

FOR LEASE

PRIME OPPORTUNITY FOR RETAIL

3781, 3783, 3785 BOUL. ST-LAURENT, MONTREAL, QC



OVERVIEW

Located on the busy St-Laurent Boulevard in the heart of Montreal. Surrounded by many well-known retailers including A&W, Second Cup, Basha, Jean Coutu, Dollarama and many more. Easily accessible by bus, metro or car. This location is sure to bring great visibility to your business.

PROPERTY DETAILS

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Unit A : 1,510 SF
Unit B : 1,440 SF
Unit C : 5,628 SF
Rooftop : Approx. 2,000 SF
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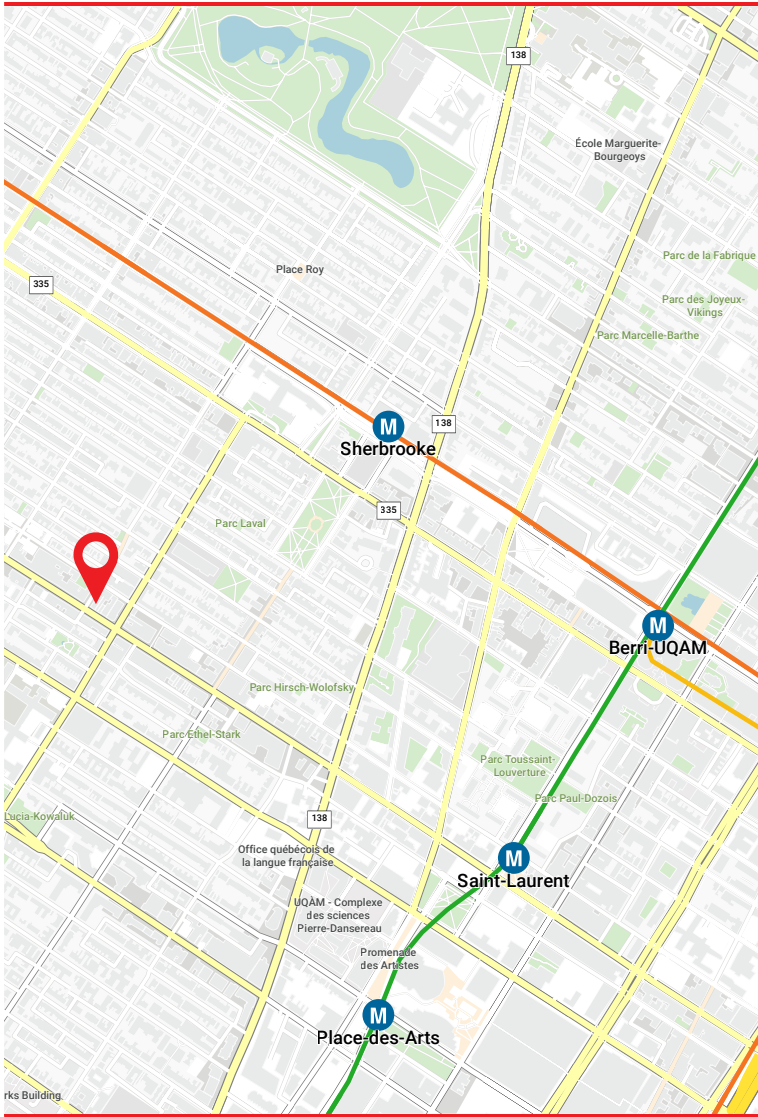
Available: 2023
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Net Rent: Please contact Listing Brokers
- 

Add. Rent: TBD

HIGHLIGHTS

- **Parking spaces** available
- Offering a **rooftop terrasse**
- Surrounded by well- known retailers
- **22,154** vehicles per day
6,545 pedestrians per day
(Piinpoint, 2020)

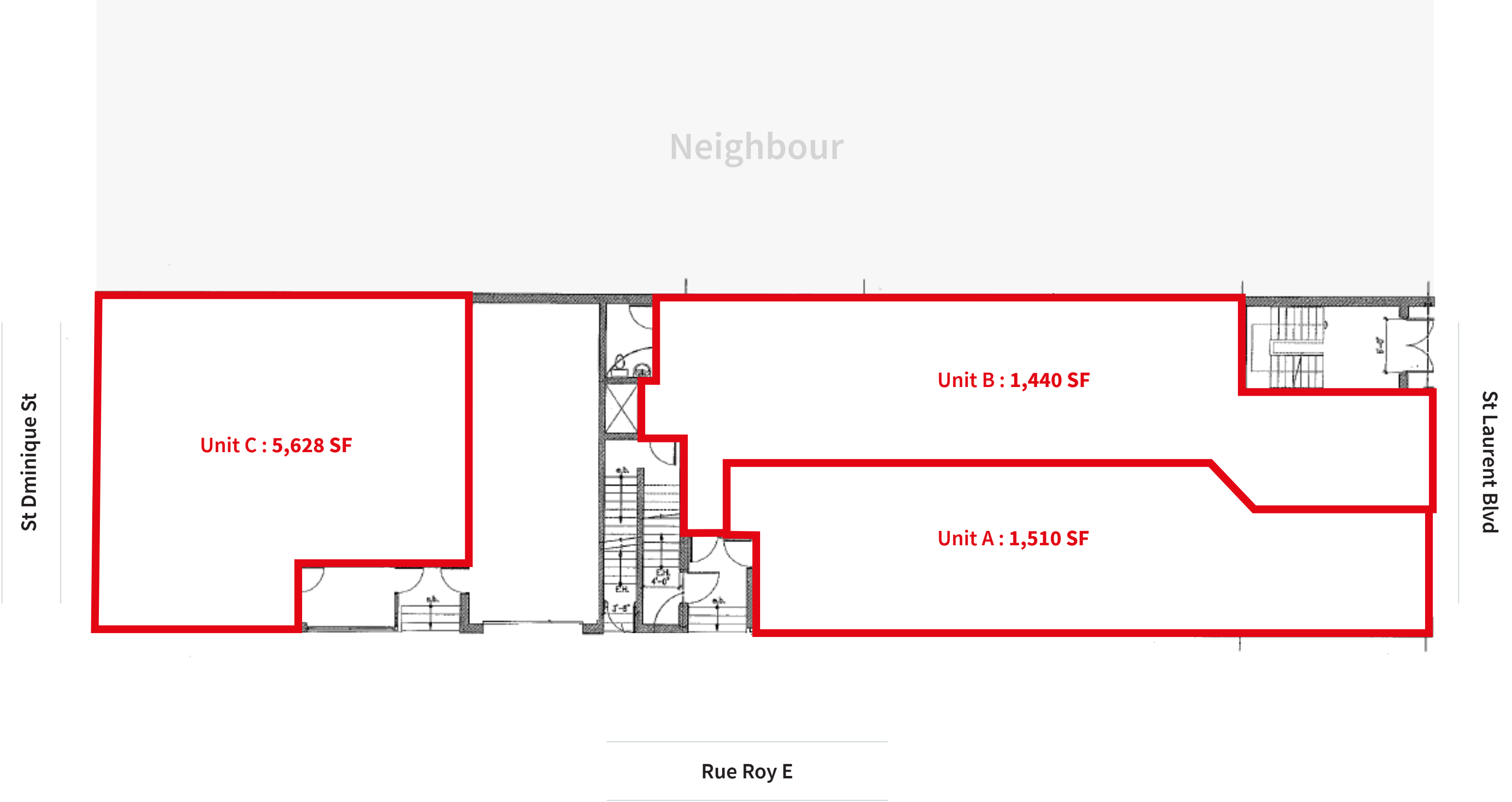


AREA DEMOGRAPHICS

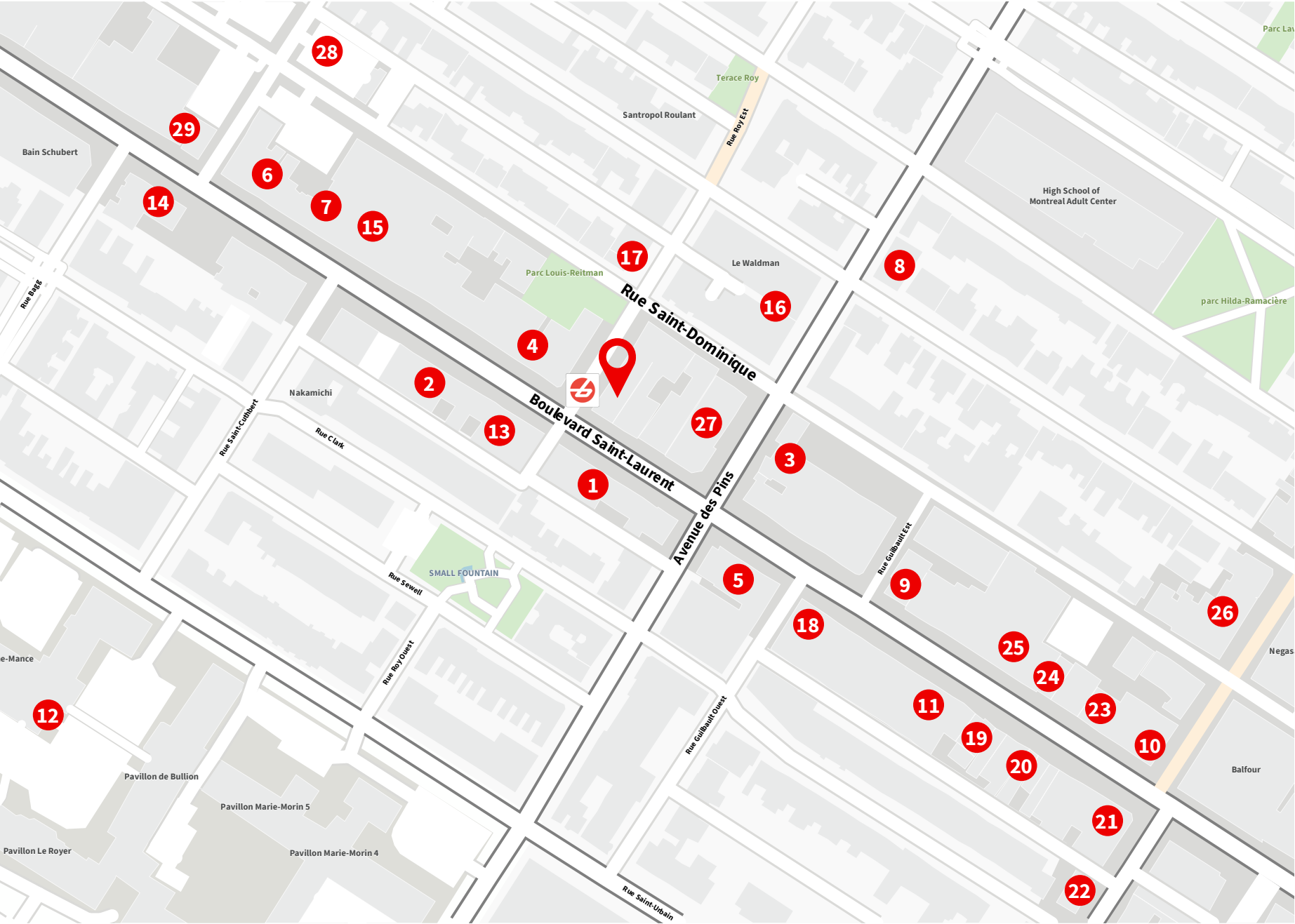
Source: Statistics Canada, 2021

	1KM	3KM	5KM
 Total Population	40,813	251,294	596,511
 Daytime Population	81,771	526,663	874,170
 Median Age	33.8	34.6	36.0
 Total Households	23,210	135,979	306,192
 Average HH Income	\$77,335	\$93,409	\$96,076
 Total Expenditure (Per Household)	\$69,669	\$83,923	\$85,032

SITE PLAN



NEARBY RETAILERS



Sites

3781 Boul. Saint-Laurent

 **3783 Boul. Saint-Laurent**

3785 Boul. Saint-Laurent

1. Sophie Sucrée

2. Restaurant Panuozzo

3. Casa Kaizen Par Christian Ventura

4. Dollarama

5. SAQ

6. Schwartz’s Deli

7. Modo Yoga Montreal

8. Théâtre de Quat’Sous

9. Dirty Dogs

10. Starbucks

11. Boutique 1861

12. Hôtel-Dieu de Montréal

13. CUL-DE-SAC

14. BAR St Laurent Frappé

15. Pharmaprix

16. Éconofitness au féminin

17. Icehouse

18. Restaurant Singh’s
19. La petite garçonne

20. Dime Skateshop

21. Juliette & Chocolat

22. Le Rouge Bar

23. MAESTRO SVP

24. Masala-e-Punjab

25. Apt. 200

26. Café Campus

27. Jean Coutu

28. Epicerie Colonial Enr

29. EZKAPAZ : Escape Game à Montréal



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