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FOR LEASE | 2020 René-Gaultier Blvd., Varennes | QC

Les Galeries Varennes Varennes, QC

Ce complexe est situé au coeur de Varennes, une ville de la Rive-Sud reconnue comme étant familiale. Varennes est connue pour sa vue époustouflante sur le Fleuve St-Laurent ainsi que pour ses nombreux concerts et événements culturels.

Les Galeries Varennes is situated in Varennes, a family-friendly town on the South Shore. The town is renowned for its impressive views of the St. Lawrence River and is host to annual music festivals, concerts and other cultural events.

 **Manulife Real Estate**

COLLIERS INTERNATIONAL
1800 McGill College Ave
Suite 400
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Ce centre d'achat se trouve à une courte distance en voiture de la route 132 et de l'autoroute 30, toutes deux étant des artères principales menant au centre de la ville.

This shopping centre is highly accessible to residents in the immediate vicinity and to drivers on the two main arterials in Varennes.

DEMOGRAPHICS

Total Population (2016)



5 MIN: 14,067
7 MIN: 20,133
9 MIN: 21,703

Average Household Income (2016)



5 MIN: \$107,117
7 MIN: \$119,884
9 MIN: \$119,606

Number of Households (2016)



5 MIN: 5,591
7 MIN: 7,723
9 MIN: 8,399

FAITS SAILLANTS

- > Locataires d'envergure dont Provigo, Jean-Coutu, Banque Nationale, Dollarama
- > Excellente combinaison de vente au détail et de services professionnels

HIGHLIGHTS

- > High-profile anchor tenants include Provigo le Marché, Jean-Coutu, National Bank, and Dollarama
- > Excellent mix of retail and professional services



420 Surface
Parking Spaces



Enclosed
shopping centre



High traffic
arterial



94,000
SF GLA



Walk Score™
69

RIVIERE-DES-PRAIRIES-
POINTE-AUX-TREMBLES

RUE DOUCET

**LES GALERIES
VARENNES**

VARENNES

ROUTE 132
BLVD RENÉ GAULTIER



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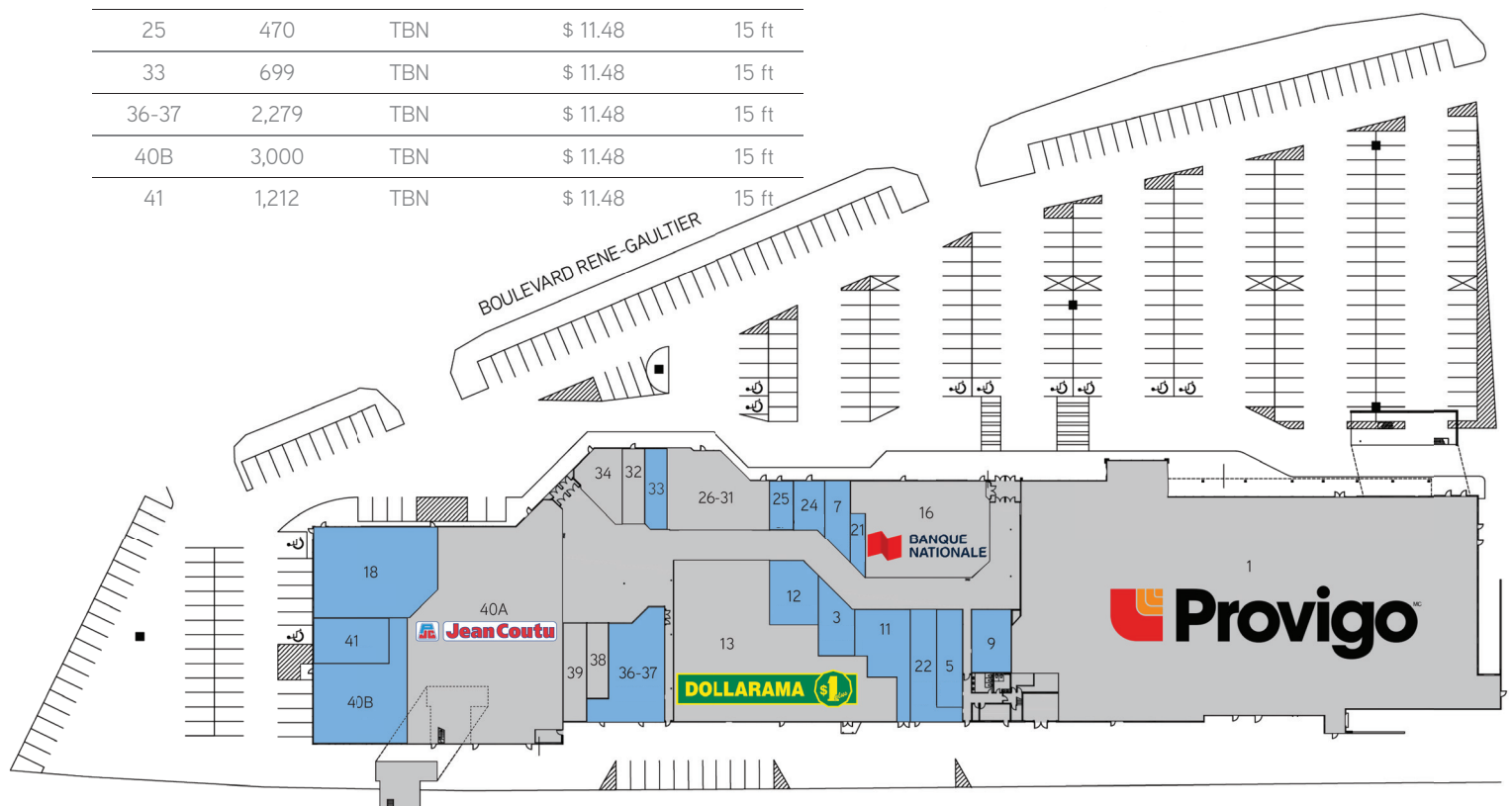
Available Space & Costs

RETAIL

UNIT	SF	Rate per SF	Operating Costs & Taxes per SF	Ceiling Height
3	885	TBN	\$ 11.48	15 ft
5	990	TBN	\$ 11.48	15 ft
7	678	TBN	\$ 11.48	15 ft
9	921	TBN	\$ 11.48	15 ft
11	1,603	TBN	\$ 11.48	15 ft
12	1,153	TBN	\$ 11.48	15 ft
18	4,365	TBN	\$ 11.48	15 ft
21	361	TBN	\$ 11.48	15 ft
22	787	TBN	\$ 11.48	15 ft
24	616	TBN	\$ 11.48	15 ft
25	470	TBN	\$ 11.48	15 ft
33	699	TBN	\$ 11.48	15 ft
36-37	2,279	TBN	\$ 11.48	15 ft
40B	3,000	TBN	\$ 11.48	15 ft
41	1,212	TBN	\$ 11.48	15 ft

UNIT	TENANT
1	Provigo
13	Dollarama
16	Banque Nationale
26, 31	Modo Mio restaurant
32	Luc Raymond Denturology
34	Videotron
38	de Ongles Charmants
39	Creation Action
40A	Jean Coutu

79%
Leased



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