



## FOR SALE

Upscale Retail Property Leased to  
Athletic Apparel Brand, Lululemon

4895 Sherbrooke Street West  
Westmount, Québec







### Investment Highlights

- Elegant, free-standing retail building with a possibility to expand with a 2nd floor
- Asset was completely renovated in 2014 and has been impeccably maintained
- Prime corner location on Sherbrooke Street West within the affluent City of Westmount
- Neighbor to many upscale international brands and boutique shopping
- Fully leased to Lululemon Athletica until 2027



## About the Opportunity

### **Prime Retail Investment in the Affluent City of Westmount**

Colliers International (the "Advisor") is pleased to offer for sale a 100% freehold interest in a 4,694 SF retail asset that is strategically located at 4895 Sherbrooke Street West (the "Property"), in Westmount, Québec, Montreal's most affluent neighborhood. The Property is fully leased to Lululemon Athletica, the high-trend athletic apparel global brand. It offers excellent visibility from its corner location on Sherbrooke Street West at the intersection of Prince-Albert Street, a high-traffic area within Victoria Village, Westmount's upscale shopping area.

Offering easy access to Highways 15, 20 and 720, numerous bus lines and a short 9-minute walk from the Vendôme metro and train stations, the property offers unparalleled accessibility to employees, tourists and local residents. In addition to the opportunity of acquiring a stable, impeccably maintained retail asset leased to a prestigious tenant, the prospective investor will benefit from the possibility of future expansion, as in-place zoning allows for the construction of a second floor.

### **Full Leased to High Covenant Tenant, Lululemon Athletica (NASDAQ: LULU)**

- Vancouver-founded, high-end athletic apparel brand distributing through 460 locations worldwide as well as online
- Publicly traded, nearing \$4 billion in revenue reported in 2020 YTD, increasing steadily YoY even through this year's global sanitary crisis
- Net lease running through to 2027 with 5-year renewal option ending in 2035



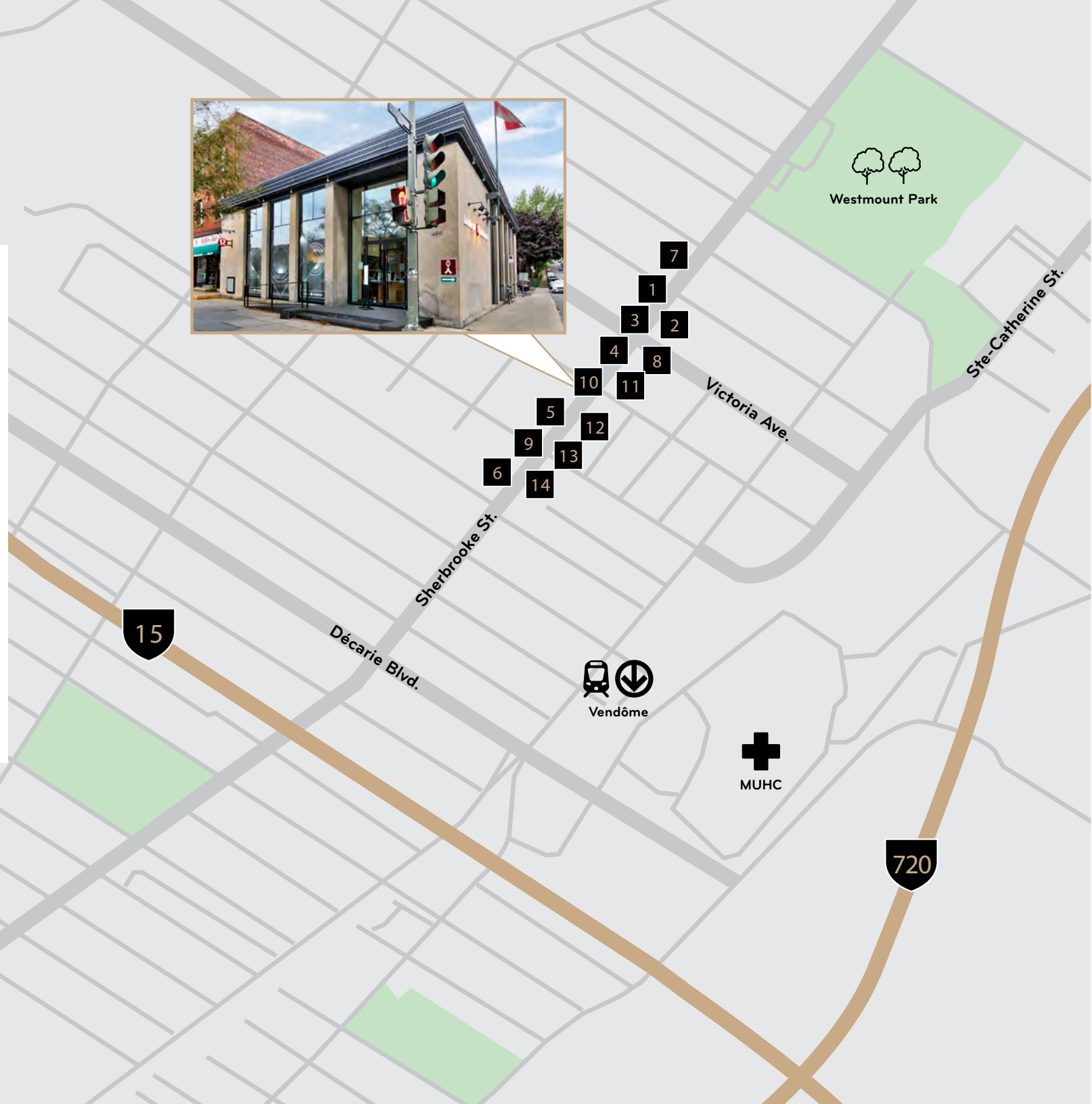






Around the Area

- 1 SAQ
- 2 Metro
- 3 RBC
- 4 Hogg Hardware
- 5 Starbucks
- 6 Mandy's
- 7 Petros
- 8 Glacier Bilboquet
- 9 Maison Christian Faure
- 10 Rudsak
- 11 Lolë
- 12 WANT Apothecary
- 13 l'Occitane
- 14 Zone Maison



Property Details

Total Building Area	±4,946SF
Tenant	Lululemon
Current Lease	Leased until 2027
Zoning	C5-20-02, Commercial
Lot Number	1 581 202

Financial Overview

Net Revenue	\$212,242
Asking Price	\$4,300,000
	Adjusted Price

Area Demographics



33,462  
Daytime  
Population



\$ 295,099  
Average  
household  
income



45.1  
Average  
age



91  
Bike Score



88  
Walk Score



9 min walk  
from  
Vendôme  
metro

## Offering Details

Interested parties are required to sign a Confidentiality Agreement prior to receiving additional information on this offering. Please contact us for a copy of the Confidentiality Agreement or download a copy from the email link.

## Contact Us

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