

WORLD-CLASS CORNER
RETAIL

1253-1255

Sainte-Catherine Street West
Montreal



IN THE HEART OF THE GOLDEN SQUARE MILE

HOLT RENFREW
OGILVY

MONTREAL'S LUXURY DESTINATION

1253-1255 Sainte-Catherine Street West is a world-class retail opportunity situated on the corner of Sainte Catherine Street West and Rue De La Montagne, in the heart of Montreal's premier shopping district. Spanning over three levels, this prime corner can be leased to one tenant, or multiple tenants and comes with a full lower level.

Sainte-Catherine Street West boasts excellent walk and transit scores, is steps from the city's trendiest hotels, most notable restaurants, and is home to prominent retailers including Holt Renfrew Ogilvy, Apple, Sephora, H&M, COS, Victoria's Secret, Brandy Melville, Lululemon, Urban Outfitters, Oakley, American Eagle, Roots, Canada Goose and many more.



WORLD-CLASS
Iconic Corner



29,007 SF
Retail Space



3
Storeys
Above Grade

RETAIL OVERVIEW

PROPERTY DETAILS

Ground Floor:	5,964 SF	Can be leased together or separately
Second Floor:	8,449 SF	
Third Floor:	8,349 SF	
Lower Level:	2,861 SF	
Lower Level (BOH):	3,384 SF	
Total:	29,007 SF	
Available:	Immediately	
Net Rent:	Please Contact Listing Agents	
Additional Rent:	\$38.16 (est. 2022)	



VIRTUAL TOUR



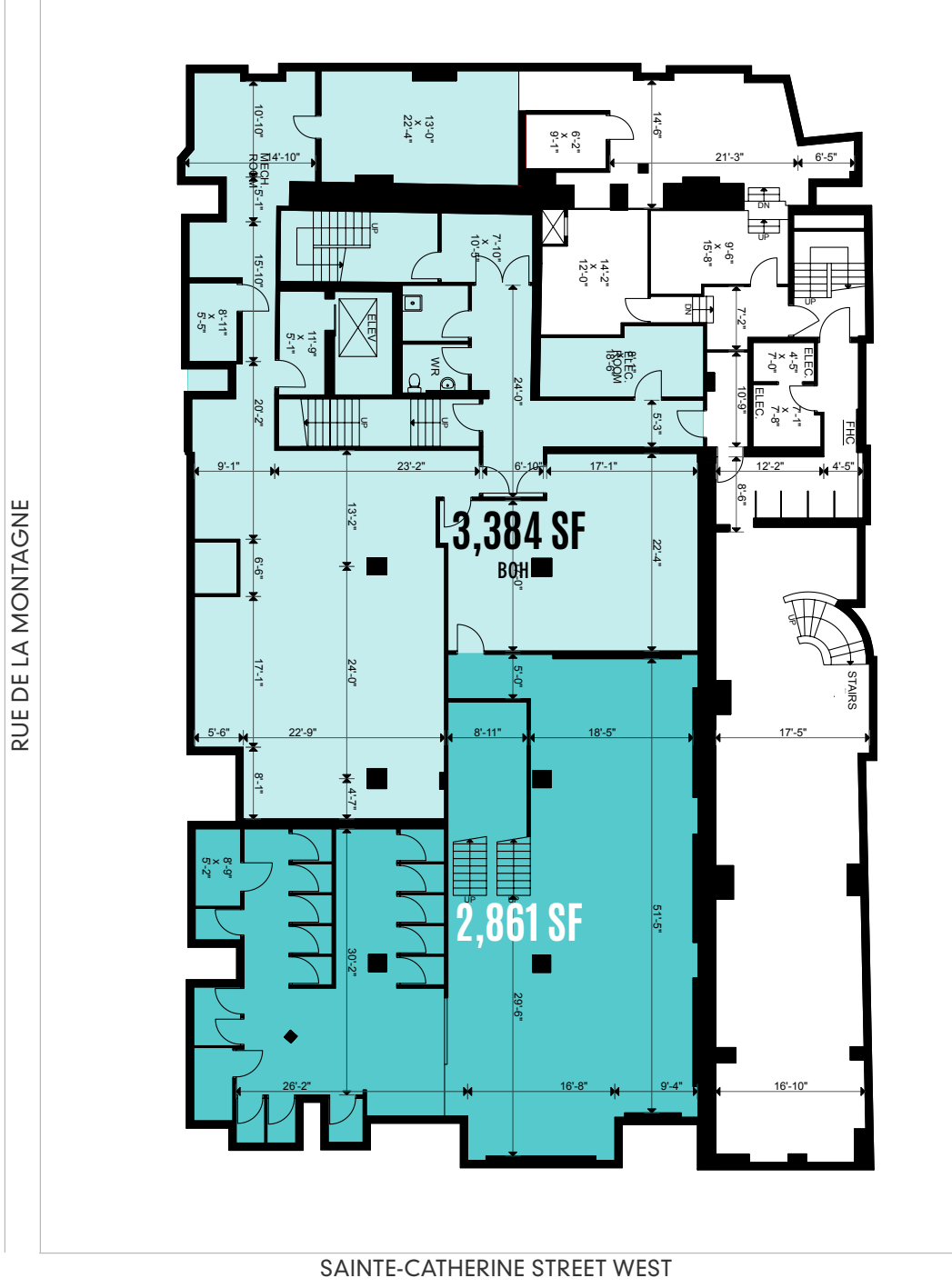
MARKETING VIDEO

HIGHLIGHTS

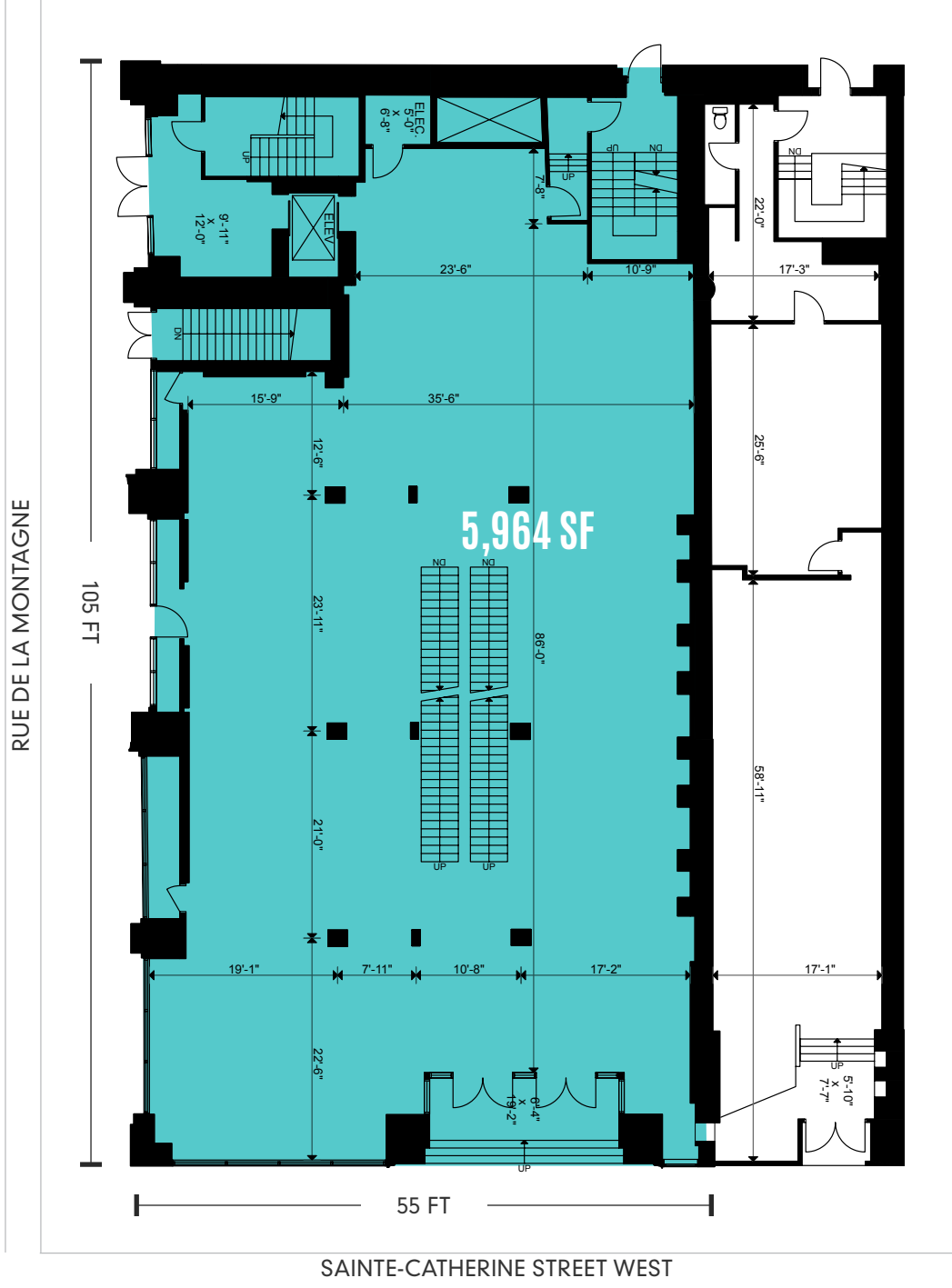
- Iconic retail location on the northeast corner of Sainte-Catherine Street West and Rue de la Montagne
- Prominent retail exposure featuring 150 FT of wraparound frontage
- Soaring ceiling heights of approximately 15 FT
- Premium location in Montreal's most affluent neighbourhood
- Excellent co-tenancies, including Simons, Apple, Holt Renfrew Ogilvy, Canada Goose, Mackage, Lole, Lululemon, Urban Outfitters, and L'Intervalle
- Full Lower Level
- Logical divisions will be considered



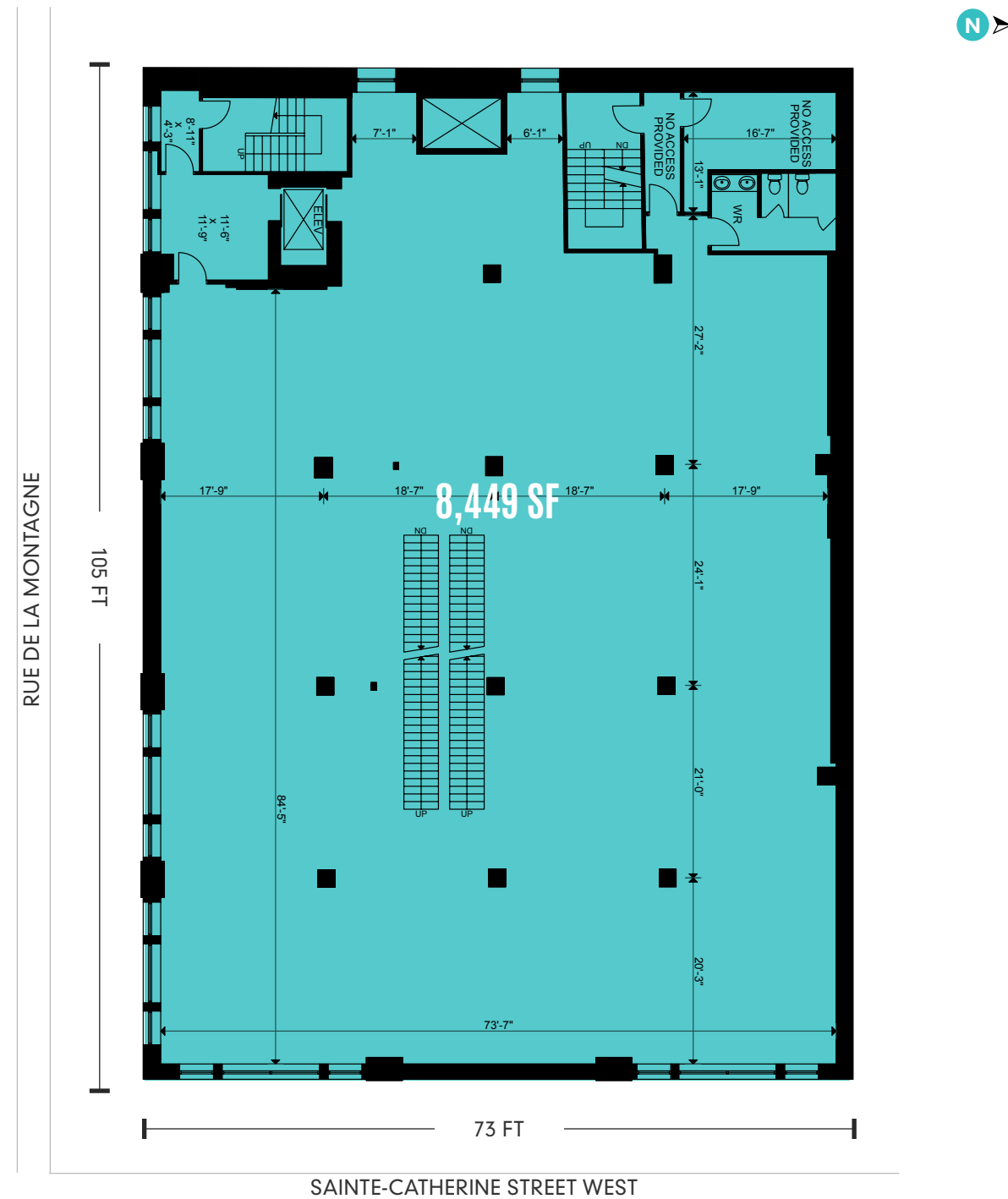
LOWER FLOOR



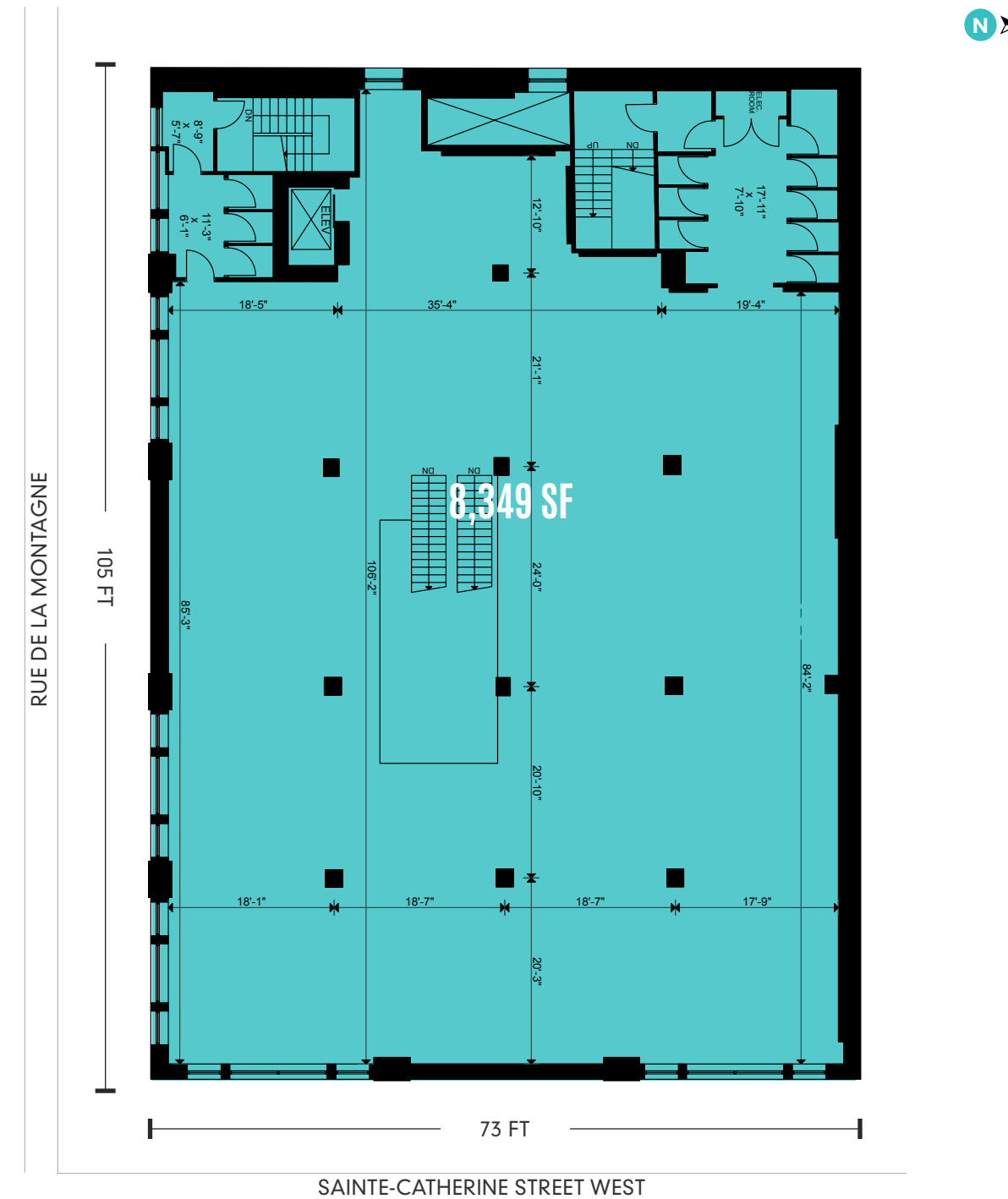
GROUND FLOOR



SECOND FLOOR

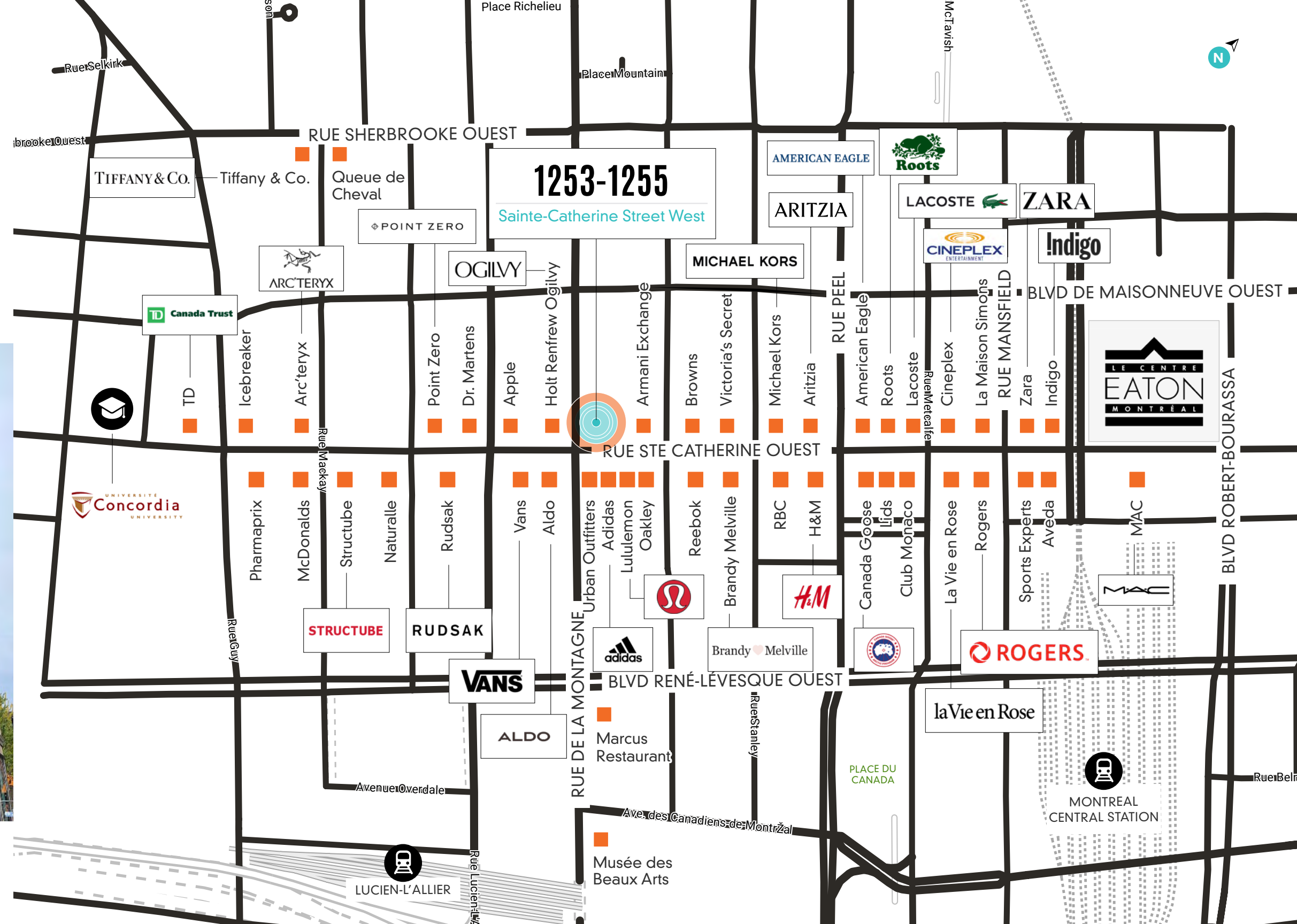


THIRD FLOOR

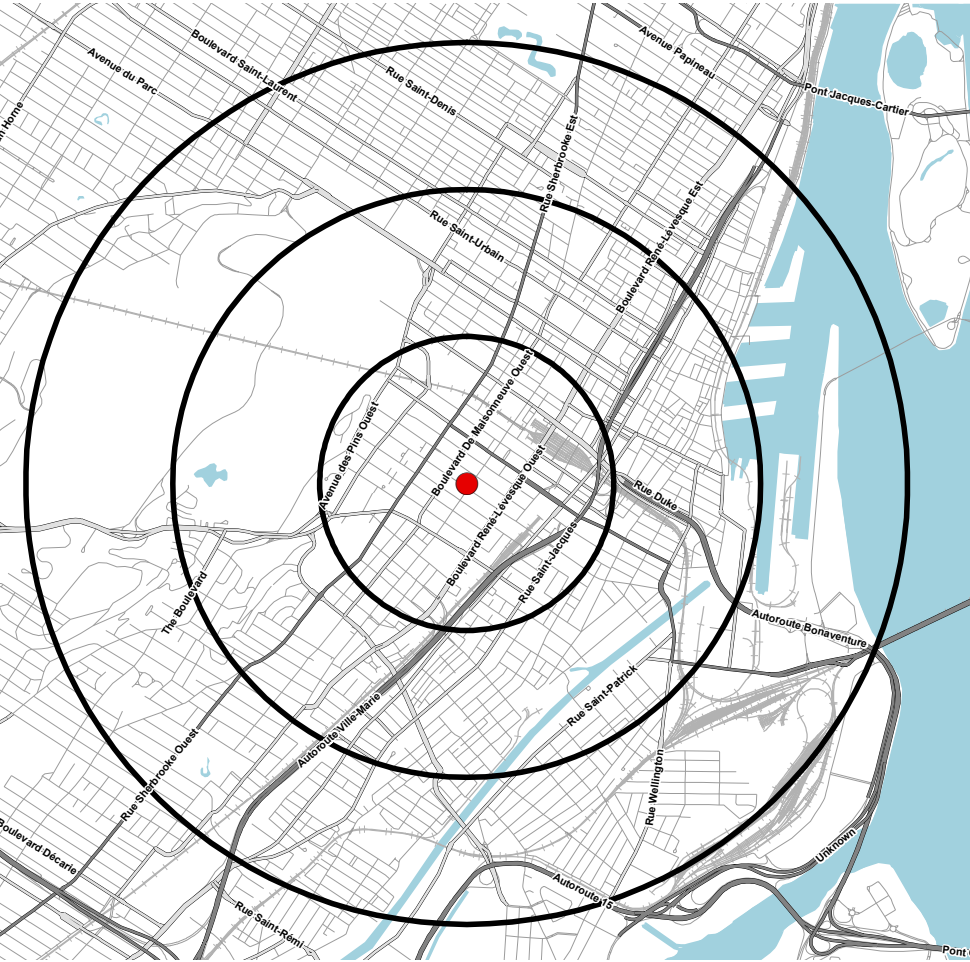




NEIGHBOURHOOD RETAILERS



AREA DEMOS



Total
Population

1km	2km	3km
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38,807	108,732	203,063
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Daytime
Population

170,206	442,010	568,330
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Median
Age

31	34	35
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Total
Households

21,741	60,721	108,592
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Average
HH Income

\$74,536	\$95,079	\$104,476
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*Statistics Canada, 2022



50,267 (APPROX)

Daily Pedestrians



60,000 (APPROX)

Daily Traffic



20M (APPROX)

Annual Riders

MARKET STATS



Montreal International Jazz Festival



Just For Laughs Comedy Festival

TRANSPORTATION

3 Key Metro Stations



Peel Station



Guy-Concordia



Lucien L'allier



Formula 1 - Canadian Grand Prix



Home of the NHL's Canadiens

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