

# Les Galeries Kirkland

3570-3664 boul. Saint-Charles, Kirkland (QC)



## INVESTMENT OPPORTUNITY

Opportunity to Acquire a Neighbourhood Retail Centre Offering a Defensive Tenant Mix and Located in an Affluent Area

Colliers



# The Opportunity

Colliers International (Québec) Inc. ("Colliers") is pleased to present the opportunity to acquire **Les Galeries Kirkland**, a stabilized mixed-use retail and office property located in Montreal's affluent West Island.

The property spans 83,042 SF of gross leasable area across two floors and is currently 98% occupied by 63 tenants. This high occupancy, combined with market-aligned rents, underscores the centre's ability to attract and retain quality tenants without expensive concessions.

Les Galeries Kirkland's strategic location offers exceptional connectivity and future growth catalysts. It is situated just off the Trans-Canada Autoroute 40 and within a 3-km radius of two future REM stations, Kirkland and Fairview, positioning the asset to benefit from increased traffic and accessibility as the REM comes online. The property is also located next to a food-anchored retail strip that attracts a high volume of customers to the area.

In summary, Les Galeries Kirkland is a **stable, high-performing asset** with both **immediate cash flow security and future growth catalysts**. It is ideally suited for investors seeking a long-term hold in a **premium suburban market**, with the added benefit of **value-add opportunities** to unlock additional upside over time.



## AT A GLANCE



±83,092 SF  
GLA



Unparalleled  
Visibility & Access



98%  
Occupancy



Turnkey  
Investment



4.4 Years  
WALT



# Investment Highlights

## About the Market and Location

### High Visibility and Easy Access

Located along Saint-Charles Boulevard at A-40 in Kirkland, the property enjoys high visibility and easy access by car. It will also benefit from the upcoming REM transit stations, which are expected to boost customer traffic and enhance the site's appeal to future tenants.

### Strong Demographics with High Purchasing Power

Serving a dense residential population with strong spending power, with surrounding household income average of \$171,000, significantly higher than the Greater Montreal average.

### Long-Term Upside

Les Galeries Kirkland offers potential value-add through rent growth on renewal (some rents have upside potential as leases roll), and future site densification.

### Adjacency to High-Traffic Anchors

Les Galeries Kirkland benefits from its integration into a larger retail node, immediately adjacent to a Super C grocery store, a Pharmaprix and other national retailers, which draw significant consumer traffic to the area.



High visibility and easy access by car along Saint-Charles Blvd. at A-40.



# Investment Highlights

## About the Property

### Services Daily Needs of the Community

The tenant mix primarily features essential services, including a bank, restaurants, healthcare providers, and personal service businesses, offering convenient, community-focused environment for shopping, services and dining.

### Anchored by a Strong Retail Mix

Service-oriented ground-floor tenants (cafés, restaurants, shops) ensure steady foot traffic.

### Office Mix Drives Daytime Traffic

The second floor is largely occupied by professional and medical offices, driving daytime traffic and creating a built-in customer base for ground-floor retailers.

### Exceptional Occupancy & Reliable Income Stream

The property's high occupancy rate of 98% reflects the strong demand from retailers and offices to operate in this complex, providing investors with a stable and secure cash flow.

Service-oriented ground-floor tenants ensure steady foot traffic with second-floor offices host professionals (medical, financial, legal, etc.) that complement the retail, strengthening the centre’s role as an indispensable destination for the surrounding population and help drive consistent foot traffic to the property.

### TENANT MIX AT A GLANCE





Les Galeries Kirkland offers a convenient, community-focused environment for shopping, services, and dining.

**REM KIRKLAND**

40

AUTOROUTE 40

**PORTES ET FENÊTRES  
VERDUN**

RETAIL PAD

**RESTO VIEUX FOUR**  
*Manago*

**TD Canada Trust**

BOULEVARD SAINT-CHARLES





PHARMAPRIX

Super  
C

SAQ

IGA

Esso

BOULANGERIE  
PREMIERE MOISON

BOULEVARD SAINT-CHARLES

Esso

Integrated within a larger retail node and adjacent to high-traffic neighbours





Accelerating success.

# Reach out to get started.

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