



RETAIL LEASING PRESENTATION

966-972 Ste-Catherine West

Downtown Montreal, Quebec

CONFIDENTIAL | PREPARED FOR LEGO

Flagship retail opportunity in the heart of Montreal's principal shopping corridor.



THE OPPORTUNITY

A flagship downtown address

Two adjoining properties offering flexibility, scale and exceptional visibility on Ste-Catherine Street West.



TOTAL LEASABLE AREA

13,877 SF

COMBINED FRONTAGE

54'+

CONFIGURATION

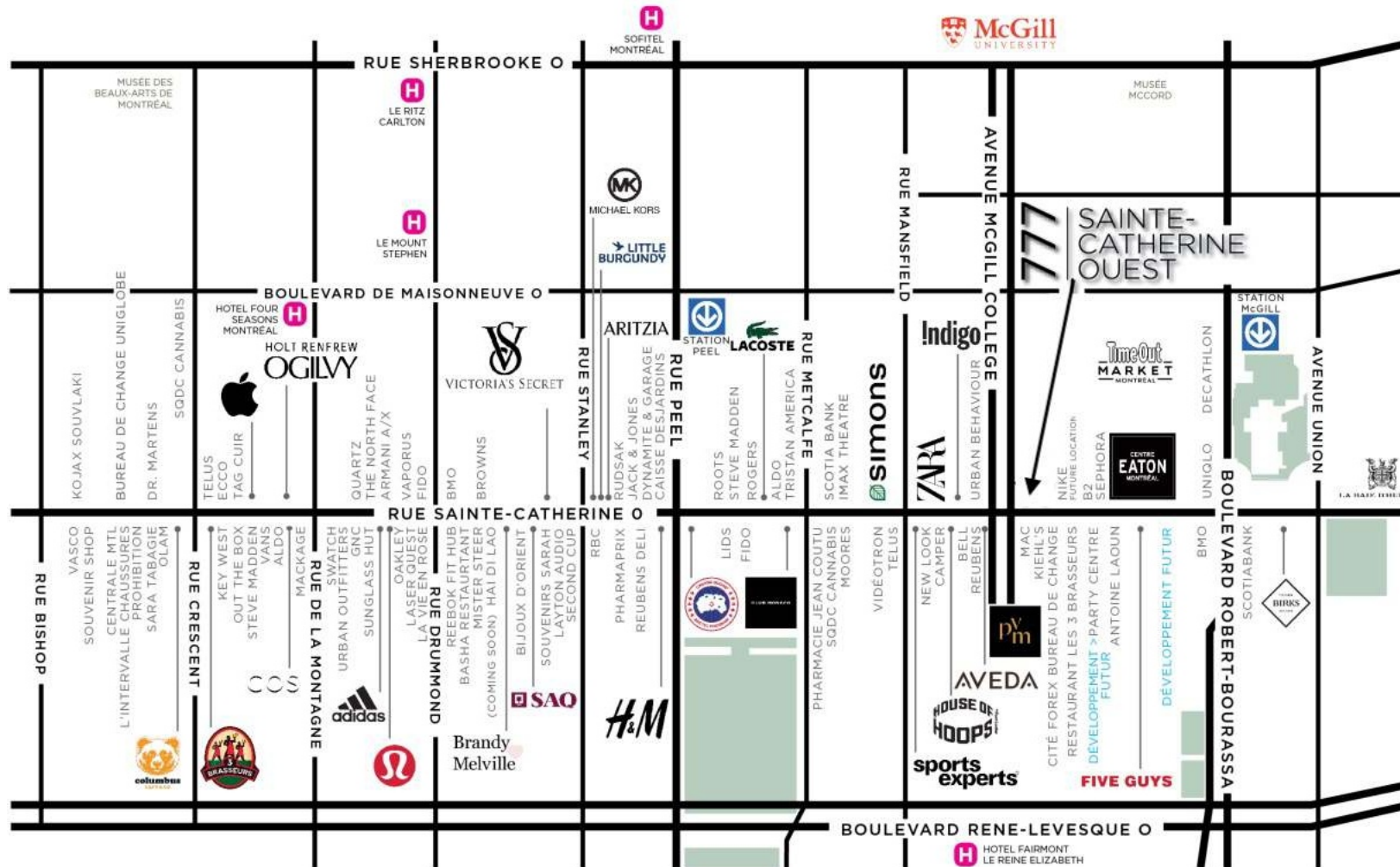
Single or multi-tenant

Immediate proximity to Peel and McGill metro stations, Central Station, major hotels, offices and destination retail.

LOCATION

Golden Square Mile

A high-profile position along Montreal's most established downtown retail corridor.



PEEL METRO

4-minute walk

MCGILL METRO

5-minute walk

CENTRAL STATION

5-minute walk

TRADE AREA

Downtown density, all day

1.5 km demographic profile | Statistics Canada 2021 Census

POPULATION

78,344

HOUSEHOLDS

46,713

AVERAGE AGE

32

DAYTIME POPULATION

442,835

AVG. HOUSEHOLD INCOME

\$87,226

AVG. ANNUAL HOUSEHOLD SPEND

\$73,722

AVG. ANNUAL SPENDING

\$51,674

FOOD | AVG. ANNUAL SPEND

\$8,342



Source: Statistics Canada demographic data based on the 2021 Census, as reproduced in the source property materials.

Leasing specifications

Flexible configurations across 966-968 and 970-972 Ste-Catherine West.

SPACE	966-968	970-972	COMBINED
Ground floor	2,795 SF	2,716 SF	5,511 SF
Second floor	2,745 SF	2,826 SF	5,571 SF
Basement	2,795 SF	-	2,795 SF
Total	8,335 SF	5,542 SF	13,877 SF

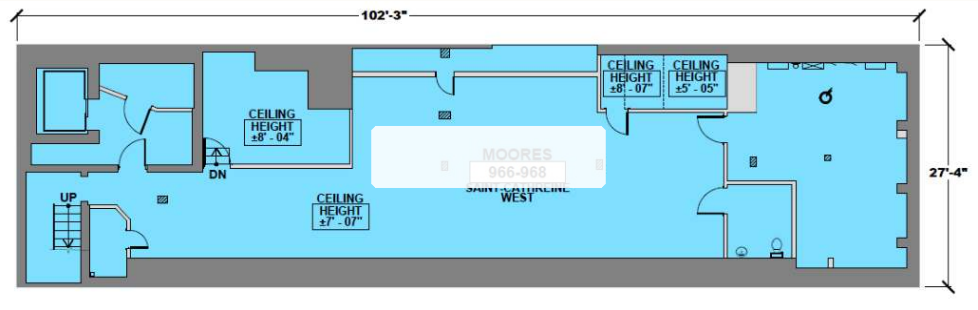
FRONTAGE	966-968: 27'4" 970-972: 27'1"
NET RENT	966-968 Ground: \$125/SF 2nd Floor: \$50/SF 970-972: \$125/SF
ADDITIONAL RENT	\$48.75/SF 2026 estimate Ground floor only
TARGETED USE	Fashion / flagship retail

Three-level retail

Ground floor, second floor and basement.

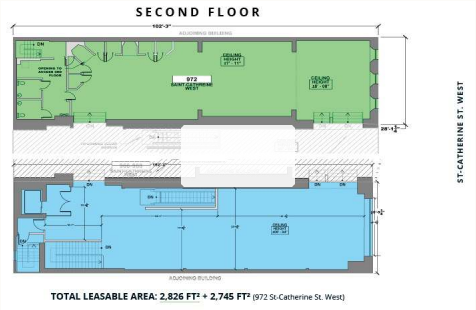
GROUND FLOOR

± 2,795 SF



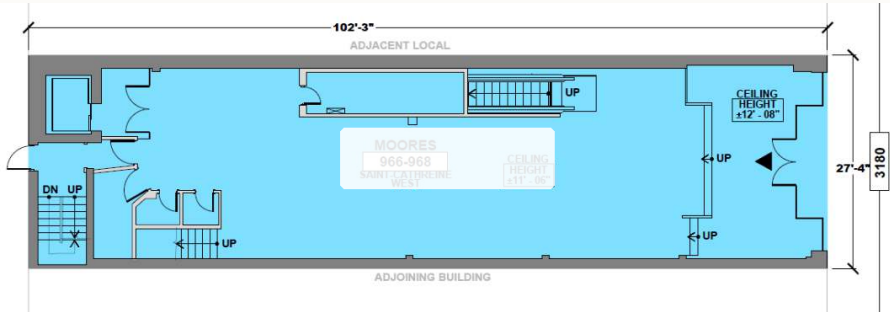
SECOND FLOOR

± 2,745 SF



BASEMENT

± 2,795 SF

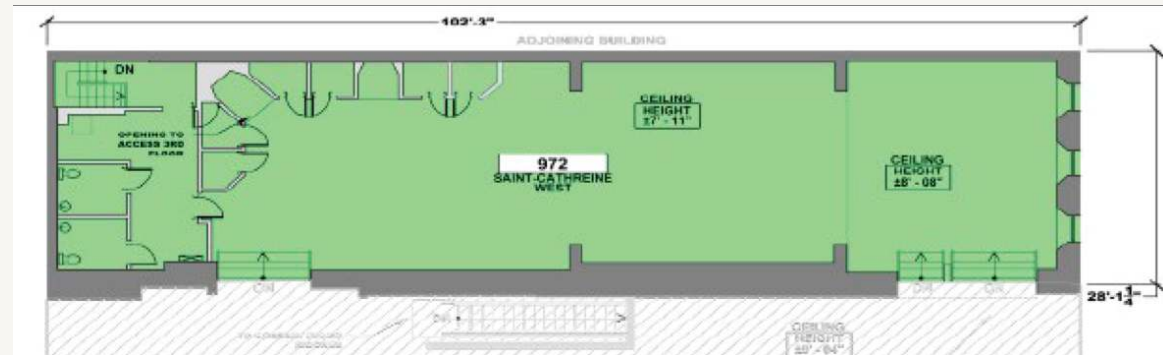


Two-level retail

Ground floor and second floor with direct Ste-Catherine frontage.

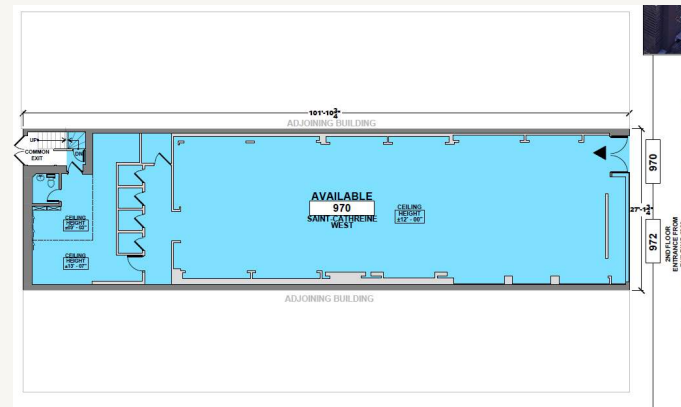
GROUND FLOOR

± 2,716 SF



SECOND FLOOR

± 2,826 SF



TOTAL LEASABLE AREA ± 5,542 SF



A landmark retail opportunity on Ste-Catherine Street West.

LEASING CONTACT

Vanessa Dagostino

Head of Commercial Leasing

514.241.0067

vanessa@slgmontreal.com

slgmontreal.com

3500 Boulevard De Maisonneuve West, Suite 1650
Westmount, Quebec H3Z 3C1

Information contained herein is believed reliable but has not been independently verified and is subject to change.