



INVESTMENT OPPORTUNITY

Expériences Tremblant

2455 – 2555 de l'Aulnaie Street, Mont-Tremblant, QC



CONTACT US

National Investment Services



Janina Francescutti, É.A., AACI
Executive Vice President
Chartered Real Estate Broker
+1 514 993 2105
Janina.Francescutti@colliers.com



Maxime V. Beaudin, É.A.
Associate Vice President
Commercial Real Estate Broker
+1 514 979 5371
Maxime.Beaudin@colliers.com



Accelerating success



117

Route Transcanadienne

Rue Latrelle

Excess Land

Rue de l'Aulnaie



The Opportunity

Colliers International (Quebec) Inc. (the “Advisor”) has been retained by Forum (the “Vendor”) on an exclusive basis to offer for sale a 100% freehold interest in Expériences Tremblant, a modern format 50,172 SF retail centre located at 2455–2555 de l’Aulnaie Street, Mont-Tremblant, Québec.

Expériences Tremblant is strategically located along Highway 117, near the intersection with Highway 327, and benefits from road traffic of 27,000 vehicles per day.

Expériences Tremblant’s open-air retail format features an efficient strip configuration with three prominent retail pads. The varied, diversified, and complementary “Wellness-oriented” tenant roster caters to consumer needs. The property spans across a 4.90-acre site, with an additional 1.96-acre of excess land, totaling 6.86-acre. This ample space provides sufficient parking for the clientele.

This investment provides an excellent opportunity to acquire a quality retail asset leased to renowned tenants such as Anytime Fitness, Bicycles Quilicot, and La Vie en Rose. The Property offers investors a short-term income stream with a remaining WALT of 2.6 years, plus significant upside with a strategic leasing plan. Overall, Expériences Tremblant provides an exceptional investment opportunity to purchase a retail asset well below replacement cost.



AT A GLANCE



±50,172 SF
Gross Leasable Area



84%
Occupancy



2.6 Years
WALT Remaining



117

Route Transcanadienne

Rue Latreille

Rue de l'Aulnaie

Excess Land

 **STARBUCKS**

 **O'NEILL**

Centre intégré
de santé
et de services sociaux
des Laurentides
Québec

Bicycles
QUILICOT

 **stokes**

 **la Vie en Rose**

Centre intégré
de santé
et de services sociaux
des Laurentides
Québec

 **ANYTIME
FITNESS**

GRENIER



Investment Highlights

Strategic Location

Prime location on Highway 117 connecting Montreal to Mont-Tremblant, near the intersection with Highway 327, which leads to Ontario. The property benefits from road traffic of 27,000 vehicles per day.

Strong Tenant Performance

Renowned tenants such as Anytime Fitness, Bicycles Quilicot, and La Vie en Rose have all experienced consistent success in the centre.

Transformation from Fashion to Wellness

Varied, diversified, and complementary “wellness-oriented” tenants to adapt to consumer needs. In 2020, 36% of the gross income was generated by wellness-oriented tenants and 64% by fashion-oriented tenants; by 2024, this distribution has shifted to 73% of the gross income generated by wellness-oriented tenants and 27% by fashion-oriented tenants.

Local Population

Population includes permanent and seasonal residents, as well as tourists. The region’s mountainside resorts and national parks are key drivers of this economy, with the region being home to over 15,000 vacation properties.

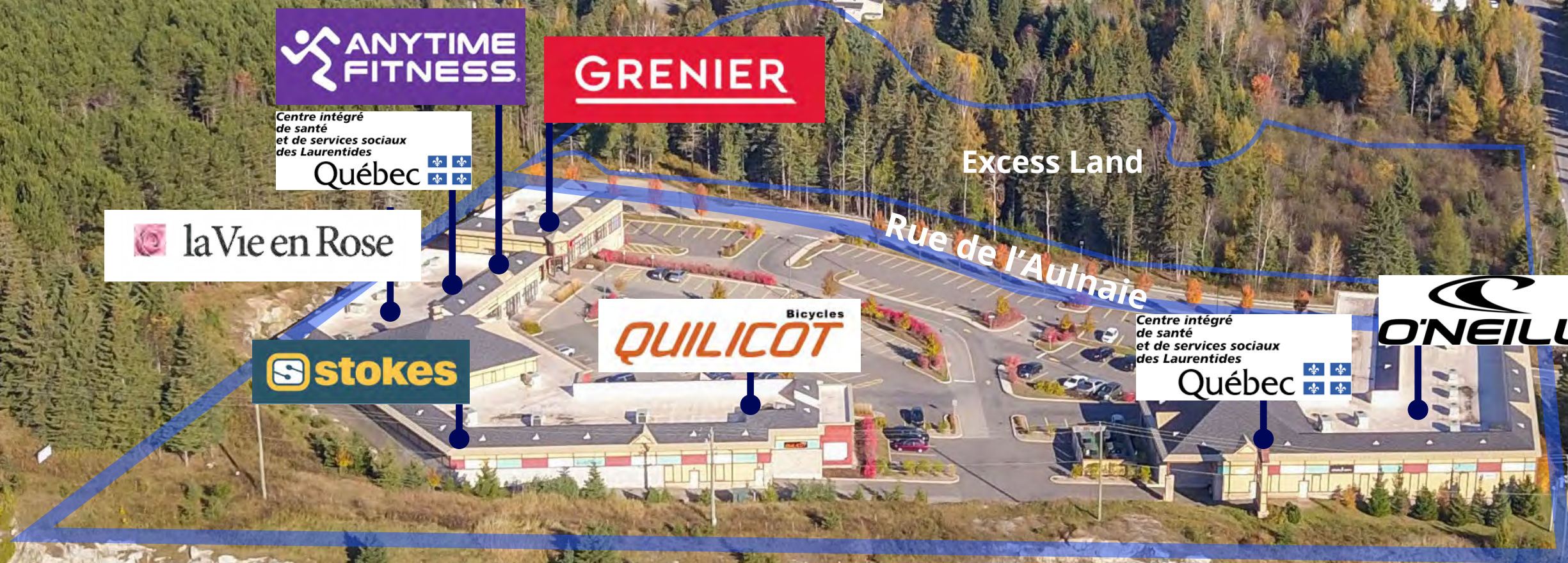
Strong Demographics

The rapid population growth (2.7% increase per year over the past 5 years), along with an influx of affluent tourists and chalet owners attracted by the region's resorts, amenities, luxury chalets, and vacation homes, significantly enhances the economic potential for high-quality retailers and services.

Easy Access

Each tenant has its own entrance, which allows adequate access to and from the parking lot.





ANYTIME FITNESS

Centre intégré de santé et de services sociaux des Laurentides Québec

GRENIER

la Vie en Rose

stokes

QUILICOT Bicycles

Centre intégré de santé et de services sociaux des Laurentides Québec

O'NEILL

STARBUCKS

Excess Land

Rue de l'Aulnaie

Rue Latreille

Route Transcanadienne

117



Accelerating success.

Reach out to get started.

National Investment Services

Janina Francescutti, É.A., AACI

Executive Vice President

Chartered Real Estate Broker

Janina.Francescutti@colliers.com

+1 514 993 2105

Maxime V Beaudin, É.A.

Associate Vice President

Commercial Real Estate Broker

Maxime.Beaudin@colliers.com

+1 514 979 5371

Colliers International (Québec) Inc., Real Estate Agency

1800 McGill College Avenue, Suite 400 Montréal, Québec, Canada H3A 3J6

[Colliers.com](https://www.colliers.com)

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2024. All rights reserved.