

# FOR LEASE

## RETAIL SPACE AVAILABLE IN THE HEART OF MONKLAND VILLAGE



5511 MONKLAND AVENUE  
MONTREAL

For more information, please contact Montréal's **Private Capital Group**:

**Mark Sinnett**  
Senior Vice President  
Real Estate Broker  
514.849.6441  
mark.sinnett@cbre.com

**Armen Markarian**  
Representative  
Real Estate Broker  
514.849.3539  
armen.markarian@cbre.com

**CBRE**

# Highlights

## Location

The space is ideally located at the heart of Monkland Village, Côte-des-Neiges/Notre-Dame-de-Grâce's main retail quarter. It features a slough of reputable tenants such as Provigo, Starbucks, Première Moisson, David's Tea, Second Cup, Sushi Shop, Ben and Jerry's, the Bank of Montréal and Pizzadelic. It is well-served by public transit, with proximity to Villa-Maria metro station and frequent bus service (#17, 63, 102, 103, 162 and 371). Furthermore, it is easily accessible from the Décarie Expressway and only a few minutes away from downtown Montréal.

## Space

The space, ideal for a restaurant, benefits from a 30-foot façade and terrace that runs along Monkland Avenue, which takes full advantage of the artery's heavy pedestrian and automobile traffic. It also features fridges and serving counters.

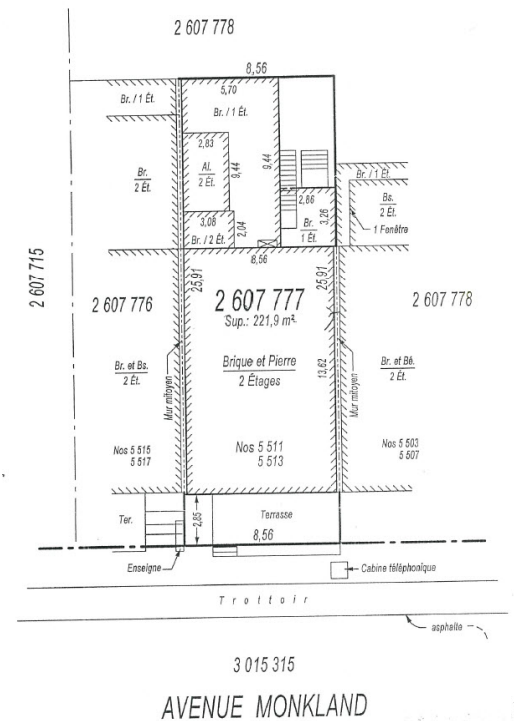
## Market

Monkland Village's neighbouring area is mainly residential and featured highly-prized upscale homes. It is known for its numerous parks, family-friendly amenities, as well as for its trendy atmosphere.

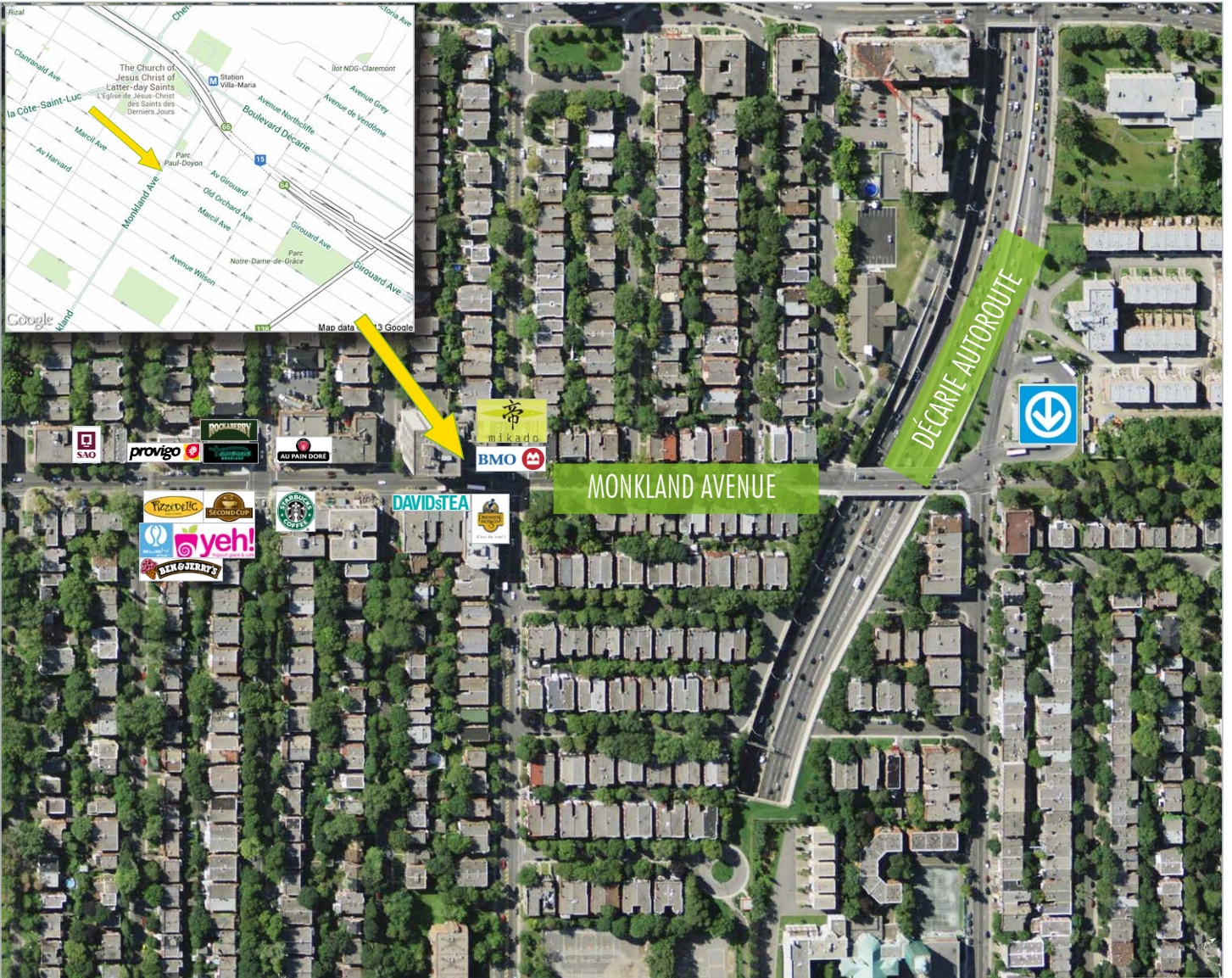
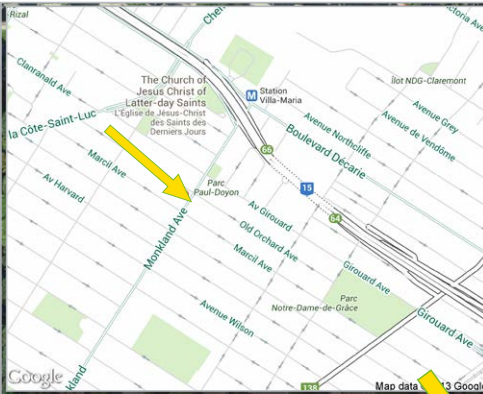
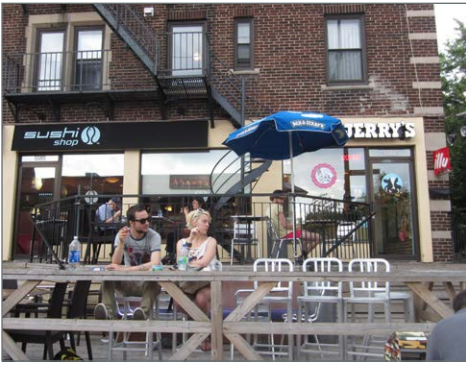
# Space Overview

- Located on Monkland Avenue between Girouard and Old Orchard Avenues.
- **2,388 square feet** of space for lease.
- 30-foot façade and terrace along Monkland Avenue.
- Clean space that has recently received capital investments.
- Ideal for restaurants.

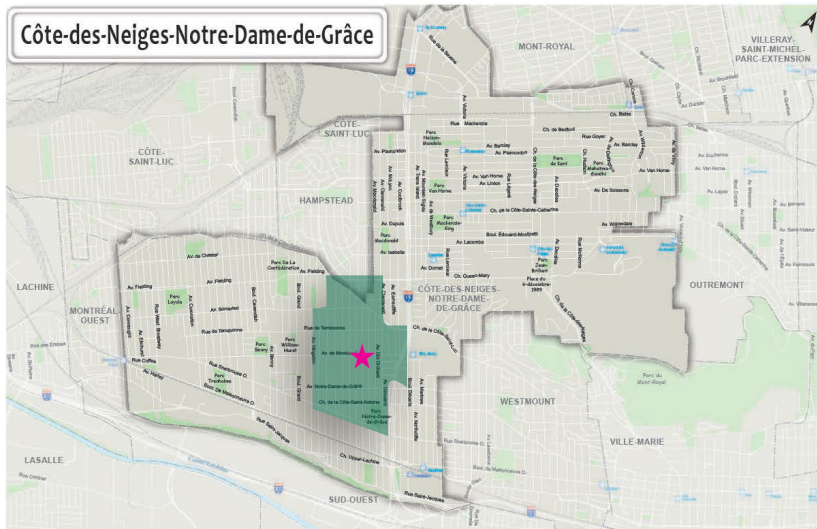
**Net Asking Rent: \$45.00 psf**  
**Additional Rent: ± \$8.00 psf**  
**Gross Asking Rent: ± \$53.00 psf**



# Retail Overview



# Market Overview - Monkland Village and the Côte-des-Neiges/Notre-Dame-de-Grâce Borough



Monkland Village, a trendy neighbourhood at the heart of the Côte-des-Neiges/Notre-Dame-de-Grâce borough, is home to many shops, restaurants, cafés, small businesses and unique boutiques. It benefits from urban amenities all while maintaining a small town feel. A commercial artery since the 1930s, Monkland Village is today a highly sought-after retail node. Indeed, it is surrounded by an affluent residential area, where household incomes – at \$101,227 – exceed the Montréal average by just over 30%. With a median age of 38.3, an average of 2.8 persons per family and almost 45% of its population under the age of 25, it is a young, urban family-friendly area.

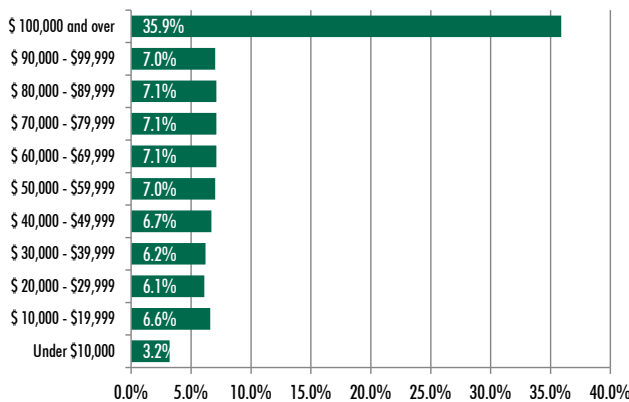
While most residences in the area surrounding Monkland Village consist of detached duplexes, the real estate market in the greater borough varies incredibly

from one area to the other. 49% of residents living within half a kilometer of Monkland Village own their homes. This contrasts significantly with the CDN/NDG norm, where only 36% of residents own. In CDN/NDG, the median price of single-family homes in the area was of \$575,000. Condominiums and plexes sold for \$322,450 and \$553,750 respectively. These figures are significantly higher than the Montréal median where homes, condominiums and plexes have sold for \$380,000, \$278,461 and \$443,100 respectively.

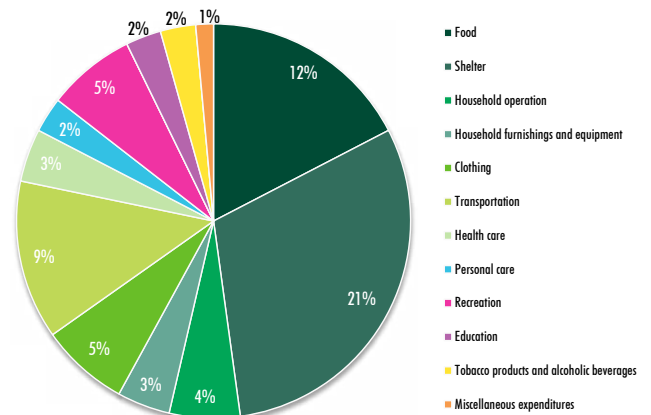
Health services accounts for 25.7% of all jobs in the borough. Teaching comes in second with 14,135 jobs (19.4%). Over 57% of establishments in the borough count between 1 and 4 employees. Establishments with more than 200 employees account for only 1%. The top 5 employers are Concordia University, Université de Montréal, the Jewish General Hospital, HEC Montréal, and Saint-Mary's Hospital.

Monkland Village is home to a newly constructed condominium project – Panorama Signature – which offers 1,250 SF units for \$349,000. The project, located steps away from the Villa-Maria metro station, features large balconies, modern finishes and flexible layouts. Just outside of Monkland Village, we also see new projects such as the Luz Condos, with 139 units for sale and the Ma Condos with 152 units on offer. A major real estate project underway is the Sainte-Justine Hospital's expansion to be completed in 2018. Finally, a 46,000 SF cultural center, including a library, a multipurpose room and an exhibition space, will be completed in 2014.

HOUSEHOLD INCOME - Within 0.5 km radius from 5511-5513 Monkland



HOUSEHOLD SPENDING - Within 0.5 km radius from 5511-5513 Monkland



## About CBRE

CBRE is the world's premier commercial real estate firm, with more than 200 years of experience in helping clients successfully navigate the ever-changing world of real estate. Our guiding philosophy is «navigating a New World» — a demonstration of our commitment to help our clients foresee the landscape ahead, steer through the obstacles and seize opportunities.

A pioneer in the industry, CBRE was the first globally integrated real estate services firm with wholly-owned and managed operations in virtually every major business capital of the world. Ahead of our competitors, we recognized the growing demand for multi-market real estate service, and in the 1960s, began expanding our reach to cultivate global capabilities.

Today, we operate more than 400 offices in 64 countries and over 34,000 employees worldwide. In Canada, CBRE has 1,850 employees and serves clients through twenty offices strategically located in Calgary, Edmonton, Halifax, Kitchener, London, Montreal, Ottawa, Toronto (3 offices), Saint John, Vancouver and Winnipeg. Our powerful presence in the marketplace enables us to provide a range and quality of services that is unparalleled. CBRE combines the people; services and knowledge to best meet the needs of each individual client.

## About the Private Capital Group

The Private Capital Group represents private investors and owners in marketing, trading, and leasing commercial and semi-commercial assets.

Our commercial leasing division is focused on agency representation and seeks to maximize the value of your property by targeted reputable users and retailers. We are present in all of Montréal's most important urban markets, from Sainte-Catherine Street, du Mont-Royal Avenue and Saint-Laurent Boulevard to the well-established markets of Outremont and Westmount and the up-and-coming boroughs of Sud-Ouest and HOMA.

Our marketing strategies have been developed and honed to meet our clients' needs, the unique features of their spaces, and the potential ideal tenants. They rest upon a complete and thorough understanding of Montréal's urban retail landscape and our database of over 2,500 local, provincial and national retailers and users. Our team collaborates with brokers, investors and owners to stay ahead of market trends, to harness the competitive nature of the leasing market and to exploit new opportunities as soon as they arise.

We believe that our system, exclusive to the team, is unparalleled in the Montreal market.

For more information, please contact Montréal's **Private Capital Group**:

**Mark Sinnett**  
Senior Vice President  
Real Estate Broker  
514.849.6441  
mark.sinnett@cbre.com

**Armen Markarian**  
Representative  
Real Estate Broker  
514.849.3539  
armen.markarian@cbre.com



This disclaimer shall apply to CBRE Limited, Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.