

The background of the advertisement is a photograph of a city street. On the left, there is a building with a "Vasco Cigares" storefront. In the center, a black storefront for "BOUTIQUE TAG" is visible, with a sign above the entrance that reads "BOUTIQUE TAG" and a website address "BOUTIQUE TAG.COM" below it. To the right of the TAG store is a large glass-fronted Apple Store with a prominent white Apple logo. Pedestrians are walking on the sidewalk in front of the stores. A red banner at the bottom of the image contains the address and location information.

Retail

For Lease

Downtown retail opportunity

1325 **SAINTE-CATHERINE STREET WEST**
Montréal, QC



Overview

Adjacent to some of the wealthiest neighborhoods, walking distance to the museums, surrounded by the trendiest retail banners and hotels, feet away from the best restaurants in town, this property is an exceptional opportunity for anybody who is looking to be part of a vibrant city rich in style, culture and entertainment.

Sainte-Catherine Street is the epicentre of Montreal's luxury retail. It is home to the largest stores in town- Holt Renfrew Ogilvy, La Baie, Simons, Birks plus boutiques of every kind, as well as major shopping malls like Les Cours Mont-Royal, Place Montréal Trust, Montreal Eaton Centre, Place Ville-Marie, Complexe Desjardins and Promenades Cathédrale.

Sainte-Catherine

Nine metro stations serve this street that winds its way through residential neighbourhoods, the Quartier des spectacles and the downtown core. And with the ever-growing number of office towers close by, Sainte-Catherine Street offers easy access to the Underground Pedestrian Network.*

Sainte-Catherine street is subject to a massive revitalization project with the goal of making it more pedestrian and modern including amenities such as free Wifi, street furniture, bigger sidewalks, trees every meter for added greenery.

*Source: Tourisme mtl



Property details

GROUND FLOOR:	1,533 SF
SECOND FLOOR:	776 SF
AVAILABLE:	2021
NET RENT:	Contact Listing Brokers
ADDITIONAL RENT:	Contact Listing Brokers

Highlights

- Located at the heart of Downtown Montreal
- On the busiest and most well-known street in Montreal
- Surrounded by hotels, museums and universities
- Revitalization project of Ste-Catherine Street
- Quality tenants nearby (Apple store, Urban Outfitters, Holt Renfrew Ogilvy, etc)



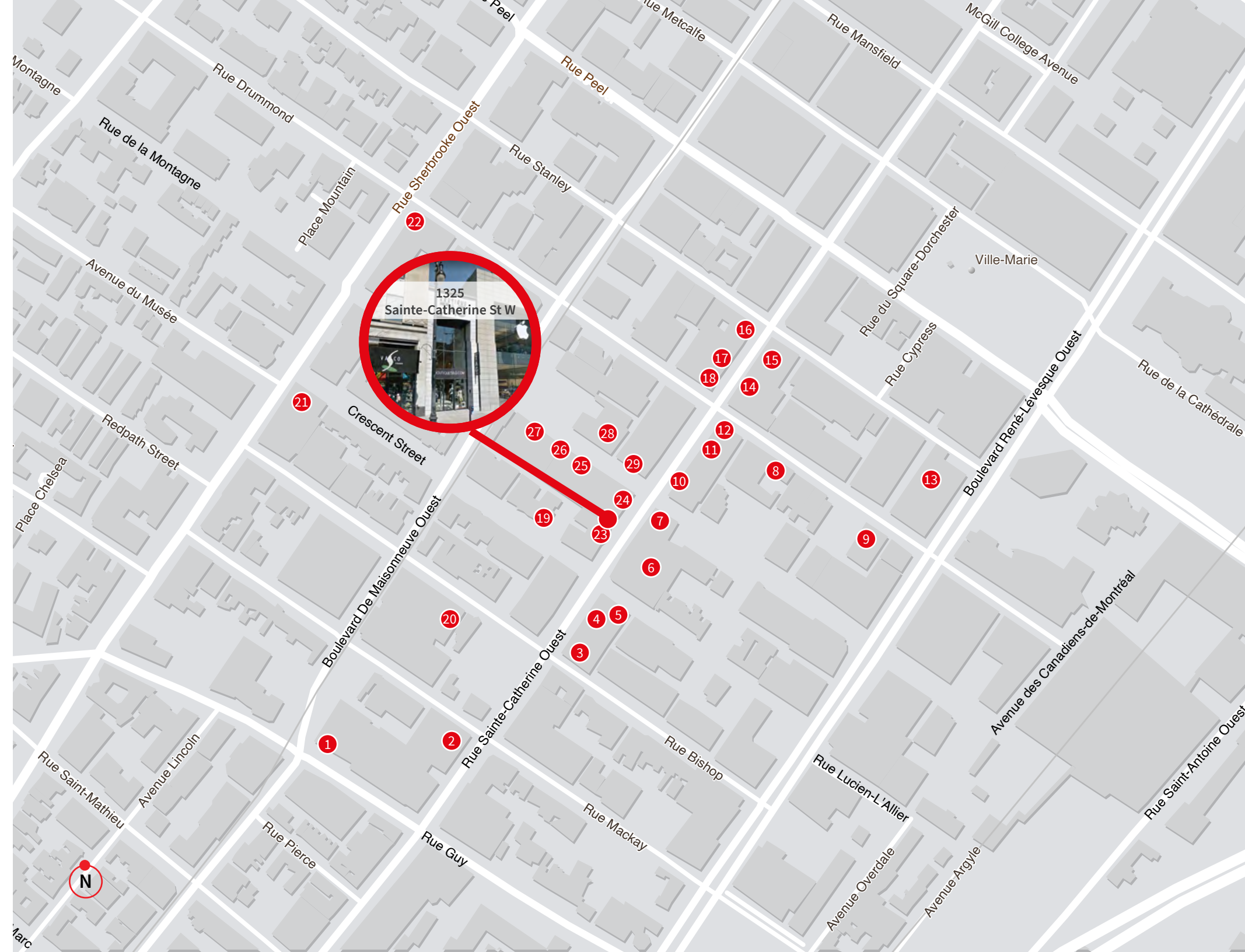
Demographics

	0.5 KM	1 KM	2 KM
Population	11,718	38,136	101,122
Daytime Population	63,633	135,855	402,529
Avg. Household Income	\$74,167	\$71,909	\$91,446
Avg Household Spending	\$83,029	\$75,700	\$89,850
Median Age	29.4	31.4	33.8

Source: Statistics Canada, 2020

Nearby retailers

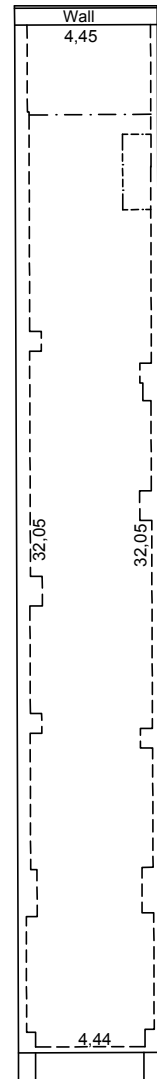
1 Guy-Concordia	16 Victoria's Secret
2 Arc'teryx Montréal	17 Browns
3 RUDDAK	18 BMO Banque de Montréal
4 L'Intervalle Sainte - Catherine	19 Le Warehouse
5 Starbucks	20 Mckibbin's Irish Pub
6 3 Brasseurs Crescent	21 Musée des beaux-arts de Montréal
7 Vans	22 Ritz-Carlton Montréal
8 LOV	23 Apple
9 Hôtel Le Crystal	24 Holt Renfrew Ogilvy
10 Urban Outfitters	25 Jewish general hospital
11 Adidas Originals Montréal	26 Four Seasons
12 lululemon athletica	27 MARCUS Restaurant + Lounge
13 Le Centre Sheraton Montréal Hôtel	28 The North Face
14 Brandy Melville	29 Vogue Hotel Montreal Downtown
15 SAQ Express	



Floor plan

GROUND FLOOR

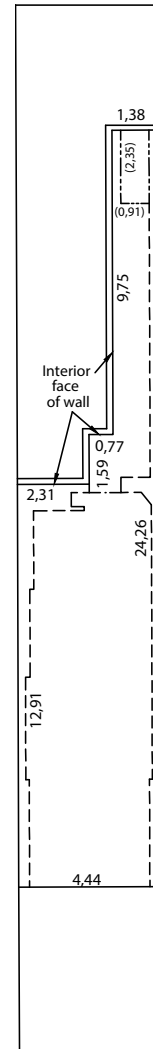
1,533 SF



SAINTE-CATHERINE STREET WEST

SECOND FLOOR

766 SF



SAINTE-CATHERINE STREET WEST



FOR LEASE | 1325 Saint-Catherine Street West

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