

Galleries Rive Nord

Strategically located in Repentigny, Galleries Rive Nord is without question the commercial destination of choice for thousands of consumers in the Lanaudière region. A commercial leader in Montreal's Eastern suburbs, the centre constantly adapts its commercial and service offer to better suit its customers' needs and expectations, for them to find a little bit of everything under one roof.



Highlights

Strategically located at the junction of two major highways — highways 40 and 640.

Galleries Rive Nord benefits from the best performance in terms of sales per square foot in the Lanaudière region.

Adjacent to the Centre d'art Diane-Dufresne and Théâtre Alphonse-Desjardins.

Located at the heart of Repentigny's digital quadrant, which includes CIETECH, one of the pillars of the L'Assomption RCM Economic Recovery Strategy project.

The commercial zone benefits from major economic development projects such as District Union — a forward-thinking residential concept where residents can rent customized spaces that suit their lifestyles. This project includes 364 units and is valued at over \$900M.

569,394 sq. ft.
gross leasable area

\$534
sales per square foot

\$99,2 M
gross annual sales volume

130
stores and services

6 million
visitors per year

81,000
vehicles per day on
highway 40




35,000
vehicles per day on
Brien Boulevard

2,944
parking spaces

Demographic Profile

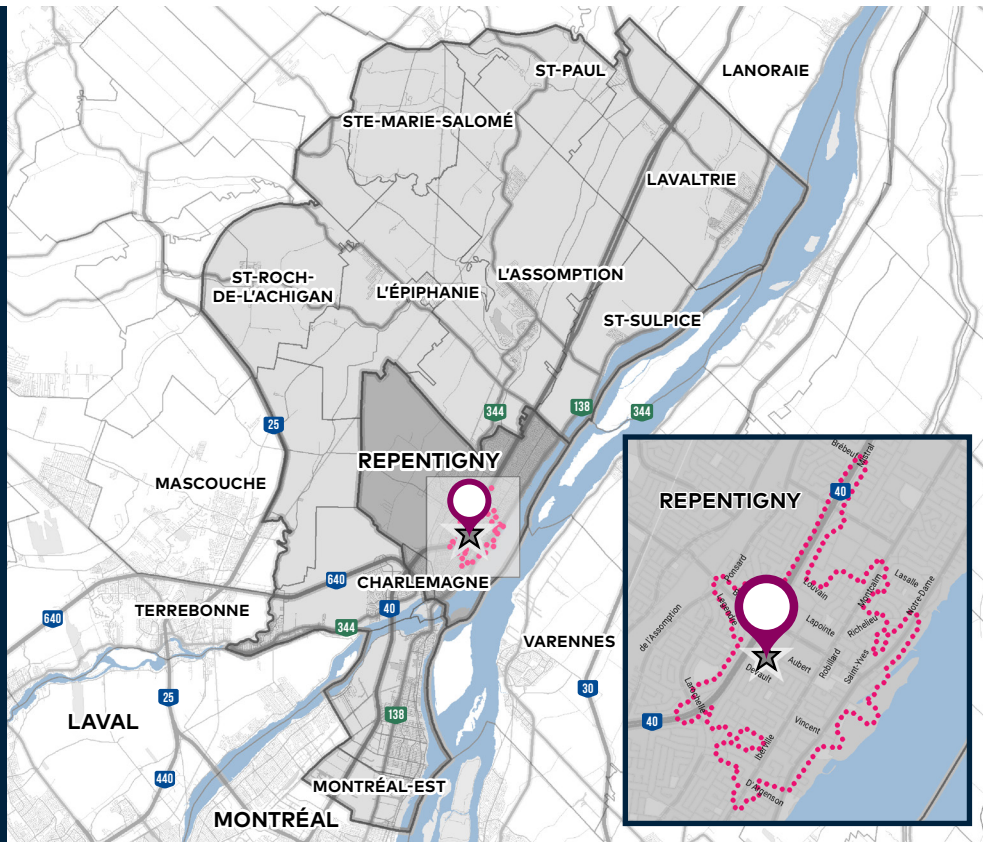
| | TRADE AREAS | | |
|--|--------------------|----------------------|----------|
| | Primary Trade Area | Secondary Trade Area | Total |
| Population | 91,800 | 133,000 | 224,800 |
| Projected population — 2026 | 93,800 | 139,000 | 232,800 |
| Average household income | \$88,584 | \$79,074 | \$82,991 |
| Percentage of population with an average income > of \$100K+ | 33% | 28% | 30% |
| Average age | 42 | 40 | 41 |
| MARKET POTENTIAL | | | |
| Durable and semi-durable goods | \$488M | \$680M | \$1,169M |
| Durable and semi-durable goods – projected 2026 | \$499M | \$711M | \$1,210M |
| Everyday Consumer Goods and Services | \$443M | \$633M | \$1,075M |
| Everyday Consumer Goods and Services – projected 2026 | \$453M | \$661M | \$1,114M |
| Restaurants | \$138M | \$190M | \$329M |
| Restaurants – projected 2026 | \$143M | \$201M | \$344M |

Location

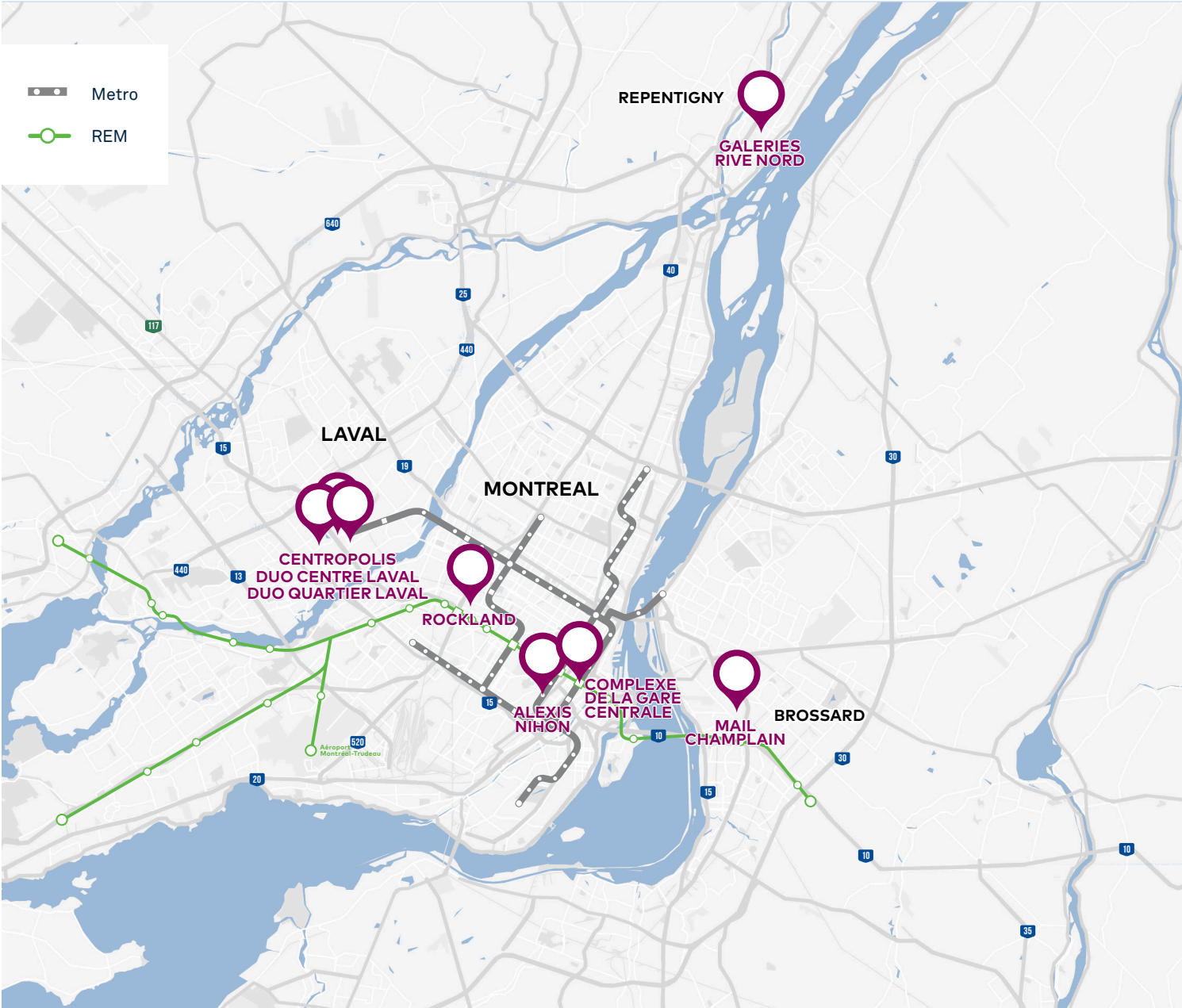
-  Galeries Rive Nord
-  Primary Trade Area
-  Secondary Trade Area

 Proximity zone (5 min by car)

Daytime workers in the proximity zone **10,980**



Cominar Retail Assets – Greater Montreal Area



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