



# Corner Retail For Lease

1071 Rue Saint-Jean





## Overview

Designated a UNESCO World Heritage Site in 1985, Old Québec is the most intact fortified town north of Mexico, retaining its colonial architecture for over 400 years. It is the historic and cultural heart of Québec City, and the birthplace of French North America. \* Rue Saint-Jean is one of Québec City's oldest commercial streets. Today it continues to be a very popular spot, with its street performers, tourists and workers moving to and from it. The street is pedestrian only on summer week-ends. The available property is situated inside the fortified walls, making it a part of famous Old-Quebec.

This property is located on one of Quebec city's most highly trafficked arterials within a dynamic and vibrant area, providing premium brand exposure and signage opportunities. The historic building is well known by Quebec's residents and has been used for well known brands to be their flagship building. It is also the only building in Old Quebec to have a basement level for storage.

\*\* Source: Quebec-cite

## Tourism in Quebec City

Just over 4.6 million tourists per year (2017), including over 1.1 million from 75 countries outside Canada

- \$1.59 billion in annual tourism spending (2017)
- Approximately 900 hotel establishments with a total capacity of nearly 16,000 rooms.

\*\* Source: Quebec-cite

# Property Details

**GROUND FLOOR** | 1,444 SF

**SECOND FLOOR** | 1,348 SF

**THIRD FLOOR** | 1,485 SF

**TOTAL** | 4,277 SF

**AVAILABLE** | Immediately

**NET RENT** | Please contact Listing Brokers

**ADDITIONAL RENT** | \$21.50 PSF (est. 2020)





# Highlights

- At the heart of Old Quebec
- Beautiful architecture
- On one of the busiest streets in the city
- High pedestrian traffic
- At the epicenter of touristic visits in Quebec city
- Surrounded by: Hotels, historical sites, parks and museums
- Quebec's quintessential commercial street
- Over 35 hotels within a 10 min drive

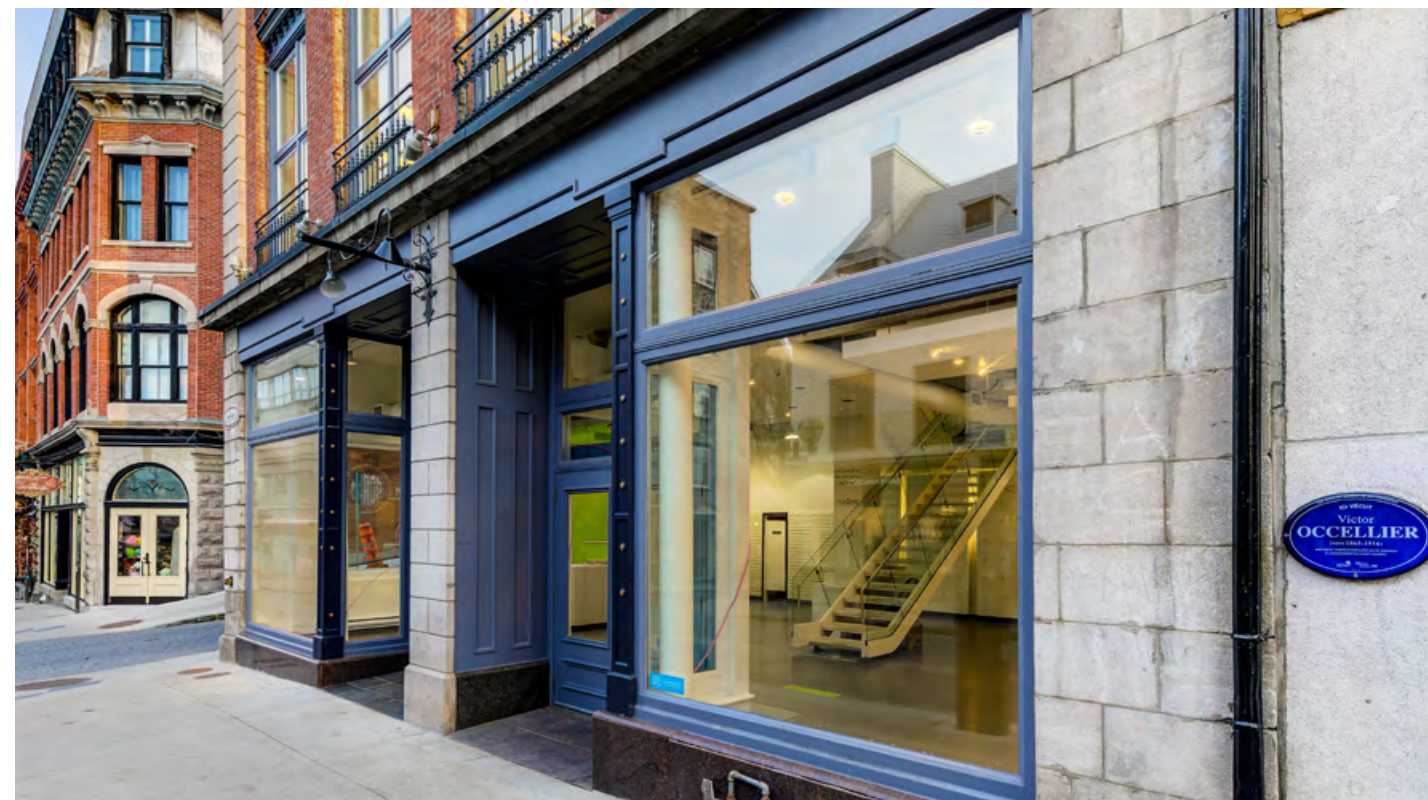


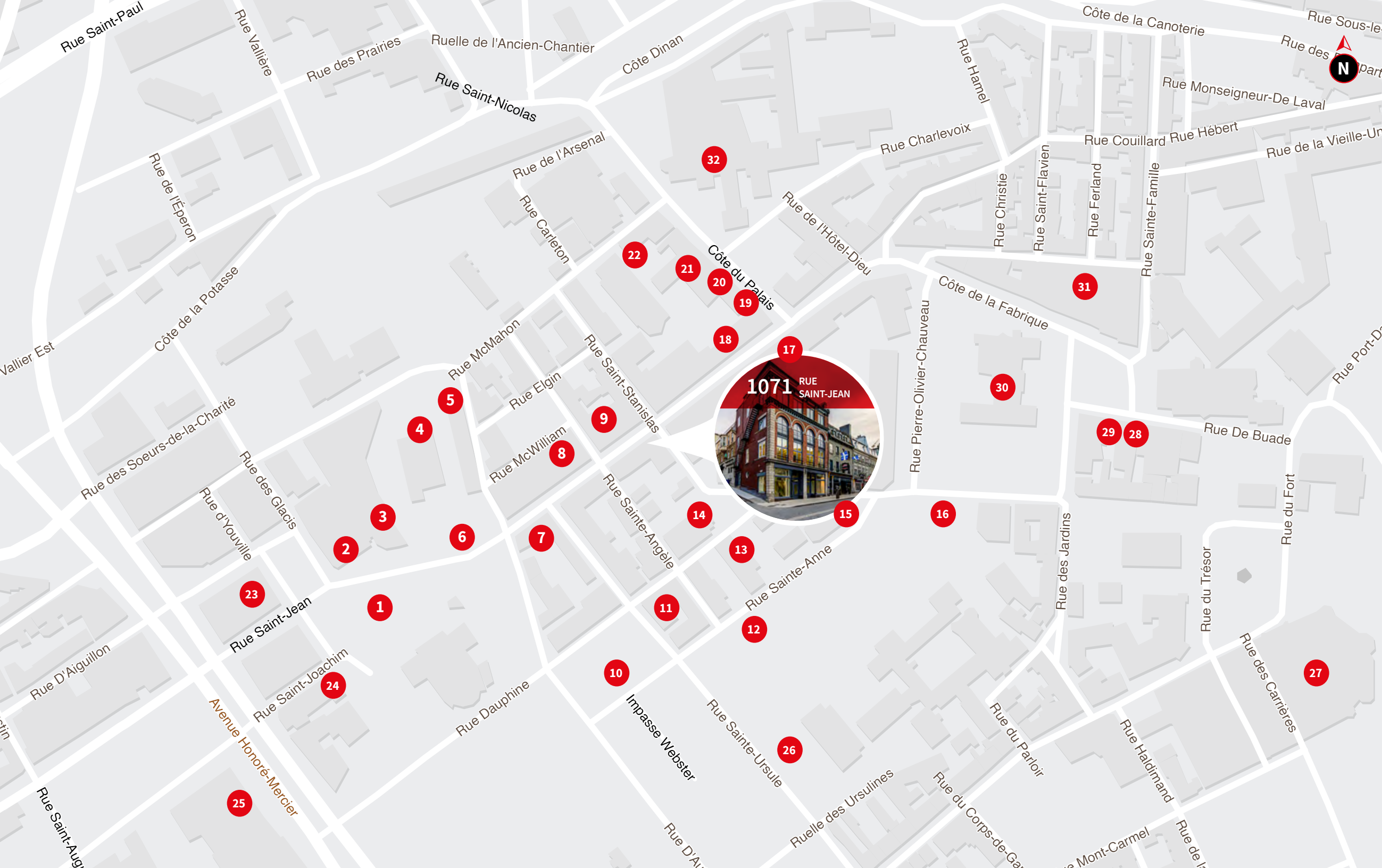


# Demographics

	1km	2km	3km
 Population	11,129	40,132	192,762
 Daytime Population	43,775	91,845	270,613
 Avg. Household Income	\$64,334	\$66,820	\$70,265
 Median Age	42.8	42	45.1

Source: Statistics Canada, 2020





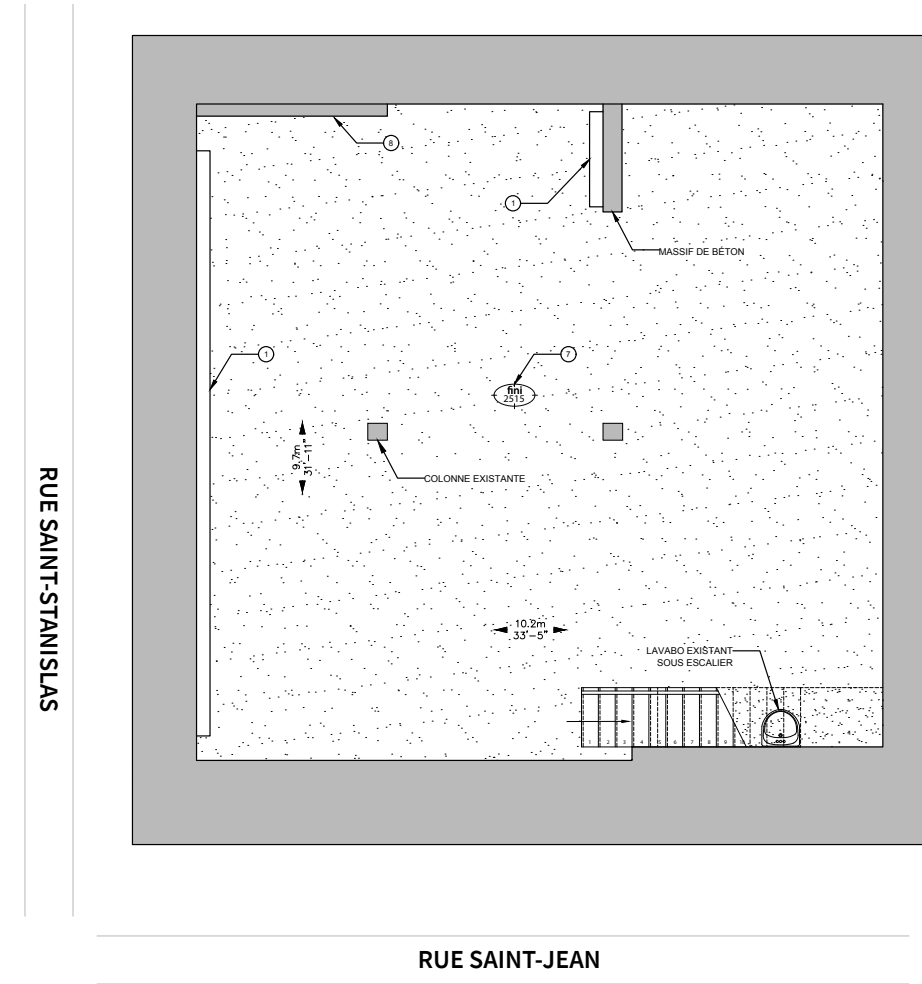
# Neighbouring Retailers & Developments

- |  |   |
|--|---|
| <b>1</b> Place D'Youville                      | <b>17</b> McDonald's                            |
| <b>2</b> Ex Machina                            | <b>18</b> Le Casse-Crêpe Breton                 |
| <b>3</b> Théâtre Capitole                      | <b>19</b> Chez Ashton                           |
| <b>4</b> Fortifications-de-Québec              | <b>20</b> Tim Hortons                           |
| <b>5</b> Parc-de-l'Artillerie                  | <b>21</b> Hôtel Manoir Victoria                 |
| <b>6</b> St. John Gate                         | <b>22</b> Centre de recherche sur le cancer     |
| <b>7</b> Chocolato - Saint-Jean                | <b>23</b> Hôtel Palace Royal                    |
| <b>8</b> PJC Jean Coutu Santé-Beauté           | <b>24</b> Hôtel Marriott Québec Centre-ville    |
| <b>9</b> Chlorophylle Vieux Québec             | <b>25</b> Hilton Québec                         |
| <b>10</b> Le Haute Ville                       | <b>26</b> Hôtel Acadia   Hôtels Nouvelle-France |
| <b>11</b> Auberge Internationale de Québec     | <b>27</b> Fairmont Le Château Frontenac         |
| <b>12</b> Hôtel Champlain Vieux Québec         | <b>28</b> La Boutique de Noël de Québec         |
| <b>13</b> Centre culturel Morrin Centre        | <b>29</b> Roots                                 |
| <b>14</b> Maison de la littérature             | <b>30</b> Hôtel de Ville de Québec              |
| <b>15</b> Église Presbytérienne Saint-Andrew's | <b>31</b> La Maison Simons                      |
| <b>16</b> Hôtel Marie-Rollet                   | <b>32</b> Hôtel-Dieu de Québec                  |

# Floor Plan

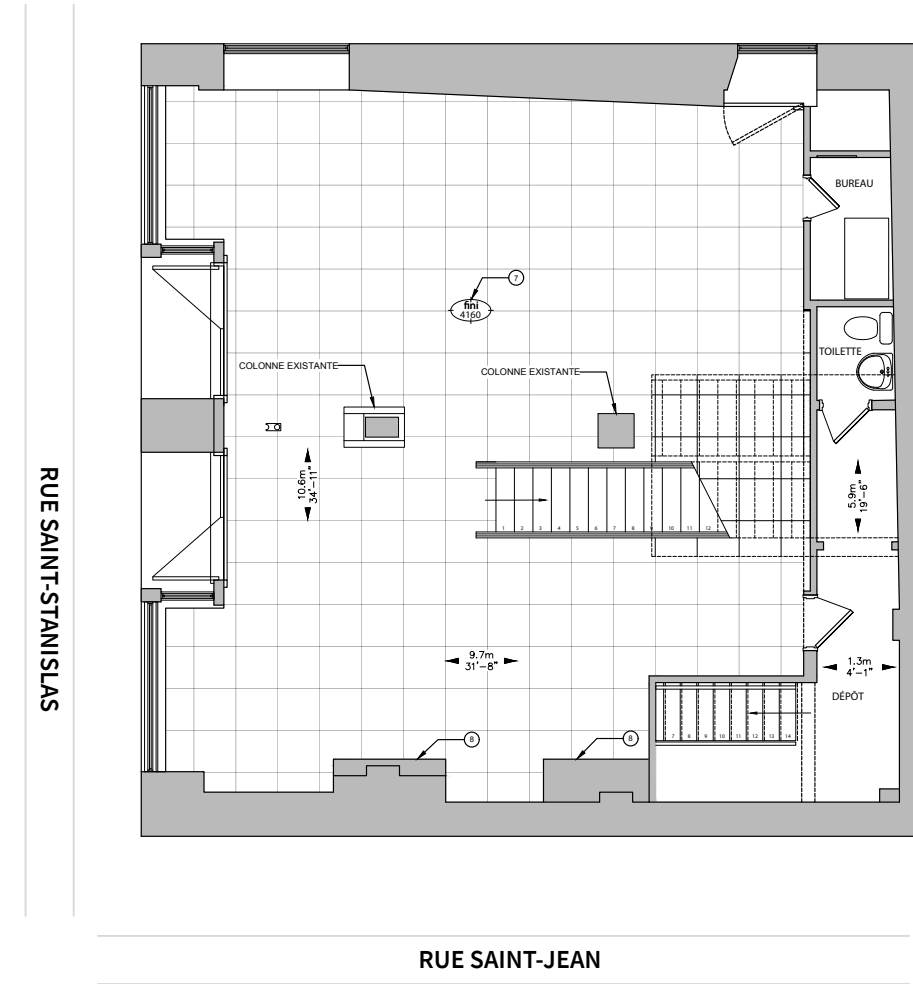
GROUND FLOOR

TOTAL | 1,444 SF



SECOND FLOOR

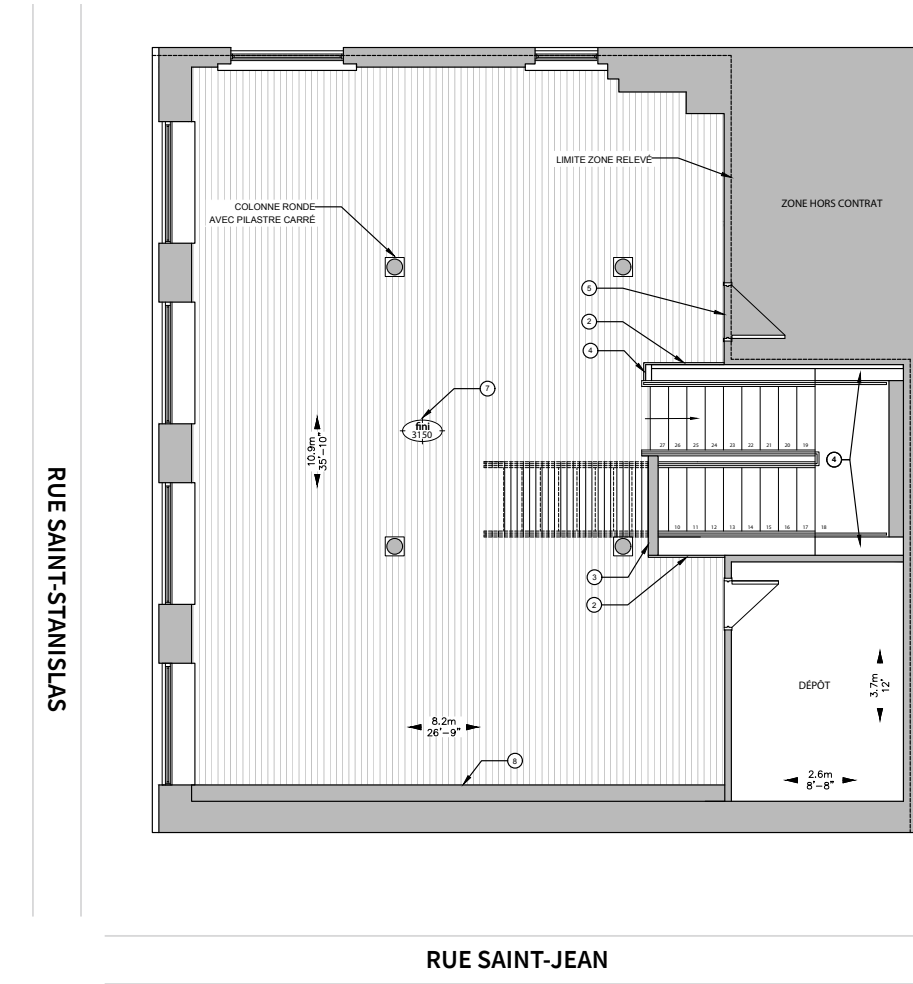
TOTAL | 1,348 SF



# Floor Plan

THIRD FLOOR

TOTAL | 1,444 SF



**FOR LEASE** | 1071 RUE SAINT-JEAN

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