

Colliers

High-Visibility Ground-Floor Retail in the Heart of the Plateau

615-619 Duluth Avenue East, Montreal

FOR LEASE



High Visibility

615-619 Duluth Avenue East offers a prime ground-floor commercial leasing opportunity in the heart of the Plateau-Mont-Royal.

Situated on a lively neighbourhood corridor, the space benefits from strong visibility, steady pedestrian traffic, and close proximity to dense residential areas and transit.

Well suited for boutique retail or professional and service-oriented users seeking a high-profile Montréal location.



± 1,800 up to 2,700 SF



Available
May 1st, 2026



Located near popular
cafés, restaurants, and
local retailers

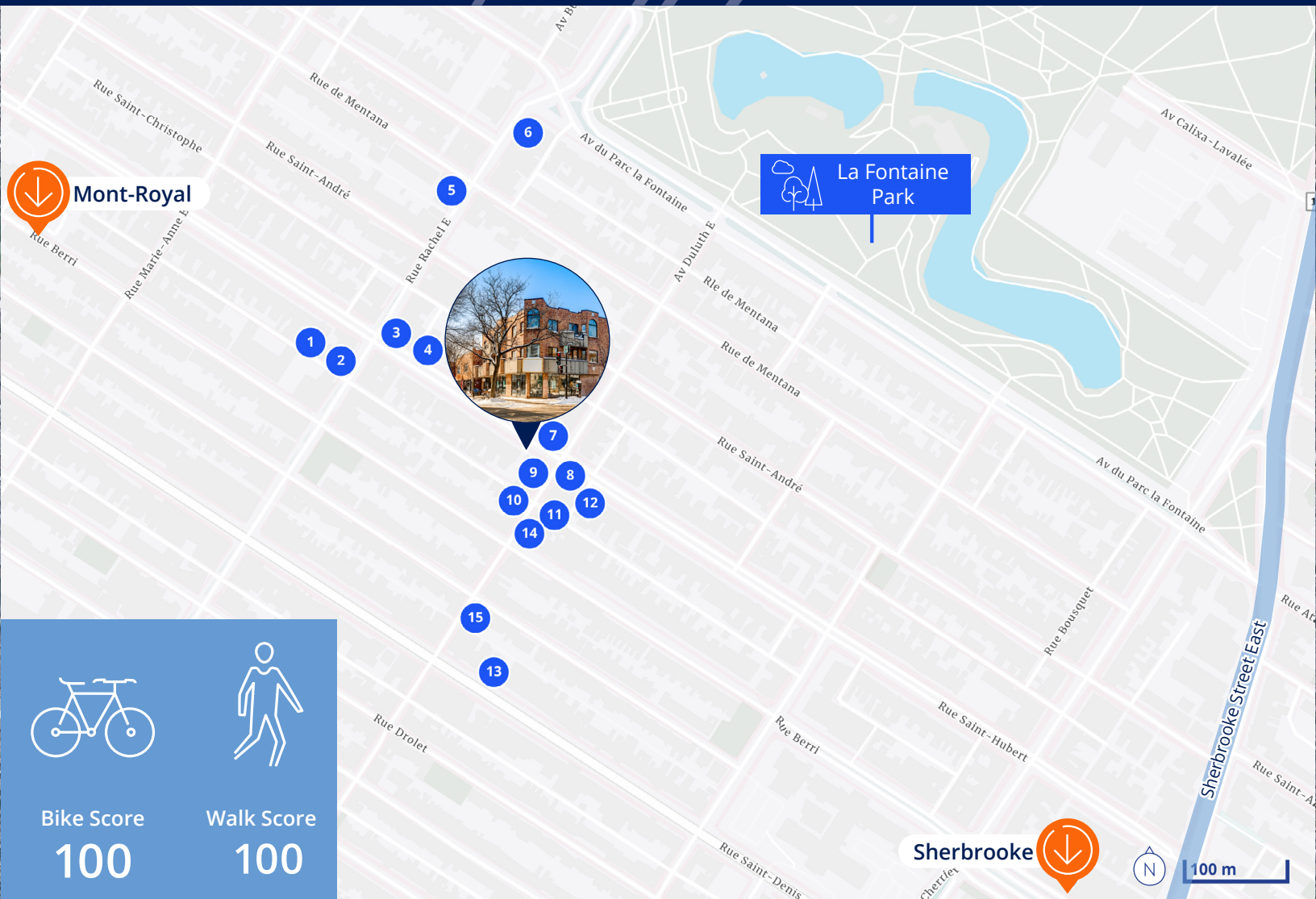


High pedestrian
traffic



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INFORMATION

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In the heart of a commercial corridor

1	Pâtisserie Ol' Sweet	6	La Banquise	11	Au Pied de Cochon
2	RONA Quincaillerie	7	Le RAVITO Café buvette	12	Les Chocolats de Chloé
3	Aux Verres Stérilisés Inc	8	Les Oiseaux	13	La Beignerie
4	Roch le Coq (Plateau)	9	Café Reine Garçon	14	Khyber Pass Restaurant
5	Familiprix	10	Le Jardin de Panos	15	Saint Sushi Plateau

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PROPERTY DETAILS		DEMOGRAPHIC DATA	
Area	± 1,800 up to 2,700 SF	Radius	1 km
Availability	May 1st, 2026	Population (2025)	43,246
Asking Rent	Contact Broker	Median age (2024)	33.8
Additional Rent (Estimated 2025)	± \$6.00/SF/Year	Average household income (2025)	\$99,691
Utilities	Seperately metered	Number of households (2025)	22,374
		Average household size (2025)	1.9

Source: Colliers Hydra, 2025.



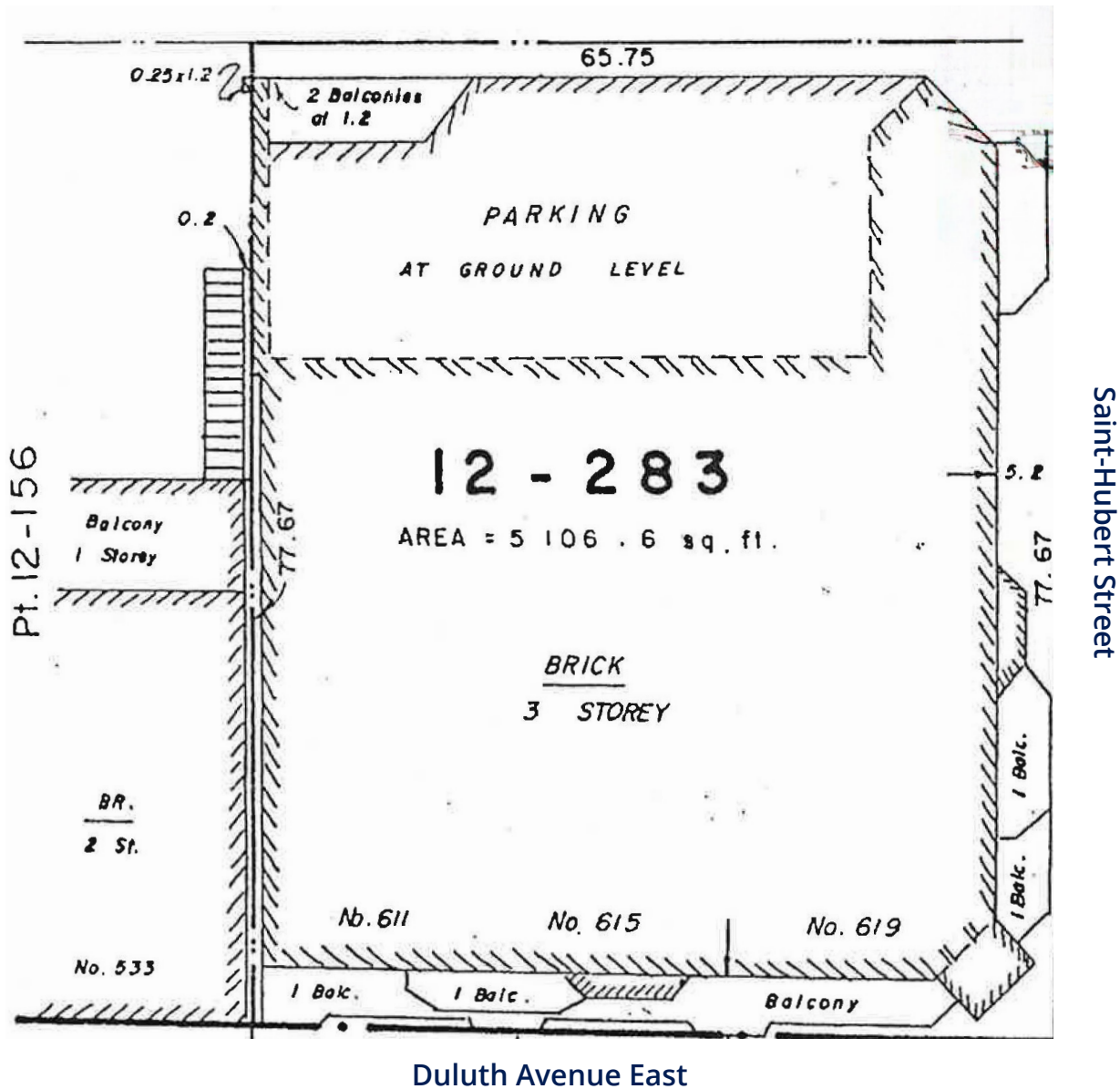
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