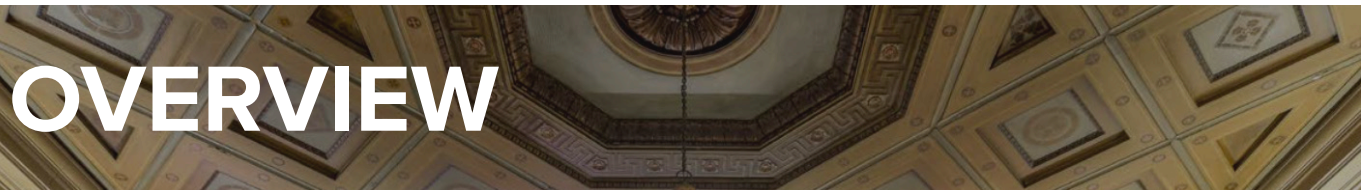


# FOR LEASE

PRIME OPPORTUNITY FOR RETAIL  
606 CATHCART, MONTREAL, QC











# OVERVIEW



## PROPERTY DETAIL

-  **Sq ft: Several units available**
-  **Available: Immediately**
-  **Net Rent: Please contact Listing Brokers**
-  **Add. Rent: \$16.55/sq ft.**

## HIGHLIGHTS






- Located near plenty of 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. Surrounded by office buildings, this street has plenty of visitors with excellent visibility. Located in a mixed-use building offering both office and retail units.

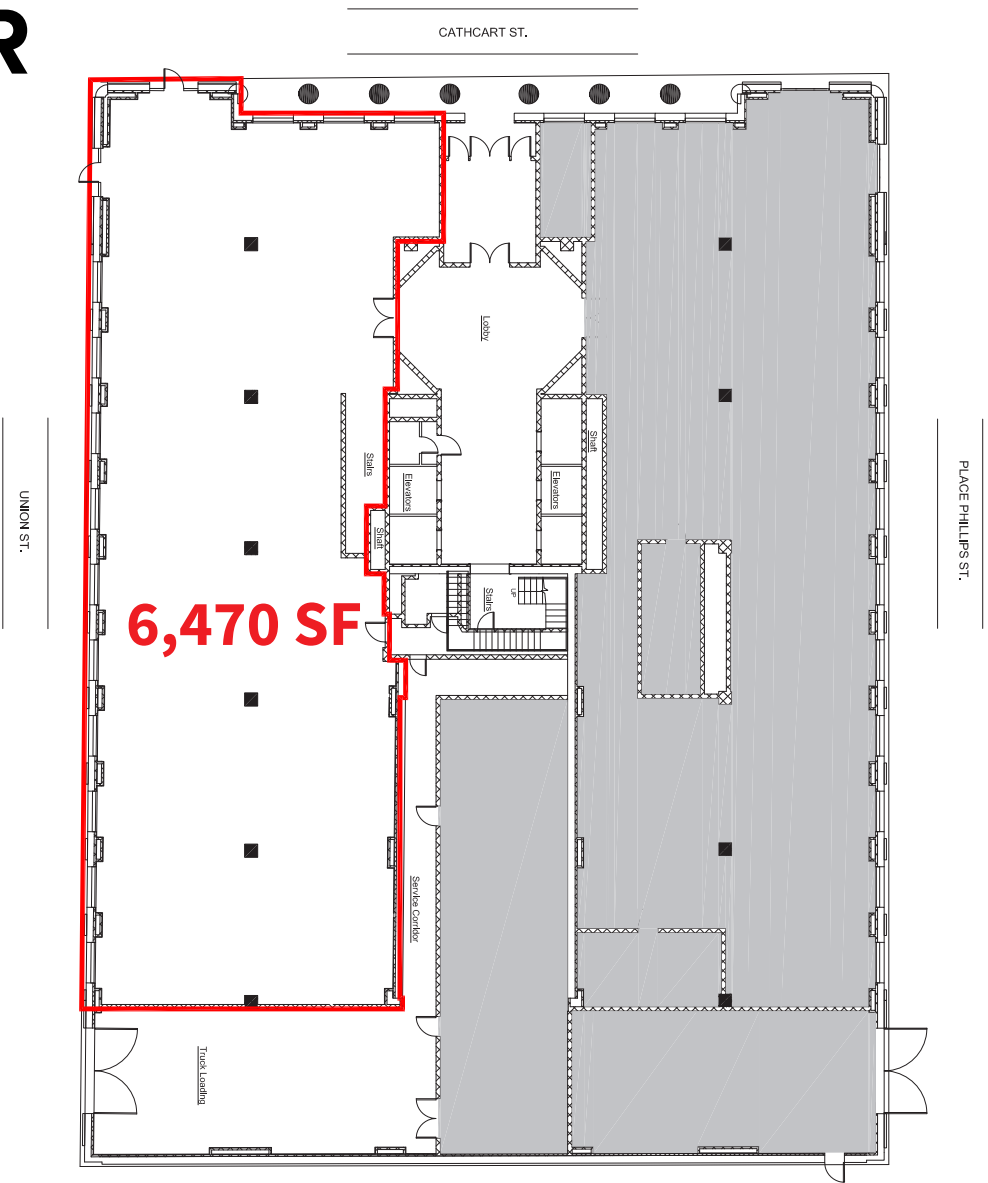


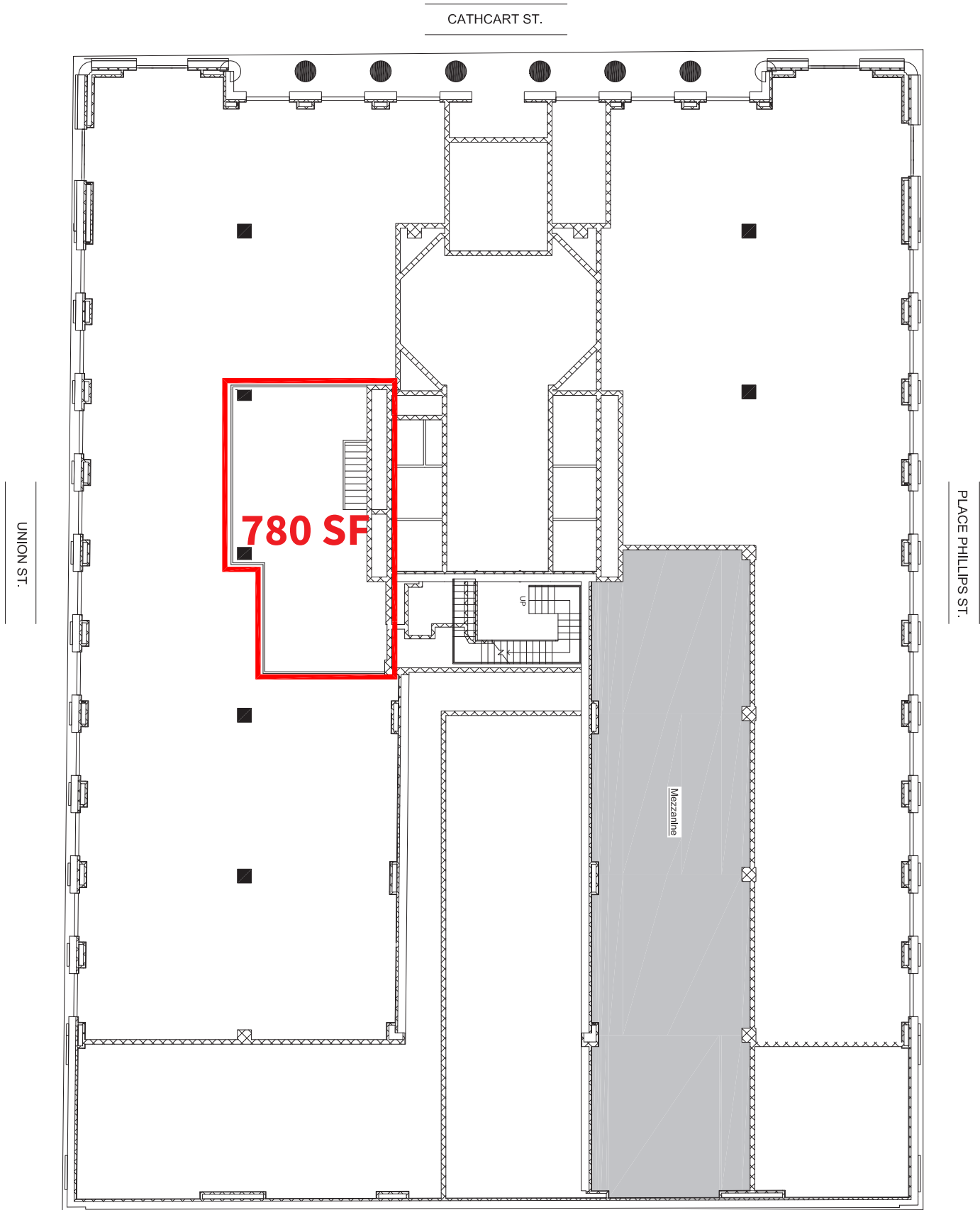
## DEMOGRAPHICS

SOURCE: STATISTICS CANADA, 2021

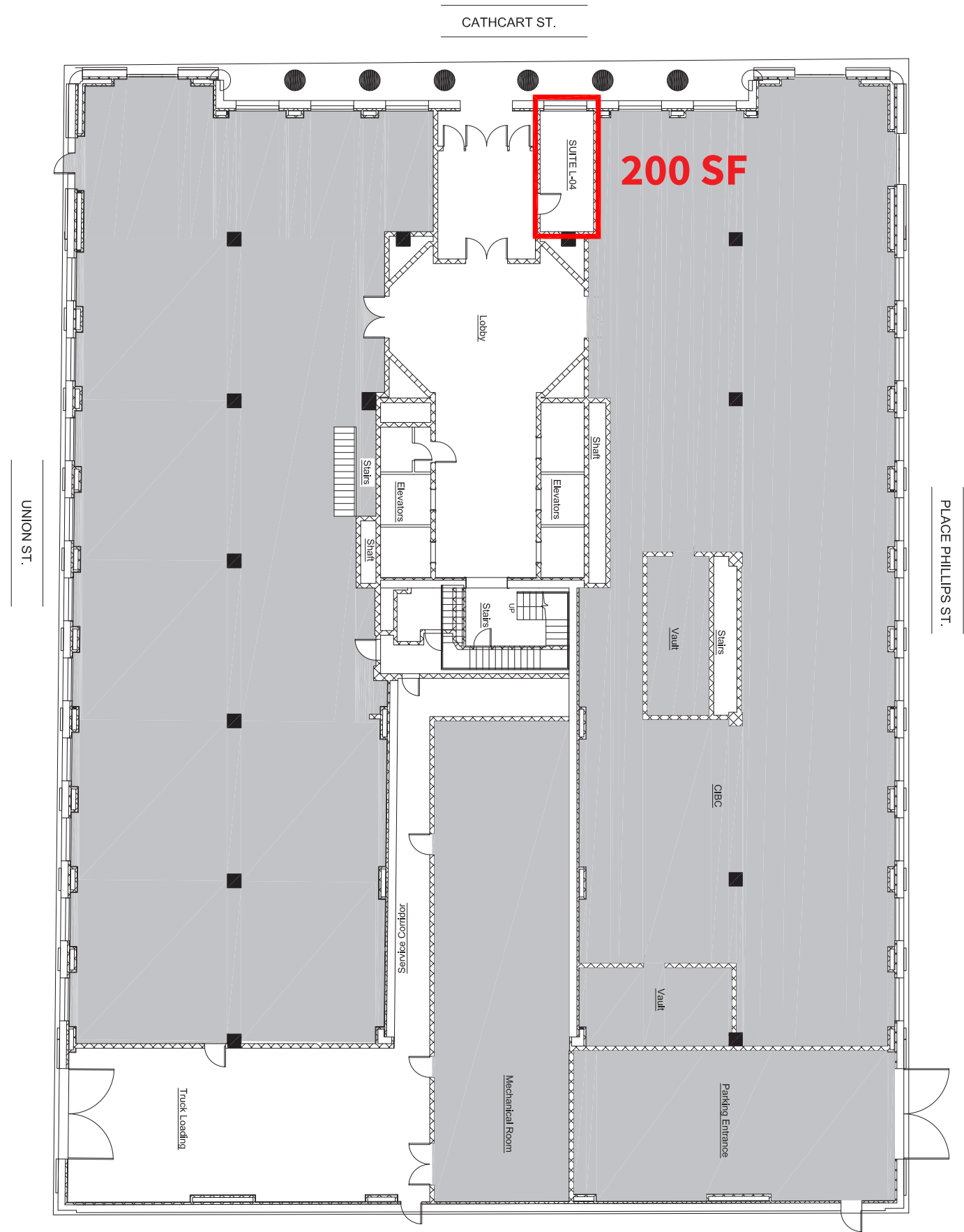
	1km	3km	5km
 <b>Population</b>	31,421	203,164	510,544
 <b>Daytime Population</b>	292,552	571,364	871,436
 <b>Growth Rate (2020-2025)</b>	25%	15%	10%
 <b>Avg. Household Income</b>	\$79,478	\$95,453	\$95,496
 <b>Median Age</b>	32.6	35.0	35.8

## FLOOR MAP



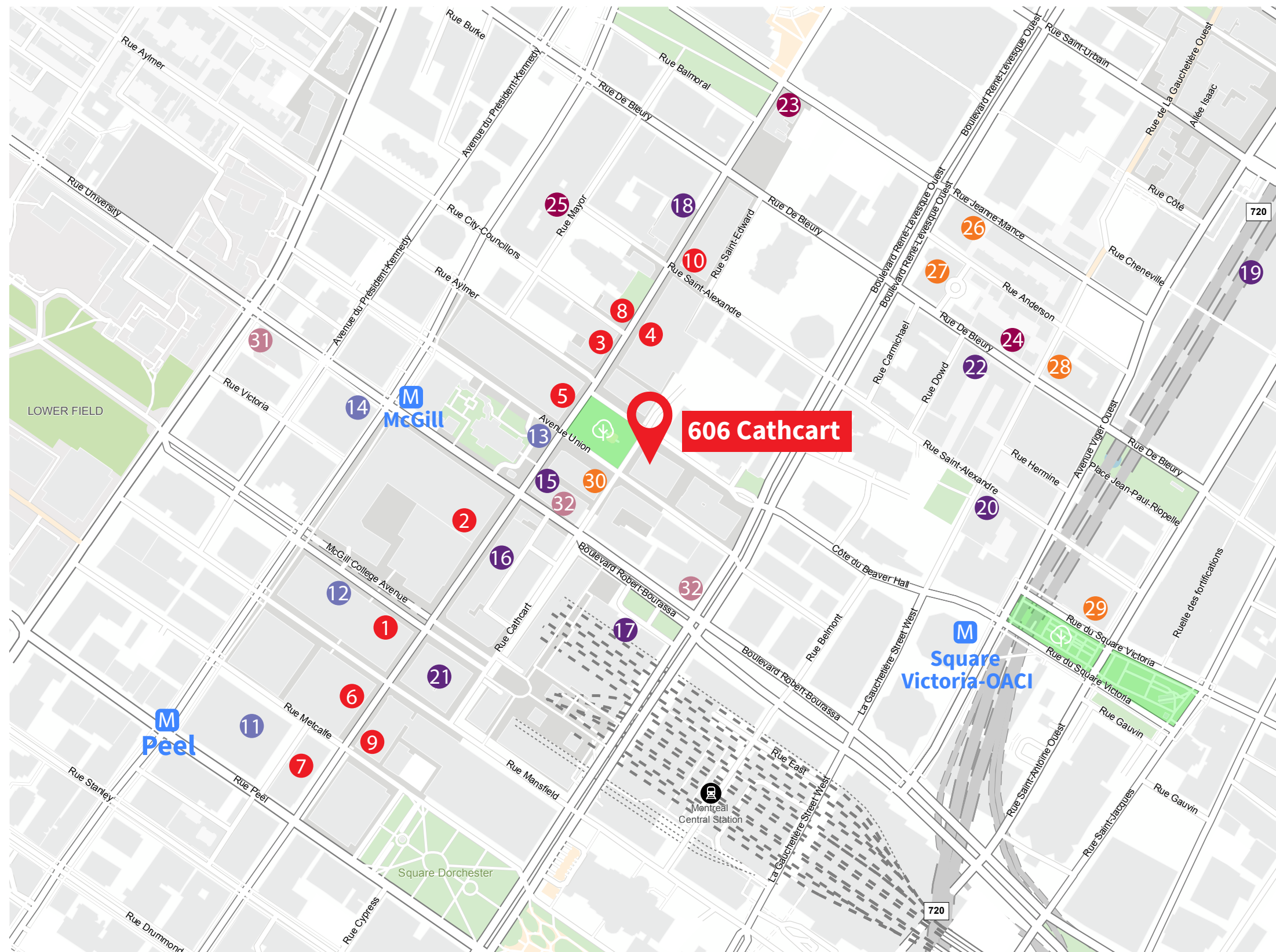


MEZZANINE





# 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. **Starbucks**
24. **La Finca Coffee & Office**
25. **Café Parvis**

26. **AC Hotel by Marriott**
27. **Courtyard by Marriot**
28. **Hotel Monville**
29. **W Montreal**
30. **Hotel Birks Montreal**

31. **RBC**
32. **Scotiabank (2 locations)**





## Contact

### **Manon Larose\***

Senior Vice President, Retail

+1 438 990 8968

[Manon.Larose@am.jll.com](mailto:Manon.Larose@am.jll.com)

### **Michelle Marcotte-Blart\***

Sales Associate, Retail

+1 514 972 6163

[Michelle.Marcotte@am.jll.com](mailto:Michelle.Marcotte@am.jll.com)



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