

11192

SAINT
CATHERINE
STREET
WEST

PRIME DOWNTOWN MONTREAL RETAIL
AVAILABLE FOR LEASE





1192 SAINT CATHERINE STREET WEST

THE SPACE:

GROUND FLOOR:	3,200 SF
SECOND FLOOR:	1,800 SF
THIRD FLOOR:	1,800 SF
TOTAL:	6,800 SF

NET RENT:

CONTACT LISTING AGENTS

T.M.I.:

\$44.00 PSF (2021 ESTIMATE)

AVAILABLE:

IMMEDIATE

FRONTAGE:

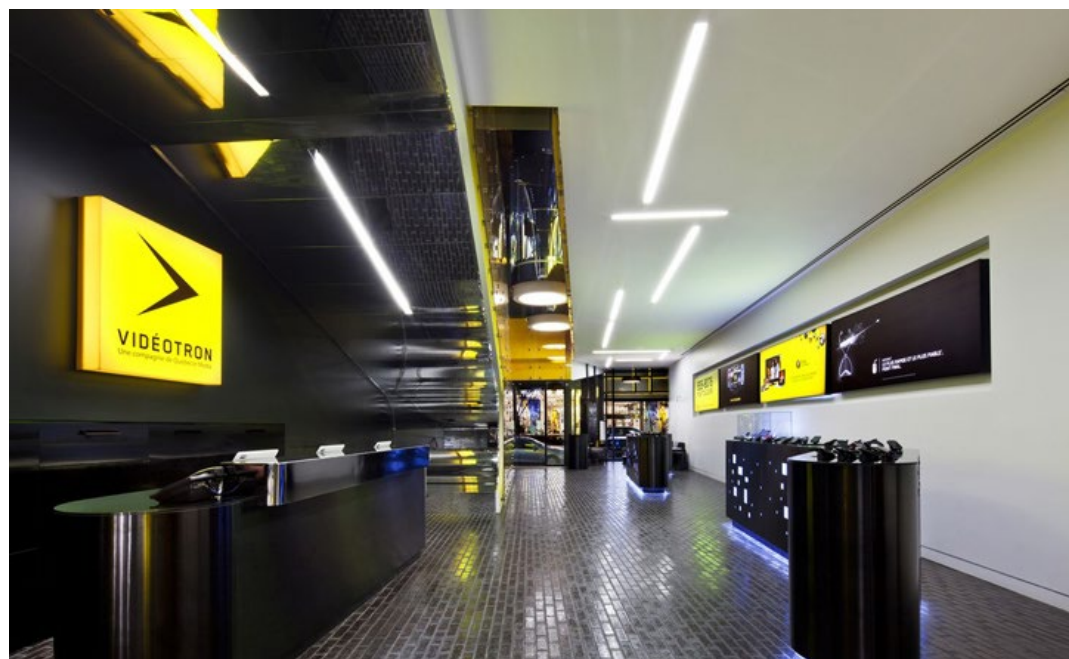
24.1 FT ON SAINT-CATHERINE STREET W

USE:

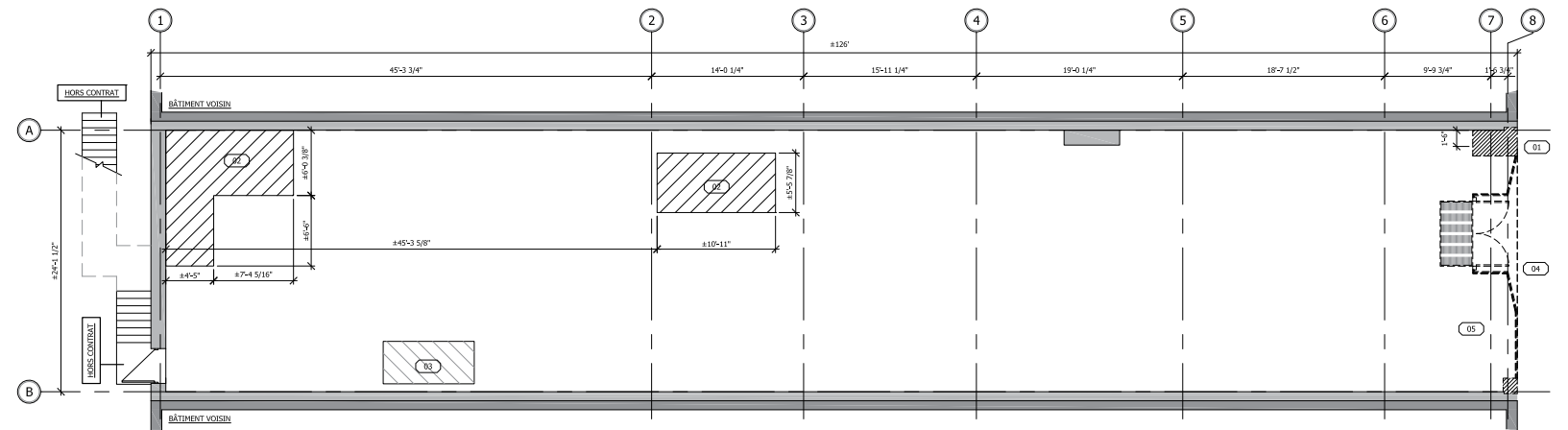
FLAGSHIP RETAIL

COMMENTS:

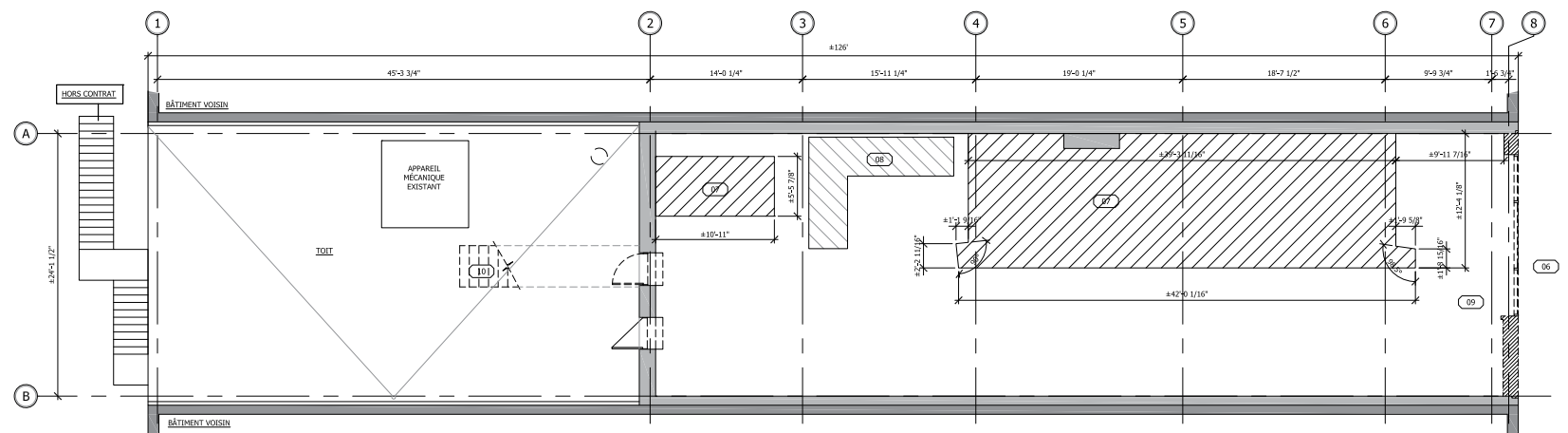
- CENTRALLY LOCATED IN DOWNTOWN MONTREAL; IN THE CENTER OF THE BUSINESS DISTRICT
- THE AREA IS A MAJOR DESTINATION FOR LOCALS AND TOURISTS ALIKE
- THE BUILDING WAS RENOVATED IN 2010 WITH DESIGNS BY SID LEE ARCHITECTURE
- DYNAMIC LIGHTING ADDED TO THE IMPRESSIVE TOWERING TEXTURED GLASS FAÇADE, CATCHING THE ATTENTION OF BOTH PEDESTRIANS AND DRIVERS ALONG SAINT-CATHERINE STREET
- 10 MINUTE WALK TO MCGILL UNIVERSITY
- 2 MINUTE WALK FROM PEEL METRO STATION



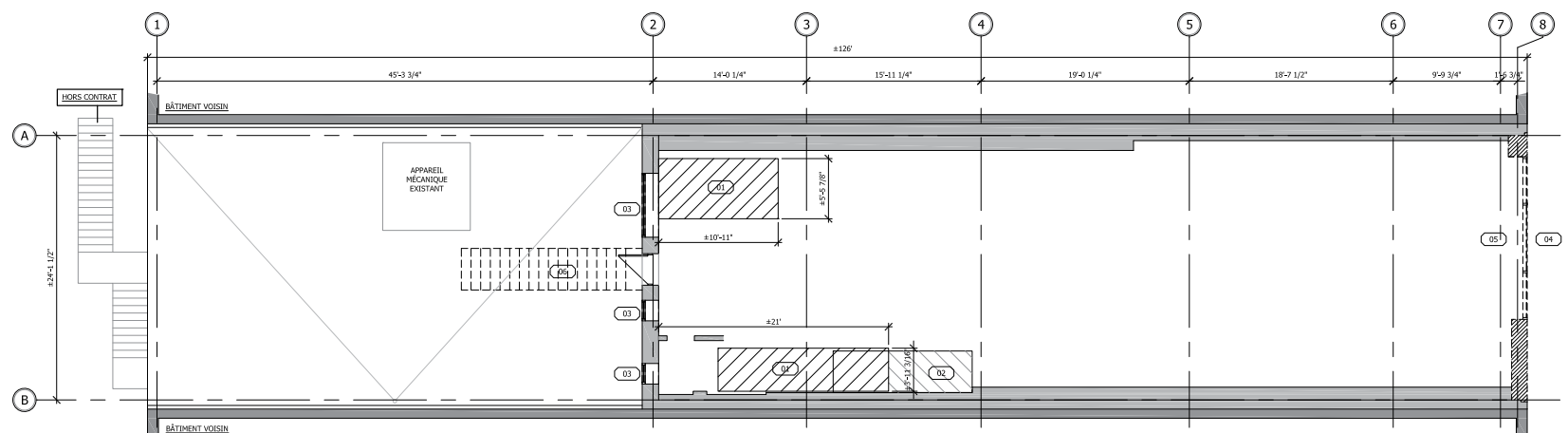
FLOOR PLANS



GROUND FLOOR | 3,200 SF



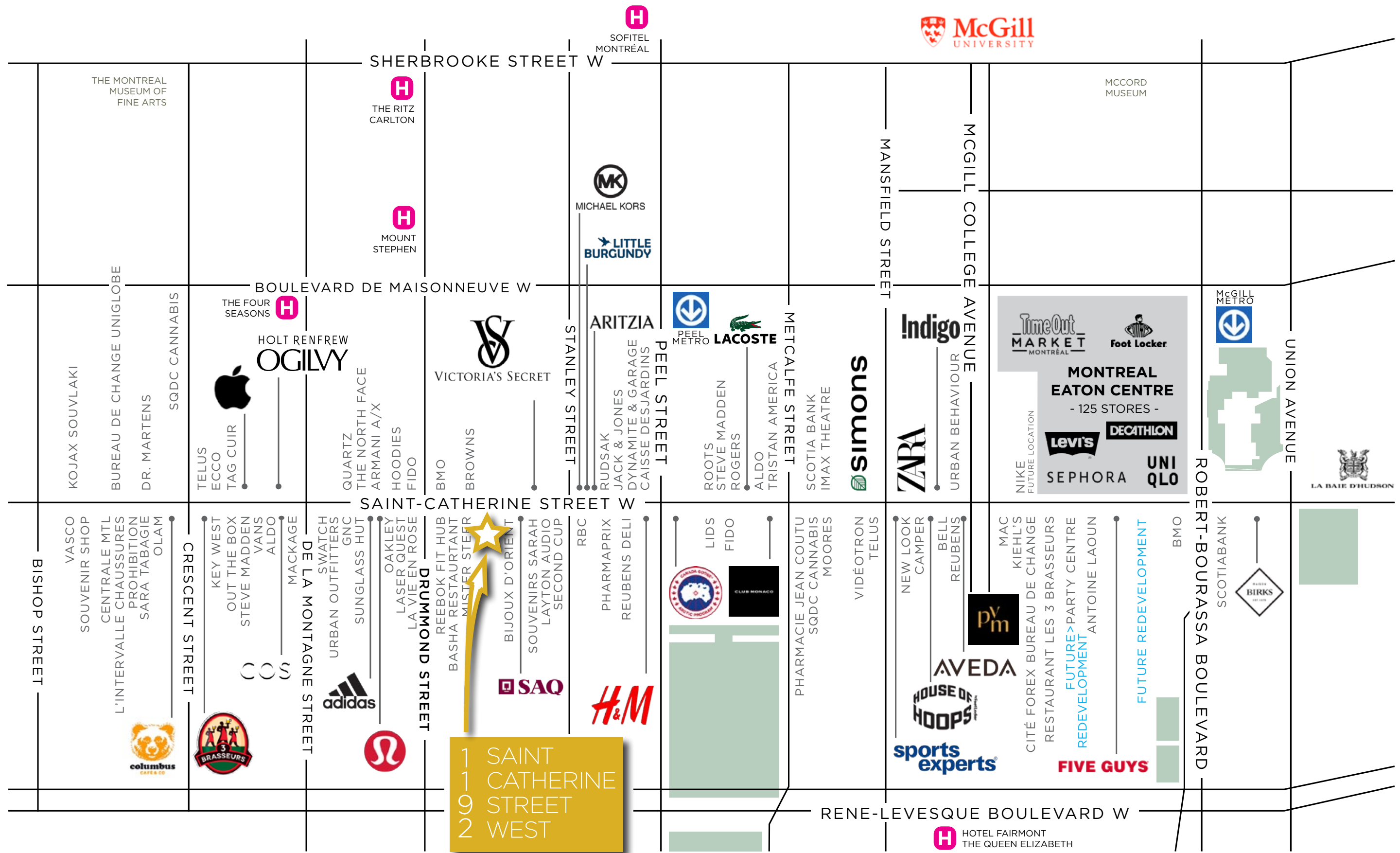
SECOND FLOOR | 1,800 SF



THIRD FLOOR | 1,800 SF

1 SAINT
1 CATHERINE
9 STREET
2 WEST





1 SAINT
1 CATHERINE
9 STREET
2 WEST

SAINT CATHERINE STREET WEST SURROUNDING RETAIL



DEMOGRAPHICS



108,133

TOTAL POPULATION



19,976,317

TRANSIT RIDERSHIP COUNT
(McGILL* + PEEL METRO STATION)

*McGILL METRO IS THE 2ND BUSIEST
OUT OF THE 68 STATIONS



448,800

DAYTIME POPULATION



17,747

DAILY TRAFFIC COUNT



\$94,220

AVG. HOUSEHOLD INCOME



36,682

DAILY PEDESTRIAN COUNT



\$3,648

AVG. SPEND ON CLOTHING



40,036

McGILL UNIVERSITY
ENROLLMENT



33

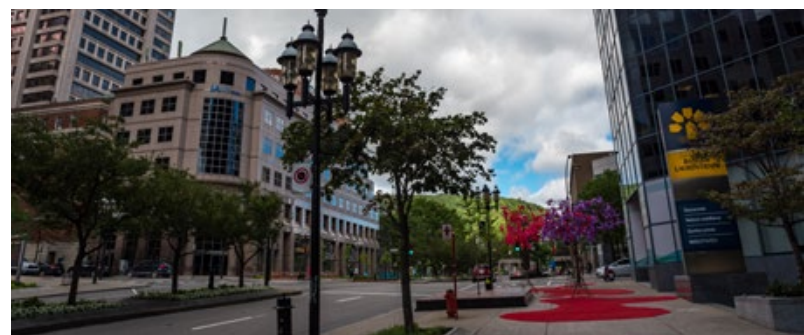
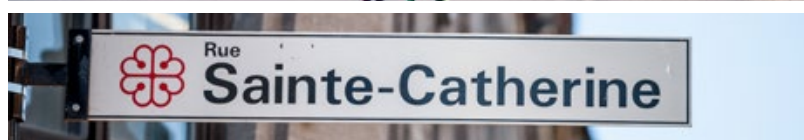
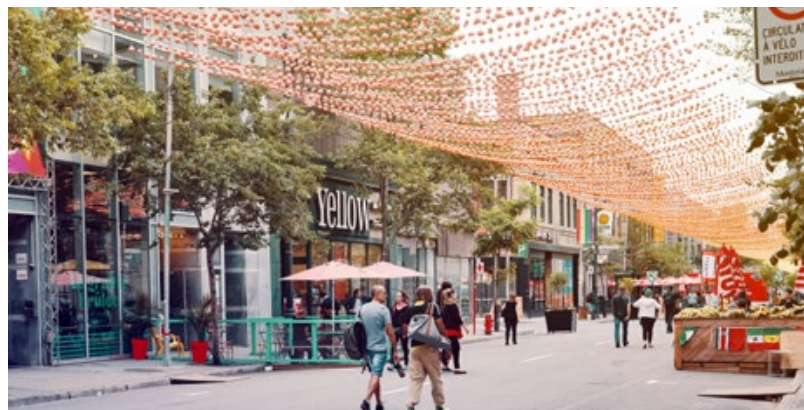
MEDIAN AGE



9,000+

NEW CONDO UNITS

DEMOGRAPHICS 2 KM RADIUS FROM 1192 SAINT-CATHERINE ST. W.
SOURCE: ESRI DEMOGRAPHICS 2020



MONTREAL, QUEBEC



IN 2019, MONTREAL WELCOMED **29 MILLION** TOTAL VISITORS



IN 2019, TOURIST SPENDING TOTALED **\$4.86 BILLION**, MARKING A 5.2 % INCREASE OVER 2018



MONTREAL-TRUDEAU AIRPORT WELCOMED **20.3 MILLION PASSENGERS** (INBOUND AND OUTBOUND) IN 2019, MARKING A 4.5 % INCREASE OVER 2018



24 SHIPS FROM **17 DIFFERENT CRUISE LINES** MADE A TOTAL OF 76 STOPS IN MONTREAL BRINGING 111,604 PASSENGERS AND CREW MEMBERS WITH THEM



MONTREAL RANKS **11TH** IN THE WORLD FOR FOOD DIVERSITY WITH **58 DIFFERENT TYPES OF CUISINE**



CANADA'S **UNIVERSITY CAPITAL** WITH **11 INSTITUTIONS** AND **60 COLLEGES**, WITH OVER **200,000 UNIVERSITY STUDENTS**, INCLUDING 35,500 INTERNATIONAL STUDENTS



\$175 MILLION DEDICATED TO REVITALIZATION PROJECT OF SAINT-CATHERINE STREET W; THE CITY'S BUSIEST THOROUGHFARE, POPULAR AMONG TOURISTS AND RESIDENTS ALIKE [HTTPS://VILLE.MONTREAL.QC.CA/](https://ville.montreal.qc.ca/)

1 SAINT
1 CATHERINE
9 STREET
2 WEST

CONTACT US FOR MORE INFORMATION

JORDAN KARP*

Executive Vice President
+1 416 922 2223
jkarp@savills.ca

MANON PARIISIEN**

Senior Vice President & COO
+1 514 627 0321
mparisien@auroraconsultants.com

RYAN MOREIN*

Vice President
+1 416 922 2224
rmorein@savills.ca




savills

Savills Inc., Brokerage

Global Retail Services
Canadian Head Office

1200 Bay Street, Suite 1105
Toronto, Ontario M5R 2A5
Telephone: +1 647 689 4600



aurora

Aurora Realty Consultants Inc., Real Estate Agency

Montréal Headquarters

1635 Sherbrooke St. West, Suite 300
Montréal, Québec H3H 1E2
Telephone: +1 514 737 6727

* Global Advisor **Real Estate Broker

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