

PLAZA CÔTE DES NEIGES

Retail

For Lease

An exciting opportunity
awaits you

6700 CHEMIN DE LA CÔTE-DES-NEIGES
Montreal, QC



Overview

Cote des Neiges Road is one of Montreal's oldest north-south streets, bisecting the city and allowing easy vehicular and public transit access from the Sud-Ouest, Ville Marie, and Cote des Neiges / Notre Dame de Grace Boroughs. Popular retail, restaurants, and services line both sides of the street from Queen Mary Road to Jean-Talon West and with 400,000 square feet of retail space, Plaza Cote des Neiges anchors a major retail destination at the northernmost tip of Cote des Neiges, perfectly located to draw loyal clients from Westmount, Outremont, The Triangle, The Plateau, and the Town of Mount.

Revitalization project

The Plaza Côte des Neiges revitalization project includes major improvements inside and outside; new "façades, entrances, floors, finishes... The owner's objective was to give back some of his letters of nobility to the building, create a facade that communicates the function and scale of the area and the diversity of the building's commercial offer.



Property details

GROUND FLOOR:	1,000 - 33,000 SF
TOTAL SIZE:	385,000 SF
AVAILABLE:	Immediately
NET RENT:	Contact Listing Brokers
ADDITIONAL RENT:	\$13.85 (est. 2020)
PROMOTIONAL FUND:	Merchant's Association



Highlights

- Revitalization project
- Annual visitors : 3,500,000 people
- Ample parking spaces available
- Close to highway 15
- Easily accessible by all transportation means: metro and bus station near (Stations Côte-des-Neiges and Côte Sainte-Catherine and bus lines 165, 161, 160)
- Anchor tenants include Walmart and Canadian Tire
- St-Joseph Oratory bringing tourists visitors in the area



Demographics

	5 Minutes (walk time)	10 Minutes (drive time)
Population	1,917	226,798
Daytime Population	78,776	533,037
Avg. Household Income	\$110,816	\$90,610
Avg Household Spending	\$96,293	\$87,529
Median Age	33	35

Source: Statistics Canada, 2020

- # Nearby retailers

1

École Secondaire La Voie

2

Cine Starz Cote-des-Neiges

3

Canadian Tire

4

Amir

5

Éconofitness

6

Maxi & Cie

7

Marché Kim Phat

8

Clinique Dentaire

9

PJC Jean Coutu

10

Petro-Canada

11

Poissonnerie Rayan

12

McDonald's

13

Sushi Plus

14

Tim Horton's

15

Dollarama

16

Jewish General Hospital

17

Tim Hortons

18

Allô! Mon Coco

19

CLSC Côte-des-Neiges

20

Starbucks

21

Caravane Café

22

Côte-des-Neiges

23

Centre Hospitalier de St. Mary

24

Renaud-Bray

25

Pharmaprix

26

Collège Jean-de-Brébeuf

27

CHU Sainte-Justine

28

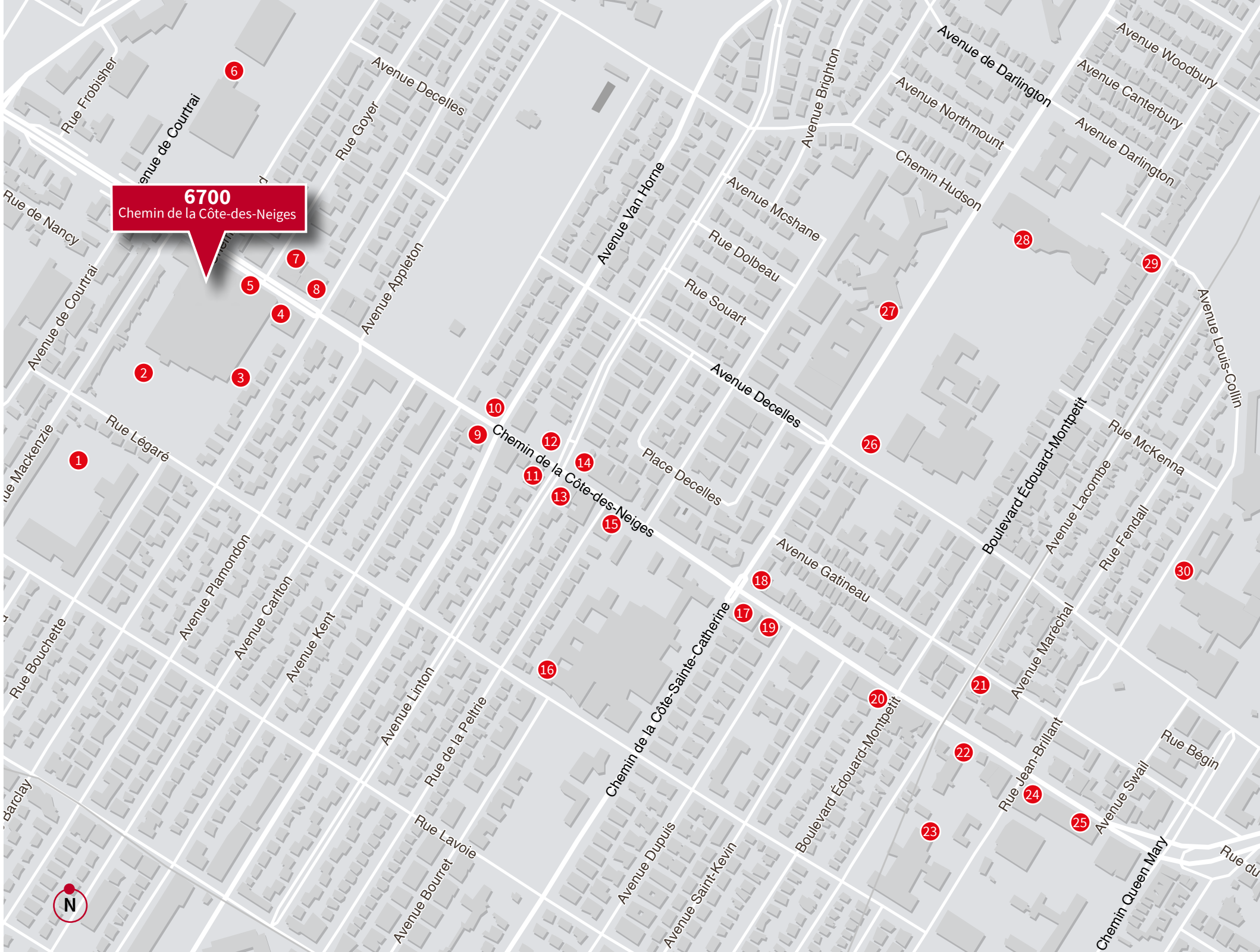
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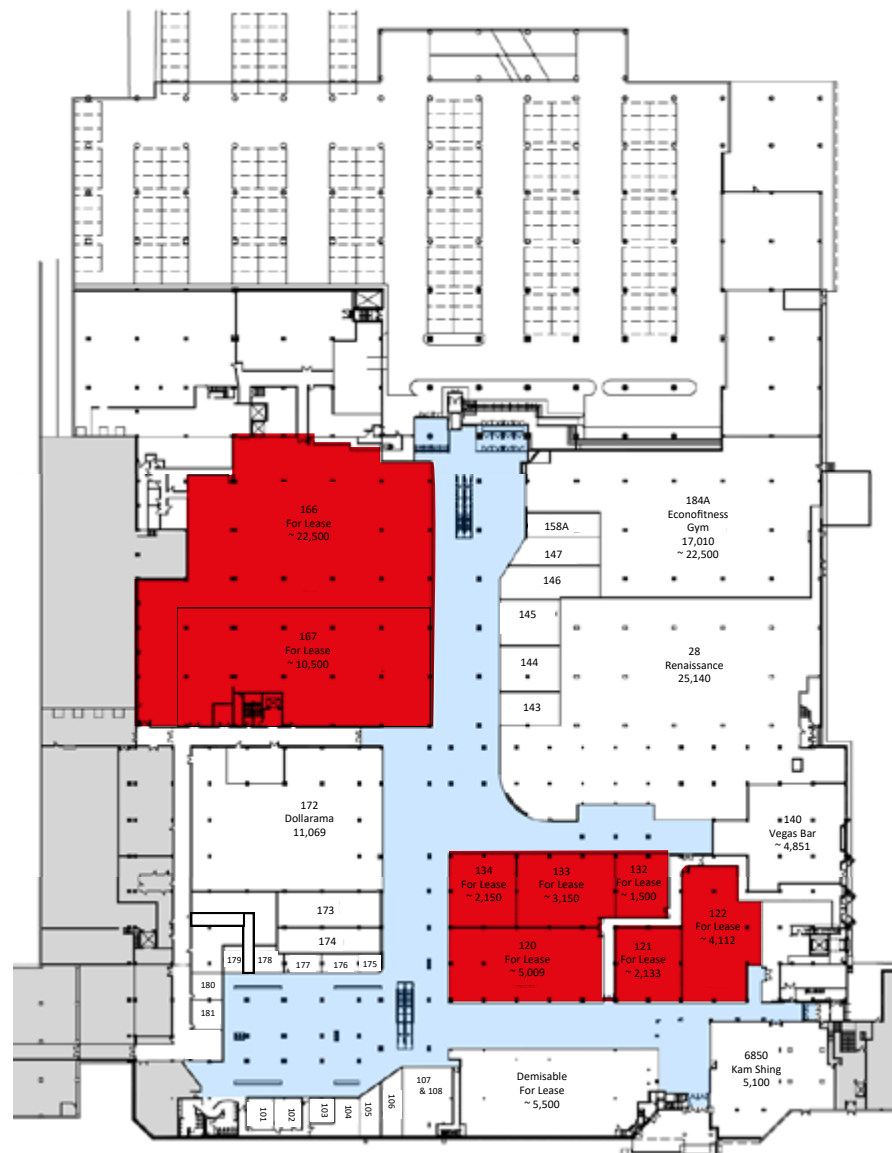
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Floor plan

GROUND FLOOR

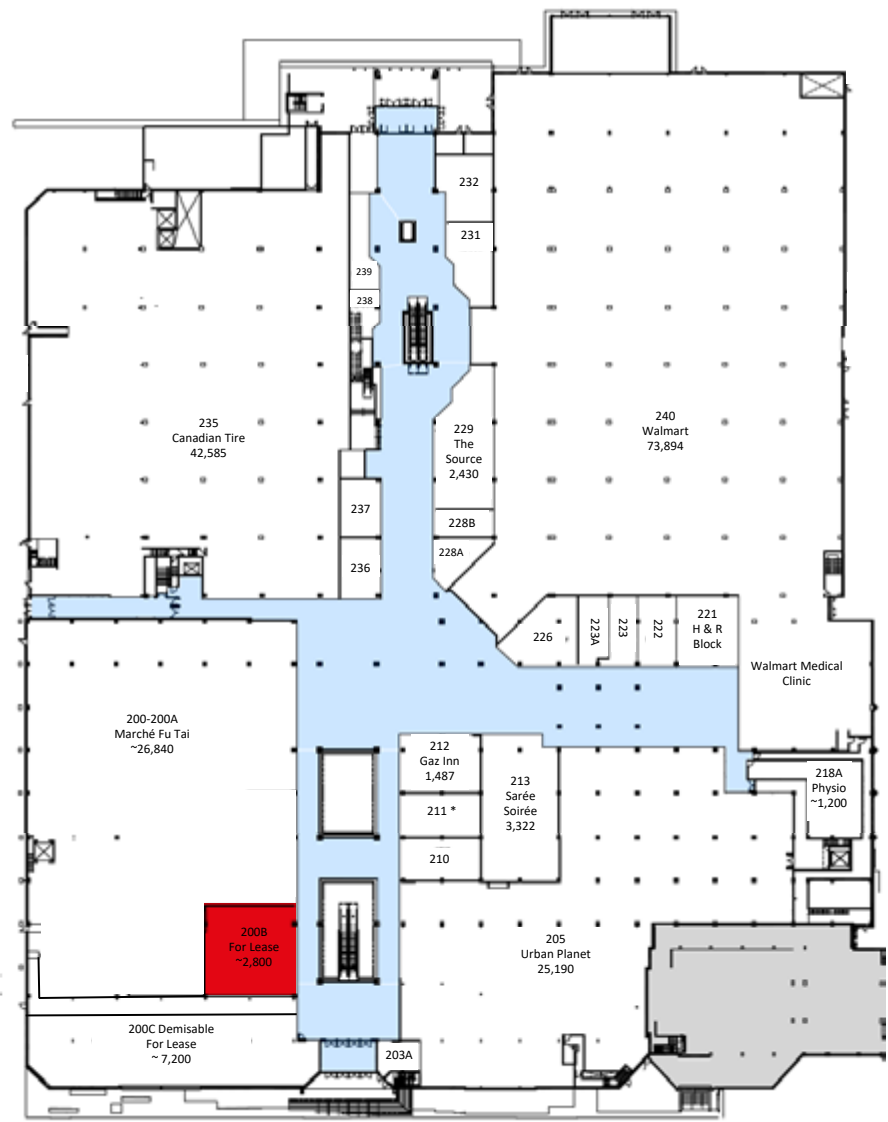


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Floor plan

SECOND FLOOR



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