



# FOR LEASE

PRIME OPPORTUNITY FOR RETAIL

550 SHERBROOKE O, MONTREAL, QC

 CROIX BLEUE





 JLL



# OVERVIEW



## PROPERTY DETAIL

-  **Sq ft: Several units available**
-  **Available: Immediately**
-  **Net Rent: Please contact Listing Brokers**
-  **Add. Rent: \$14.95/sq ft. + Metered Hydro**

## HIGHLIGHTS






- Located on one of downtown Montreal’s busiest streets
- Many national brand retailers within walking distance
- High daily traffic
- In the heart of downtown Montreal
- Easily accessible by car or public transportation

This property is located in the heart of downtown Montreal, on one of the busiest streets. Sherbrooke Street West is well known for its various national retailers all within walking distance. With a large number of daily visitors, including both pedestrians and vehicles, this building offers excellent visibility. Located in a mixed-use building offering both office and retail units.



## DEMOGRAPHICS

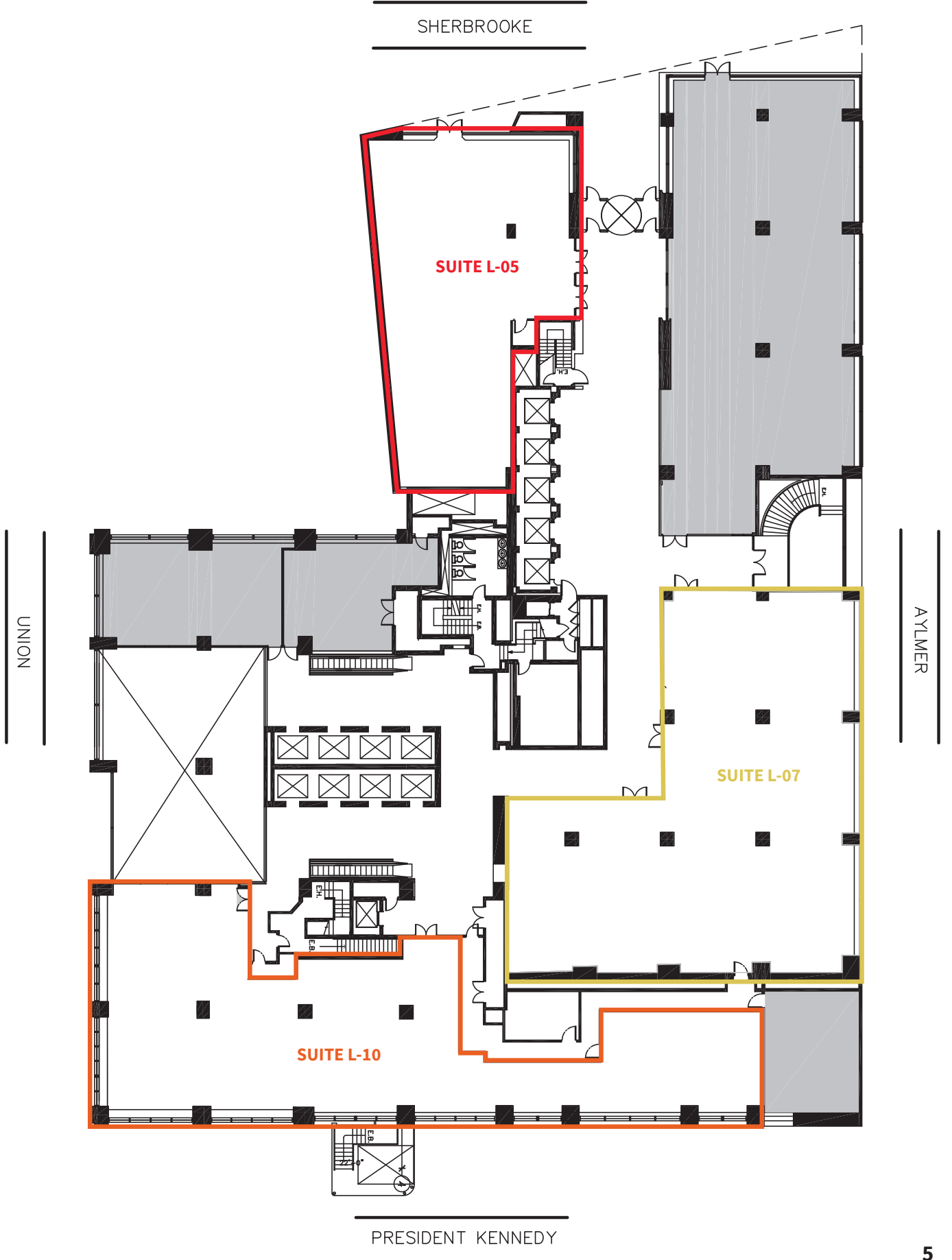
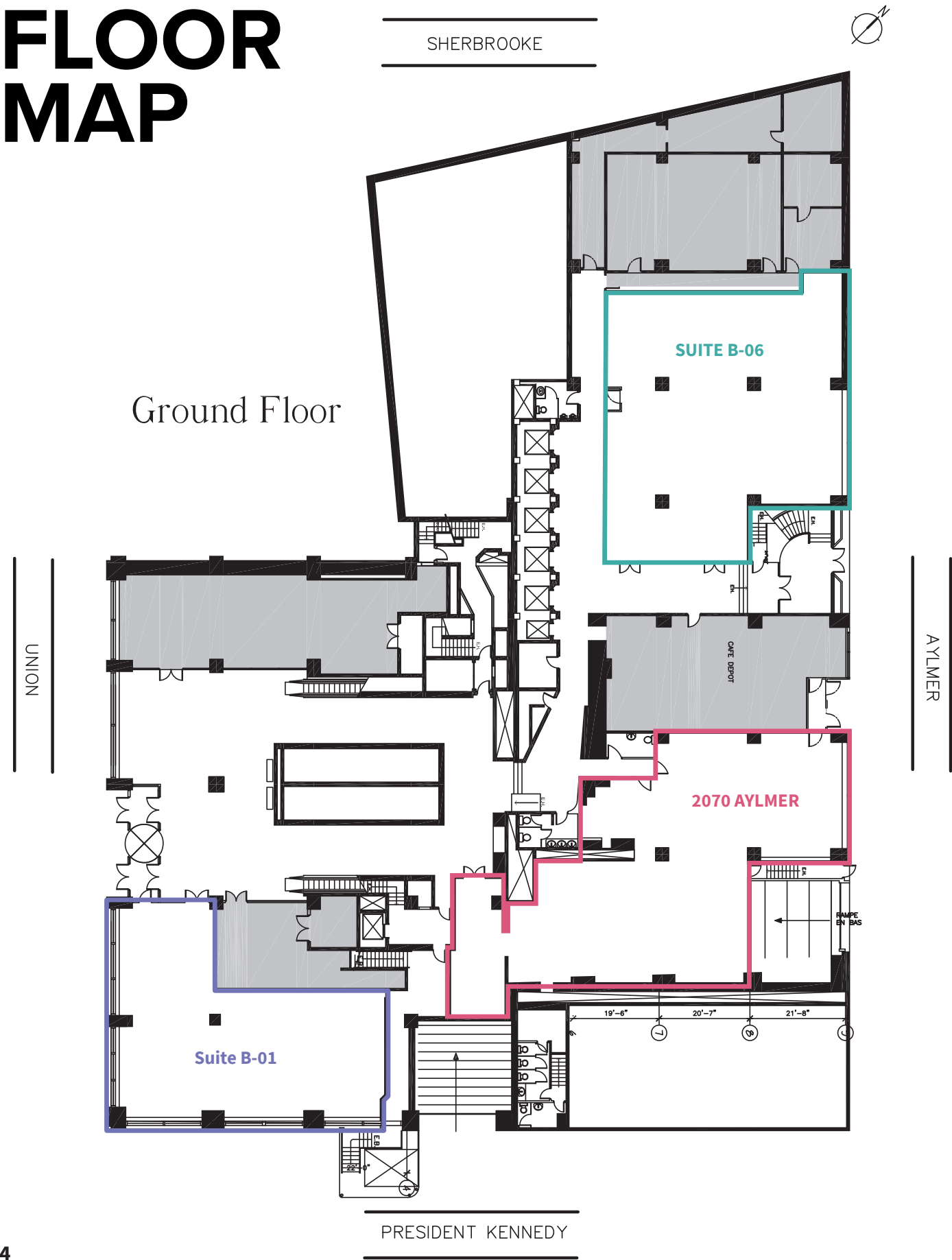
SOURCE: STATISTICS CANADA, 2021

	1km	3km	5km
 <b>Population</b>	30,387	218,541	550,555
 <b>Daytime Population</b>	243,176	586,820	905,638
 <b>Growth Rate (2020-2025)</b>	18%	14%	9%
 <b>Avg. Household Income</b>	\$75,433	\$98,104	\$92,985
 <b>Median Age</b>	32.2	34.9	35.8

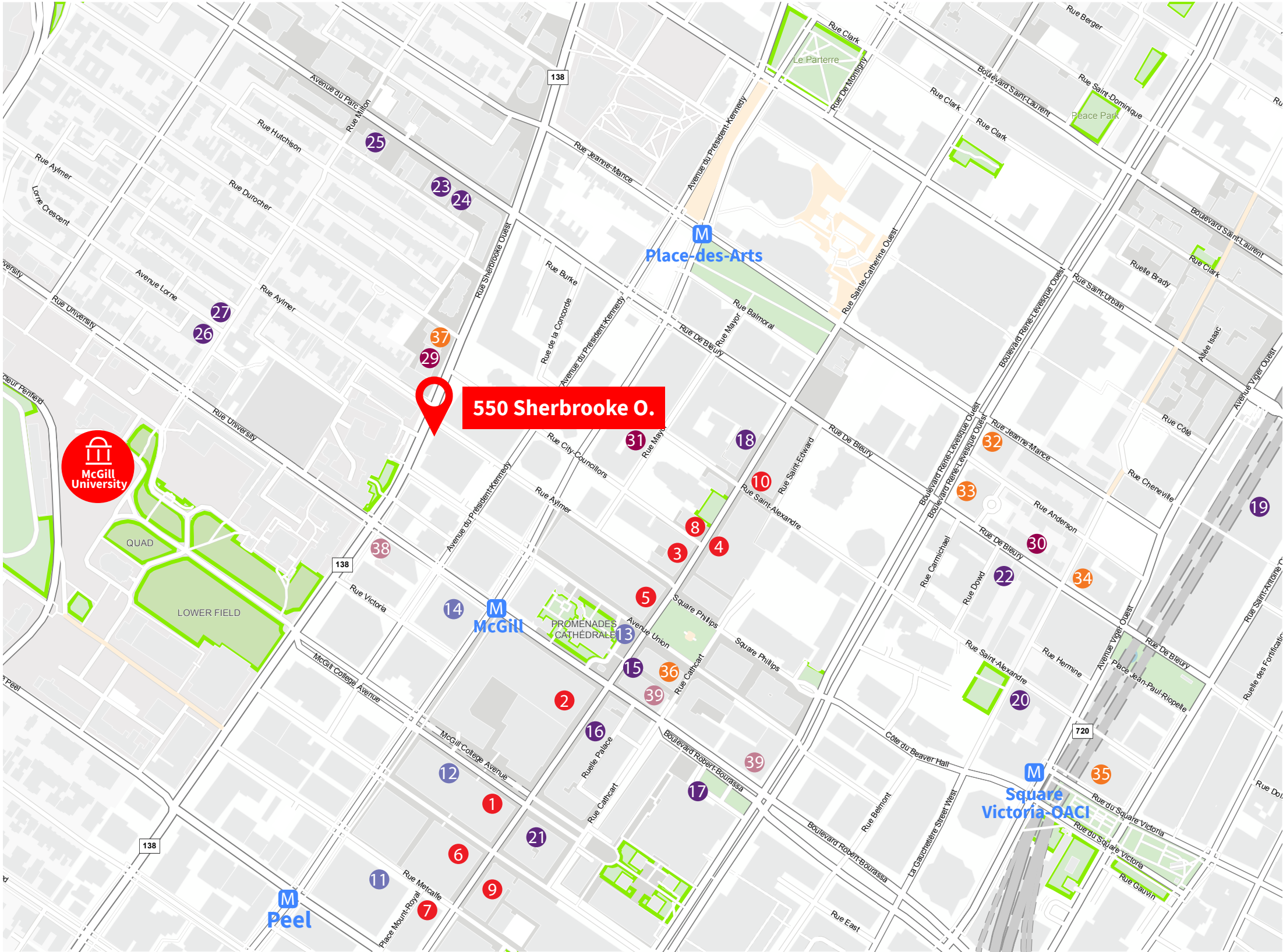




# FLOOR MAP



## NEARBY RETAILERS



- **Retail**                      ● **Coffee Shops**
  - **Shopping Malls**            ● **Hotels**
  - **Restaurants**                ● **Banks**  
  1. **Zara**
  2. **Sephora**
  3. **Foot Locker**
  4. **Best Buy**
  5. **The Bay (Le Baie d'Hudson)**
  6. **Le Maison Simons**
  7. **Lacoste**
  8. **MINISO**
  9. **SQDC**
  10. **Pharmaprix**
  11. **Les Cours Mont-Royal**
  12. **Place Montreal Trust**
  13. **Promenades Cathedrale**
  14. **Tour Intact**
  15. **MacDonald's**
  16. **Five Guys**
  17. **Les Enfants Terribles**
  18. **Krispy Kreme Café**
  19. **Terra Verde**
  20. **Fiorellino**
  21. **Ben & Florentine**
  22. **Tiradito**
  23. **Tim Hortons**
  24. **Chef On Call**
  25. **Milton B - Cafeteria urbaine**
  26. **McGill Pizzeria**
  27. **Lola Rosa Cafe**
  28. **PGSS Inc. Thomson House**
  29. **Starbucks**
  30. **La Finca Coffee & Office**
  31. **Café Parvis**
  32. **AC Hotel by Marriott**
  33. **Courtyard by Marriot**
  34. **Hotel Monville**
  35. **W Montreal**
  36. **Hotel Birks Montreal**
  37. **L'Appartement Hotel**
  38. **RBC**
  39. **Scotiabank (2 locations)**





## Contact

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