

# Faubourg de la Gare Vaudreuil

3030-3090 de la Gare Boulevard Vaudreuil-Dorion Quebec Canada

GWL Realty Advisors | December 2020



## LOCATION



## SPACE

| Suite | Area (sf)<br>(Div   Contig) | Rate (psf/yr) | Availability | Notes |
|-------|-----------------------------|---------------|--------------|-------|
| M011  | 5,304                       | \$20.00       | Immediate    |       |

## Leasing Contact

Felicia Todor  
Senior Manager, Leasing  
GWL Realty Advisors Inc.  
514-350-7940

# Faubourg de la Gare Vaudreuil

3030-3090 de la Gare Boulevard Vaudreuil-Dorion Quebec Canada

GWL Realty Advisors | December 2020

## PROPERTY DESCRIPTION

Vaudreuil Shopping Centres Ltd. measures 339,719 square feet and is anchored by a Wal-Mart Supercentre. This power centre is part of the main retail node in Vaudreuil-Dorion, strategically located less than 300 meters from Vaudreuil Train Station and adjacent to the intersection Autoroute 40 and 540. Shadow-anchored by a Reno Depot and Metro, there is another 40,000 square feet of development potential on the site. The asset is located in the rapidly growing Montreal suburb of Vaudreuil-Dorion.

## FEATURES

- Toys R Us
- Michaels
- Best Buy
- CIBC
- Bank of Nova Scotia
- Dollarama



## Leasing Contact

Felicia Todor  
Senior Manager, Leasing  
GWL Realty Advisors Inc.  
514-350-7940

# Faubourg de la Gare Vaudreuil

3030-3090 de la Gare Boulevard Vaudreuil-Dorion Quebec Canada

GWL Realty Advisors | December 2020

## SPECS

| Tenant Cost                |            |                       |     |                          |            |
|----------------------------|------------|-----------------------|-----|--------------------------|------------|
| Posted Net Rate            | n/a        | Realty Tax            | n/a | Utilities                | n/a        |
| Operating Costs            | n/a        | Other                 | n/a | Additional Rent Total    | n/a        |
| General                    |            |                       |     |                          |            |
| Year Built                 | n/a        | Last Renovated        | n/a |                          |            |
| Website<br>n/a             |            |                       |     |                          |            |
| Retail Profile             |            |                       |     |                          |            |
| Number of Floors           | 9          | Number of Stores      | n/a | Food Court               | False      |
| Total Retail Space         | 339,719 sf | Total Office Space    | n/a | Total Space              | 339,719 sf |
| Parking                    |            |                       |     |                          |            |
| Total Parking Stalls       | n/a        |                       |     |                          |            |
| Parking Description<br>n/a |            |                       |     |                          |            |
| Operating Hours            |            |                       |     |                          |            |
| Monday                     | n/a        | Tuesday               | n/a | Wednesday                | n/a        |
| Thursday                   | n/a        | Friday                | n/a | Saturday                 | n/a        |
| Sunday                     | n/a        |                       |     |                          |            |
| Notes<br>n/a               |            |                       |     |                          |            |
| Demographics               |            |                       |     |                          |            |
| PRIMARY TRADE AREA         |            |                       |     |                          |            |
| Population                 | n/a        | Number of Households  | n/a | Average Household Income | n/a        |
| SECONDARY TRADE AREA       |            |                       |     |                          |            |
| Population                 | n/a        | Number of Households  | n/a | Average Household Income | n/a        |
| CUSTOMER PROFILE           |            |                       |     |                          |            |
| Median Age                 | n/a        | Persons Per Household | n/a | Average Household Income | n/a        |
| TRAFFIC PROFILE            |            |                       |     |                          |            |
| Annual Pedestrian Traffic  | n/a        | Demographic Source    | n/a |                          |            |
| Anchor Tenants             |            |                       |     |                          |            |
| Tenant                     | n/a        | Tenant                | n/a | Tenant                   | n/a        |
| Tenant                     | n/a        | Tenant                | n/a | Tenant                   | n/a        |

## Leasing Contact

Felicia Todor  
Senior Manager, Leasing  
GWL Realty Advisors Inc.  
514-350-7940