784M	\$579M	\$341M	\$1,704M

# Location

-  Centropolis
  -  Primary Trade Area
  -  Secondary Trade Area A
  -  Secondary Trade Area B
  -  REM
  -  Proximity zone (5 min by car)
- Daytime workers in the proximity zone **35,368**



# Cominar Retail Assets – Greater Montreal Area



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