

# DUO Quartier Laval

DUO | Quartier Laval, located in Laval's Montmorency borough, is renowned for its strong focus on public transit (TOD) in a bustling environment. The shopping centre evolves in a neighbourhood where mobility and a strong sense of community are significant to its residents. This centre offers a wide selection of diversified stores and services that meet the rapidly changing needs of its clientele. Easily accessible by car or by public transit, this centre is adjacent to DUO | Centre Laval.



## Highlights

Strategically located in the heart of a densely populated neighbourhood.

DUO | Quartier Laval is facing the Place Bell, a multipurpose cultural complex and sports venue which includes a 10,000-seat auditorium that can be converted into a performance hall.

Several academic institutions are nearby, including University of Montreal, Montmorency College and Letendre College.

Some of the development projects near DUO | Quartier Laval: **Espace Montmorency**, a multi-functional project that includes offices, coffee shops, restaurants, a hotel, and rental apartments; as well as **Urbania**, a high-end residential project that combines condominiums and green spaces.

**265,000 sq. ft.**  
gross leasable area

**32**  
stores and services

**5-minute**  
walk from the Montmorency  
metro station

**392,591**  
passengers per month at the  
Montmorency metro station

**11**  
bus routes nearby

**136,000**  
vehicles per day on highway 15

**1,356**  
parking spaces

nordia

GOLF TOWN



Indigo







WINNERS

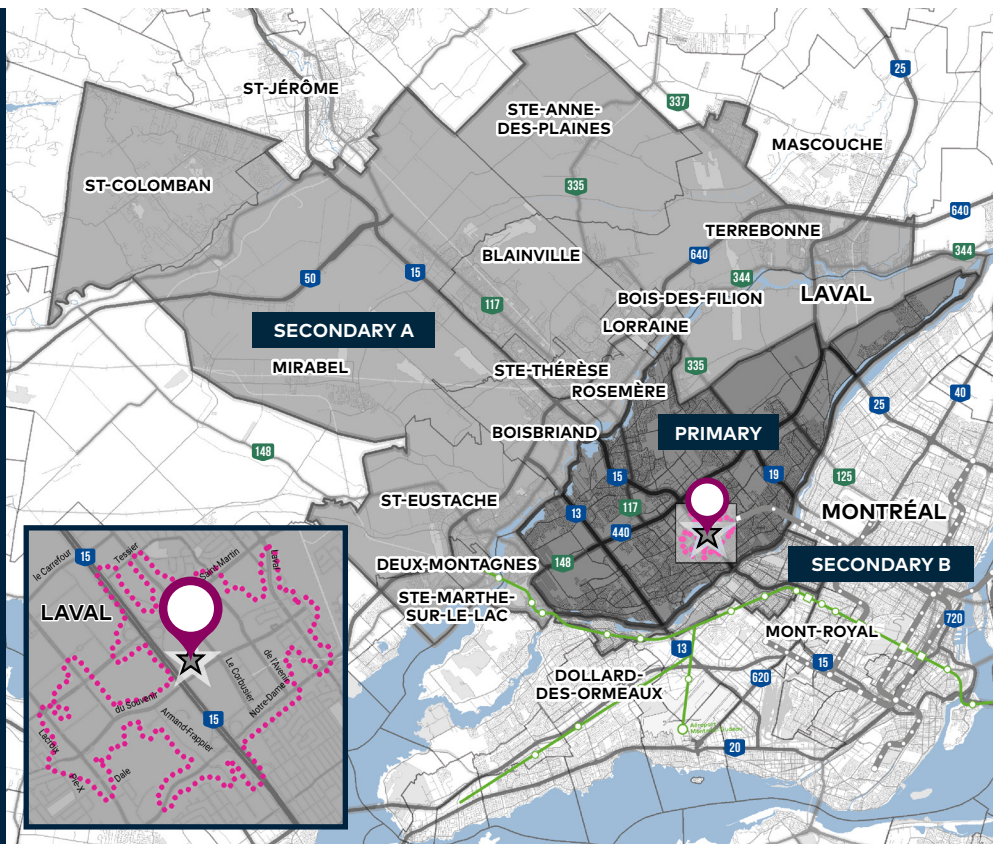


# Demographic Profile

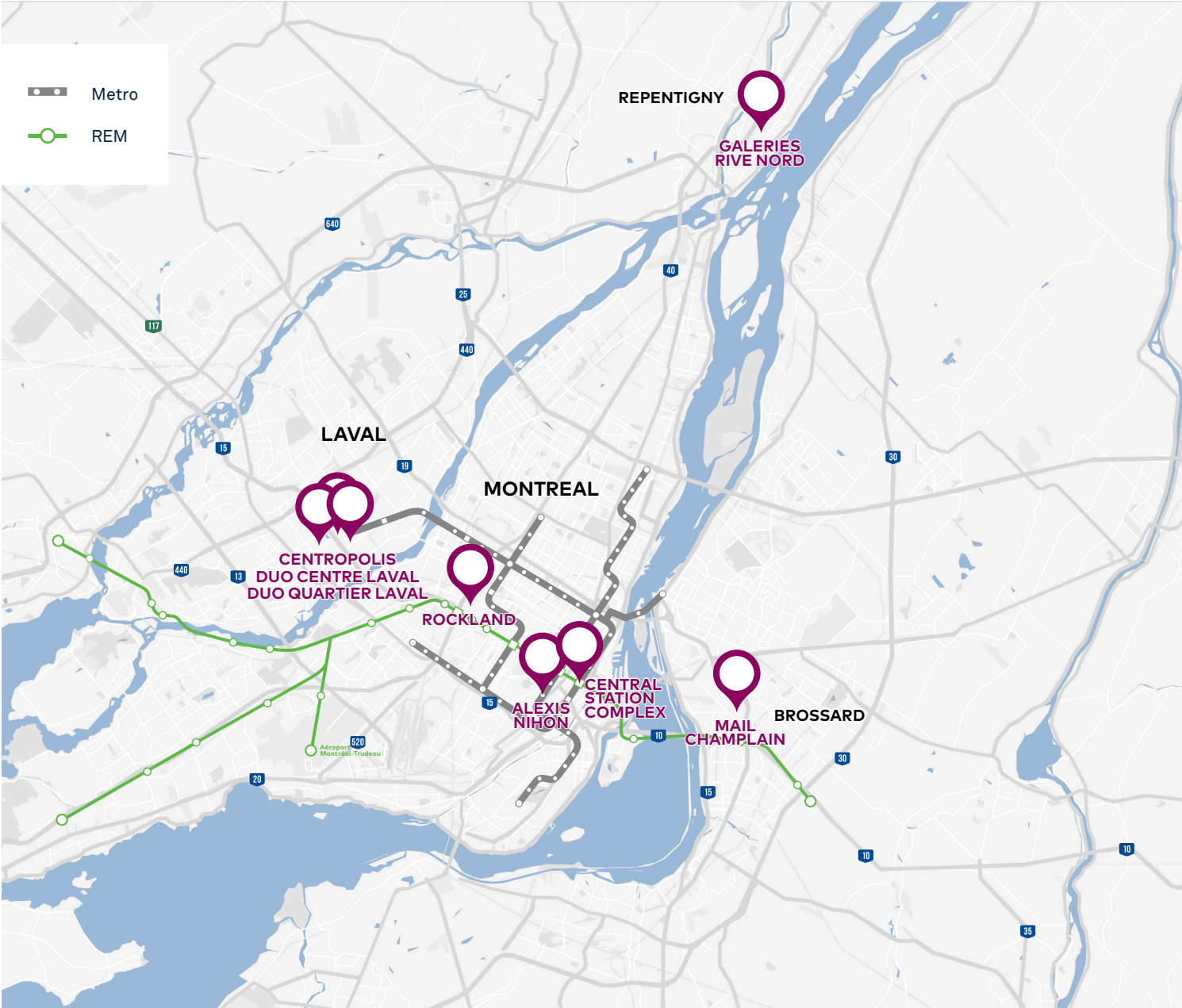
	TRADE AREAS			
	Primary Trade Area	Secondary Trade Area A	Secondary Trade Area B	Total
Population	412,100	447,500	143,200	1,002,800
Projected population — 2026	446,700	475,000	153,800	1,075,500
Average household income	\$85,593	\$91,360	\$69,565	\$85,763
Percentage of population with an average income > of \$100K+	30%	35%	20%	30%
Average age	41	39	41	40
<b>MARKET POTENTIAL</b>				
Durable and semi-durable goods	\$2,165M	\$2,407M	\$770M	\$5,342M
Durable and semi-durable goods – projected 2026	\$2,347M	\$2,555M	\$827M	\$5,729M
Everyday Consumer Goods and Services	\$1,974M	\$2,164M	\$694M	\$4,832M
Everyday Consumer Goods and Services – projected 2026	\$2,140M	\$2,297M	\$745M	\$5,182M
Restaurants	\$584M	\$667M	\$223M	\$1,474M
Restaurants – projected 2026	\$634M	\$711M	\$239M	\$1,584M

# Location

-  DUO | Quartier Laval
  -  Primary Trade Area
  -  Secondary Trade Area A
  -  Secondary Trade Area B
  -  REM
  -  Proximity zone (5 min by car)
- Daytime workers in the proximity zone **15,142**



# Cominar Retail Assets – Greater Montreal Area



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