

maxi



**GALERIES  
LE GARDEUR**

REPENTIGNY, PQ

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## GALERIES LE GARDEUR

REPENTIGNY, PQ

Galeries Le Gardeur is an established 74,142 sf grocery anchored neighborhood retail centre located in District de Le Gardeur, part of the City of Repentigny in suburban Montreal. The centre, which is located at the intersection of Lacombe Boulevard and J. A. Paré Boulevard, benefits from excellent exposure and access to Lacombe Boulevard, which is Le Gardeur's primary arterial route. Highway 40, a major regional route providing easy access to central Montreal, is located less than 2 KM to the south-east of the centre. The centre is anchored by a 29,000 square foot Maxi (Loblaws), Quebec's largest grocery store chain and features a strong CRU component including Pharmacy Jean Coutu, Desjardins, S.A.Q. (Quebec Liquor Store) and Subway

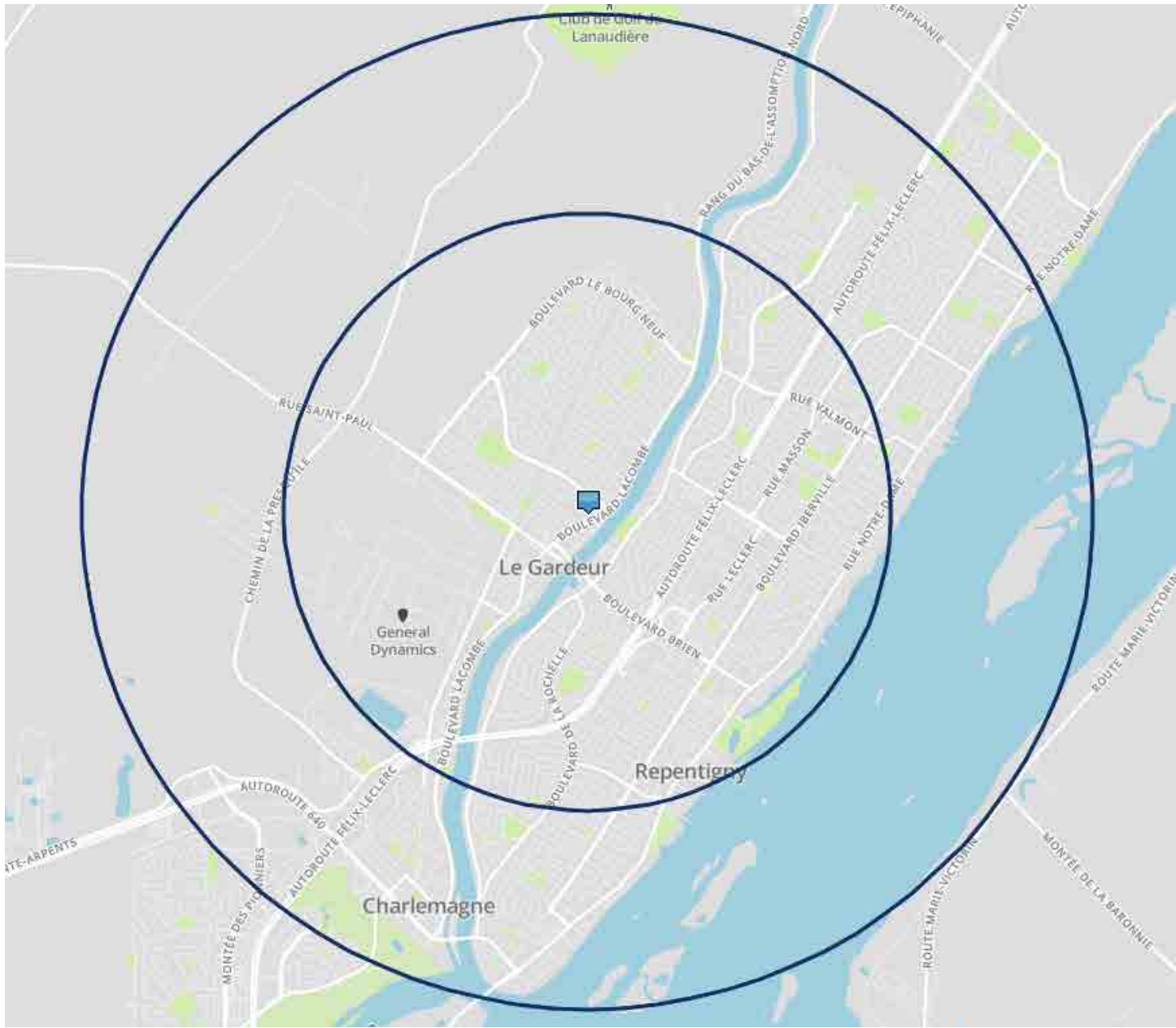


# PROPERTY HIGHLIGHTS

|                               |                                               |
|-------------------------------|-----------------------------------------------|
| ADDRESS                       | 515 Boulevard Lacombe, Repentigny, PQ J5Z 4R4 |
| MAJOR INTERSECTION            | Lacombe Boulevard and J. A. Paré Boulevard    |
| GLA (SQ. FT)                  | 74,142                                        |
| NUMBER OF STORES AND SERVICES | 14                                            |



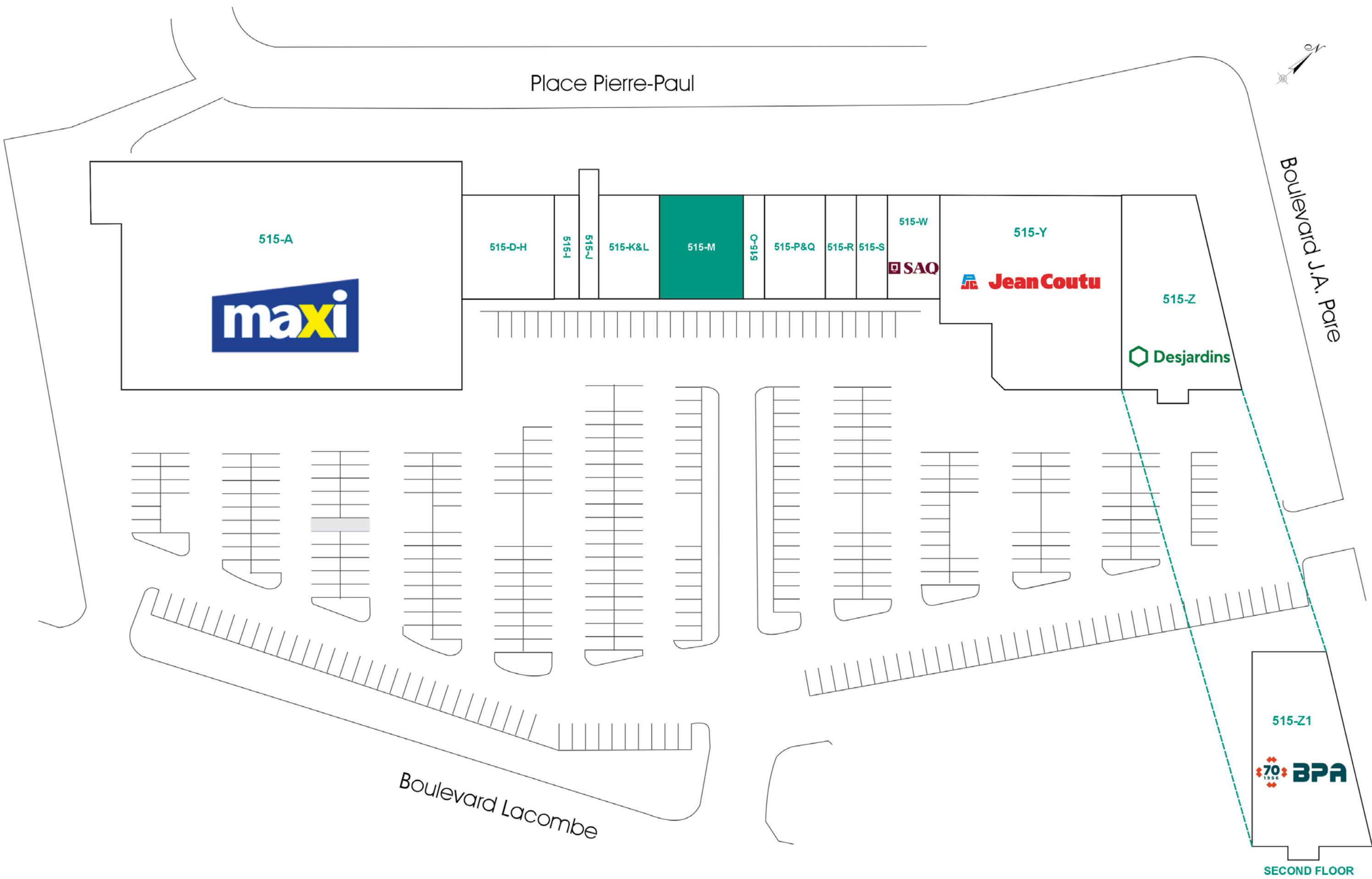
# DEMOGRAPHICS



## TRADE AREA (2025 ESTIMATES)

|                                                                                       |                          |           |           |
|---------------------------------------------------------------------------------------|--------------------------|-----------|-----------|
|    | DISTANCE                 | 3 KM      | 5 KM      |
|  | FAMILIES WITH CHILDREN   | 41%       | 40%       |
|  | TRADE AREA POPULATION    | 56,184    | 94,911    |
|  | AVERAGE HOUSEHOLD INCOME | \$119,181 | \$119,383 |

# SITE PLAN AND TENANT DIRECTORY



| UNIT         | TENANT                                 | SQ FT  |
|--------------|----------------------------------------|--------|
| 515 A        | Maxi                                   | 29,074 |
| 515 D-H      | Boutique Chico                         | 4,119  |
| 515-I        | Pizza Madona                           | 975    |
| 515-J        | Ongles LE                              | 650    |
| 515- K&L     | Centre Dentaire familial le Gardeur    | 1,950  |
| 515-M        | Available                              | 2,125  |
| 515-O        | Barbier Mang                           | 990    |
| 515-P&Q      | Subway                                 | 1,714  |
| 515-R        | Sushi Ichiban                          | 1,039  |
| 515-S        | Lysart Opticien                        | 1,040  |
| 515-W        | Société des Alcools du Québec (S.A.Q.) | 3,755  |
| 515-Y        | Jean Coutu                             | 11,999 |
| 515-Z        | Desjardins Caisse Populaire            | 7,190  |
| SECOND FLOOR |                                        |        |
| 515-Z1       | BPA                                    | 7,027  |



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Boulevard J.-A.-Pare

Boulevard Lacombe