

GREAT ASSETS TO BUILD ON



10 MILLION
VISITORS PER YEAR

1 MILLION ft²
CURRENT LEASING

458 225 ft²
NEW DEVELOPMENT

**A POWERFUL DESTINATION
EMPOWERING
PEOPLE & BRANDS**

LOCATED AT THE CENTRE OF THE MONTREAL METROPOLITAN REGION



8 MINUTES FROM
SUBWAY STATION

10 MINUTES FROM
FUTURE RAPID LIGHT
RAIL TRANSIT NETWORK

EASY ACCES AND VISIBILITY
FROM MAJOR HIGHWAYS

ADJACENT TO MONTREAL'S
4TH LARGEST
EMPLOYMENT HUB

20 MINUTES FROM
DOWNTOWN MONTREAL



marché
CENTRAL



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Elevating Value Shopping in Montreal



MARKET SUMMARY:

Take one prime location plus one million square feet of retail . . . add 60 key tenants to give you a one-stop shopping experience drawing over 10 million visitors per annum. Now, that's power!

Easily recognized as one of the top power centres in Canada, Marché Central meets the essential needs of smart shoppers with its strong retail mix of reputed big box and outlet brands. Located at the centre of Montreal and Laval not to mention, conveniently situated at the intersection of boulevard de l'Acadie and boulevard crémazie (autoroute métropolitaine) with easy access and high visibility from the highway, Marché Central is a natural choice for retailers aiming to succeed in the Montreal market.

Hot Off The Press: An additional 30 acres of land has been unlocked for future development. That's 30 acres in addition to the current holding of five retail phases and 16 unenclosed campus-style buildings. That means, even MORE value-based outlet brands, service retailers and big box retailers, not to mention — a food emporium, green space and a central gathering place — all coming the customer's way.



MARCHÉ CENTRAL

LOCATION:

9187 L'Acadie, Montréal, QC

MAJOR INTERSECTION:

Boulevard De L'Acadie & Boulevard Crémazie (Autoroute Métropolitaine)

TYPE:

Open Centre

TOTAL GLA:

963,040 square feet

MAJOR TENANTS:

Costco	140,043 square feet
Réno-Dépôt	133,775 square feet
The Brick	69,073 square feet
Cinémas Guzzo	55,130 square feet
Mountain Equipment Co-op	43,667 square feet
Bureau en Gros (Staples)	32,499 square feet
Marshalls/HomeSense	48,584 square feet
Best Buy	31,221 square feet
Winners	40,969 square feet
SAQ Dépôt	26,868 square feet

ANCILLARY:

230,622 square feet (40 stores and services)

DEMOGRAPHICS (2020 PROJECTIONS):

	1km	3km	5km
Total Population	10,090	190,002	524,635
Total Households	3,848	82,700	239,197
Household Average Income	\$63,524	\$80,582	\$76,457

OPERATING COSTS AND TAXES (ESTIMATES):

	Per Square Foot
Common Area Maintenance	\$4.79
Taxes	\$15.30
Total	\$20.09



MARCHÉ CENTRAL - MONTREAL'S PREMIER VALUE SHOPPING DESTINATION

Marché Central has been known for decades for its **strong mix of reputed big box retail and outlet brands**; where value shoppers know they will find the best deals.



Aerial view of the project

A UNIQUELY CURATED PEDESTRIAN SHOPPING ENVIRONMENT

A key feature of the project is a network of landscaped walkways accessing a **vibrant retail cluster of 155 000 ft²** directly connected to a new **800-stall underground parkade**.

Additional big-box retail opportunities totalling a minimum of **280 000 ft²** are also connected to the walkways and to ample additional outdoor parking.



The revitalization of Marché Central will reconnect its **market legacy** where **foodies, families and outdoor enthusiasts** are empowered by a **human-centric and immersive environment** through a visionary development.

Located in the centre of Montreal with **easy access and high visibility** from Trans-Canada Highway (A40), Marché Central is the **prime location** for retailers aiming to be part of Montreal's next wave of food culture experience and value shopping.



View of the pedestrian main street

"BE PART OF THE DREAM:
A HIGH-VALUE RETAIL EXPERIENCE
EMPOWERED BY A UNIQUELY
IMMERSIVE PEDESTRIAN REALM"



View of the Market Square

"A DAY AT THE MARCHÉ"

"A day at the Marché" will be a unique shopping and lifestyle experience catering to a wide array of needs and desires.

A stand-out engaging Market Square and authentic Food hall, strategically positioned next to Cinema Guzzo's highest grossing movie-theatre, celebrate Marché's new identity.

Marché Central targets holistic well-being and total convenience with a perfectly human-scaled environment, sheltered parking, covered walkways and encompassing greenery. Our new lively streetscapes featuring an extensive and varied food offering, embody the Market's true essence while supporting a wide range of social and cultural animation.

THE NEW PHASE 6 DEVELOPMENT: OUR VISION



MONTREAL'S TOP VALUE SHOPPING DESTINATION

A unique retail mix that combines big box - discount - bulk shopping in a market feel and format.



EXTREME CONVENIENCE

Facilitate mobility and a healthy lifestyle throughout a completely walkable site and improve the shop-to-car experience with sheltered green walkways.



WELLNESS & ACTIVE LIFESTYLE DESTINATION

Combine marquee sports apparel tenants and fitness facilities with outdoor amenities such as a cross country ski track, climbing wall, skating rink, jogging and active mobility.



URBAN FAMILY FRIENDLY

Marché is the new reference for family shopping with a kid friendly environment, commitment to convenience and family oriented services and activities.



ALL THINGS FOOD

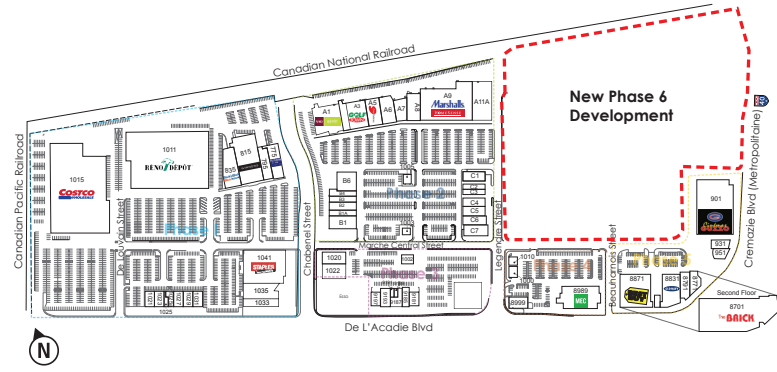
Celebrate the market legacy with a food hall, our farmers' market and multiple casual dining opportunities for foodie day-trippers.



PROGRESSIVE & SUSTAINABLE

We are committed to environmental responsibility with extensive greening, urban agriculture, waste reduction, water management and green roofs.

SCALABLE RETAIL OPPORTUNITIES FOR FORWARD-THINKING RETAILERS



- Existing building
- Paved Area
- Green Surface Area
- Proposed Retail Opportunities
 - Big Box: 280 000 ft² GLA
 - Pedestrian Realm: 155 000 ft² GLA

