

Centre Jacques-Cartier

Longueuil, Quebec, Canada



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Neighborhood Description

Centre Jacques-Cartier (CJC) is located on the east side of Chambly Road, between Lamarre and St-Foy Boulevard in Vieux-Longueuil. CJC is strategically located on Chambly Road, a main commercial thoroughfare offering a wide variety of retailers, restaurants, and service-based establishments. Furthermore, it is located some 6 kilometers from the city Centre of Montreal. CJC is easily accessible by vehicle and serviced by 5 bus lines (bus routes 8, 28, 77, 88 and 177).

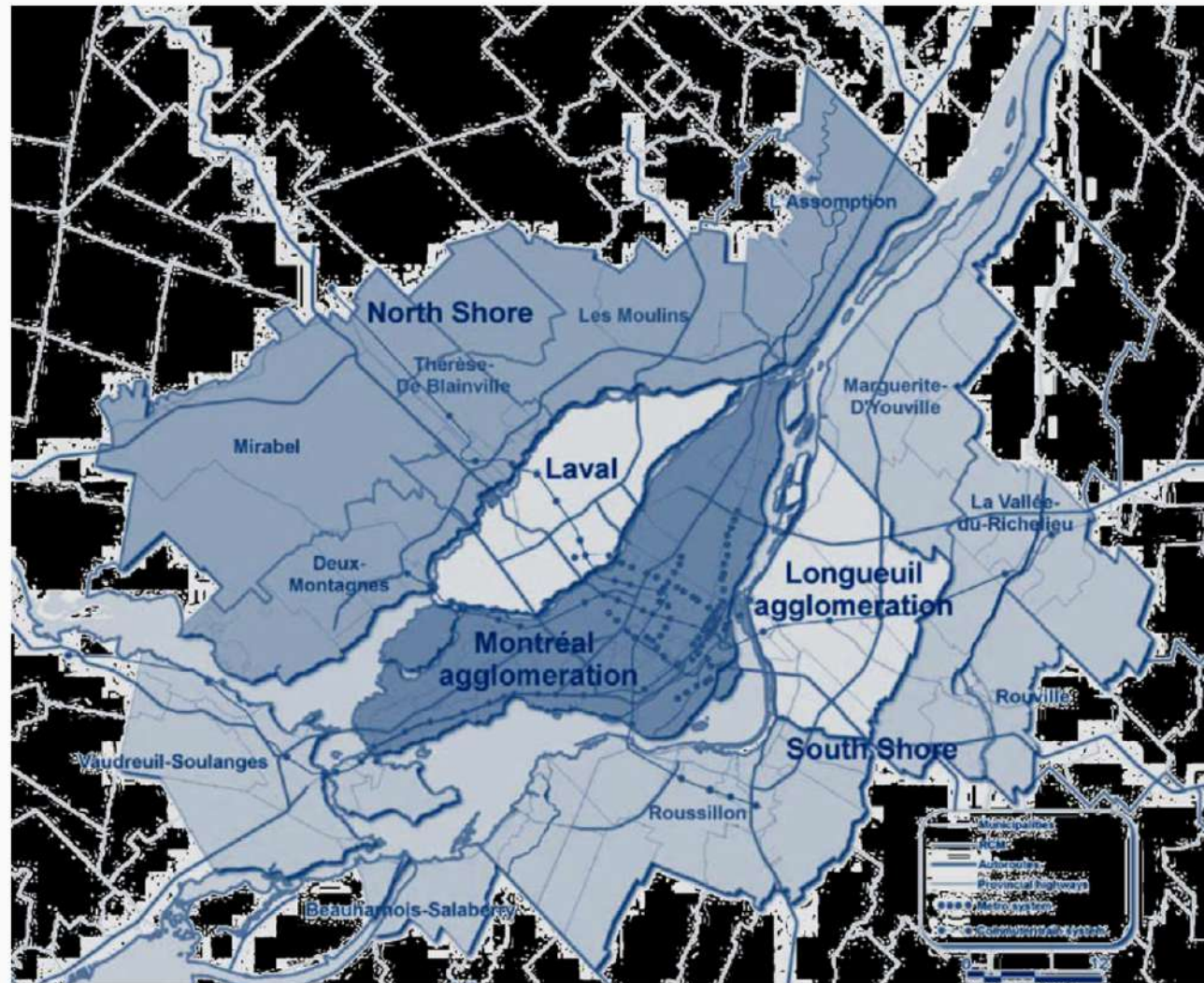
CJC is located in a medium density, mature neighborhood that benefits from a captive audience of middle-income population of approximately 105,000. The properties in the immediate area consist of small residential and small commercial properties. The commercial properties depend on neighborhood traffic and the clientele from the surrounding area. Notable properties in the area include the Michel-Chartrand Park and Pierre Boucher Hospital to the east, Lecavalier Park and Complexe Sportif Longueuil to the southwest, and Edouard-Montpetit College to the north.

Centre Jacques-Cartier has the advantage of Cinema Guzzo whereas other malls in the area lack this type of entertainment attraction.

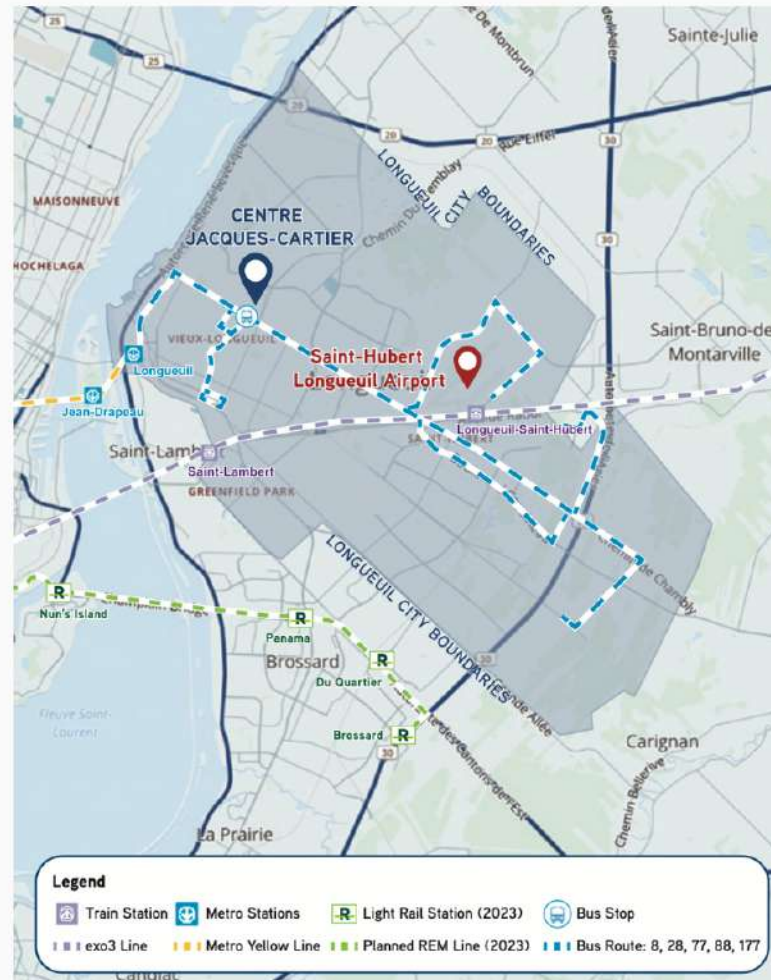
CJC is easily accessible by car and it is located 5.4 km away from the Longueuil Metro Station, 5.7 km away from Jacques Cartier Bridge and 12.7 km away from Downtown Montreal. It also benefits from public transportation in the form of city buses that travel along Chambly Road.



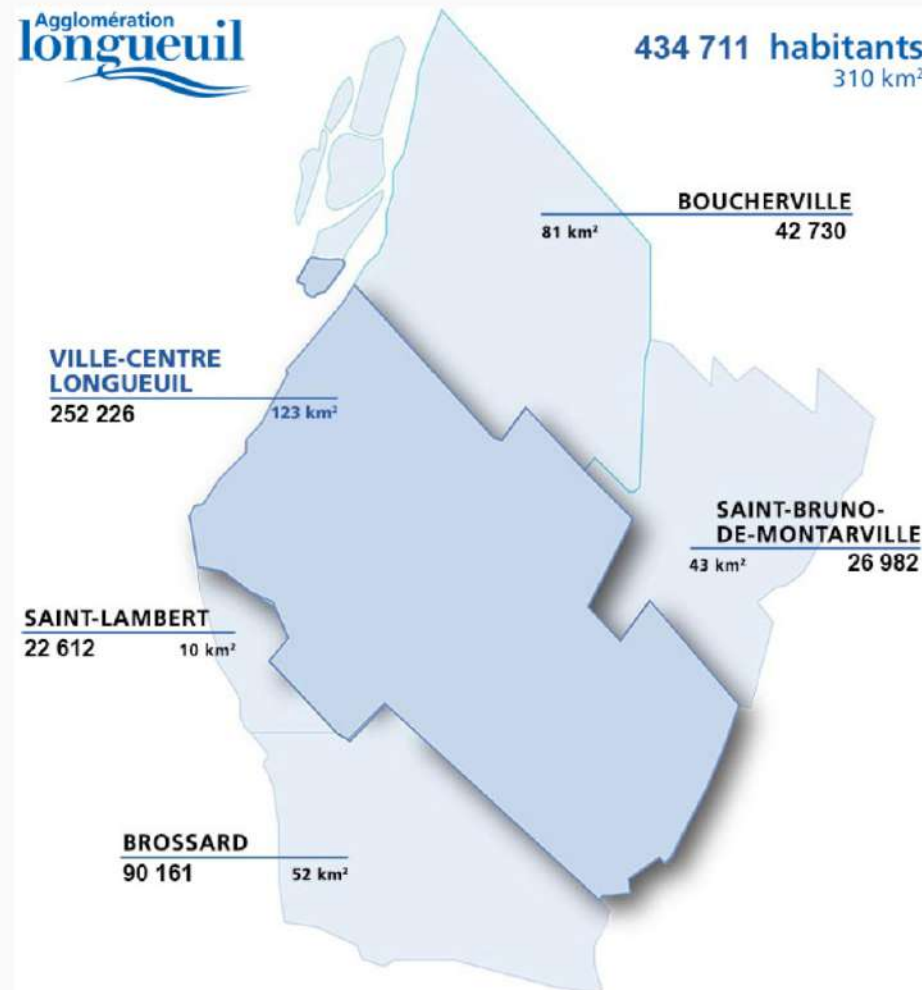
Island of Montreal & Suburbs



Connectivity



Demographics



Site Description

Civic Address: 1395-1463 Chambly Road, Longueuil, Quebec.

Site Area: 681,318 sq.ft.

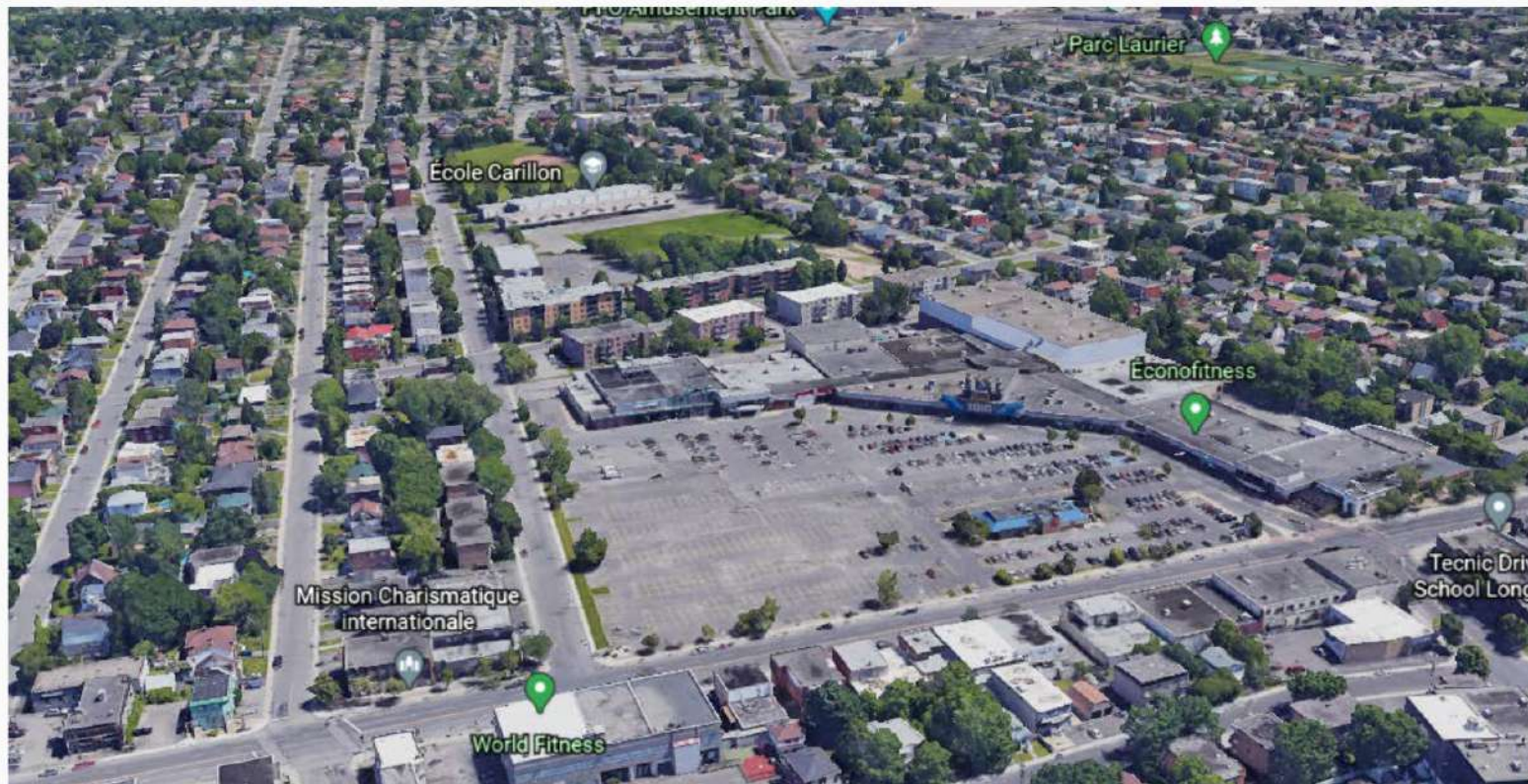
Public Services: All usual services are installed and operational (water, gas, sewage, telephone, electricity, etc.)

Parking Facilities: Ample on-site parking, approximately 940 exterior parking stalls representing 4.3 stalls per 1,000 sq.ft. of GRA (216,771 sq.ft.)

Electricity: 1,200 Amps/800 Volts entry



Aerial View



Property Profile

Centre Jacques-Cartier is a 216,771 sq.ft. grocery and pharmacy anchored community shopping centre located in Longueuil, the largest municipality forming part of the South Shore on Montreal. The mall enjoys frontage on Chambly Road, a major commercial artery, amidst retailers, a dense residential neighbourhood and two educational institutions: Carillon Elementary School and Édouard-Montpetit College.

Serving a captive market of roughly 105,000 people, Centre Jacques-Cartier is a dominant retail destination that houses major national and regional brands. Owing to its diverse tenancy, Centre Jacques-Cartier benefits from a vast market catchment.

Home to essential retail services such as IGA Grocery Store and Pharmaprix, as well as health and entertainment tenancies like Éconofitness and Cinéma Guzzo, this mall caters to a diverse customer base comprised of loyal clients and transient traffic.





*Direct access to Montreal is provided by the Metro and the Jacques-Cartier Bridge.



Strategically Located in a Prominent Commercial Corridor



Excellent Visibility & Easily Accessible



216,771 SF Grocery & Pharmacy Anchored Shopping Centre



15-Acre Site with 940 Parking Stalls (4.3 stalls/1,000 SF)



Major Tenants



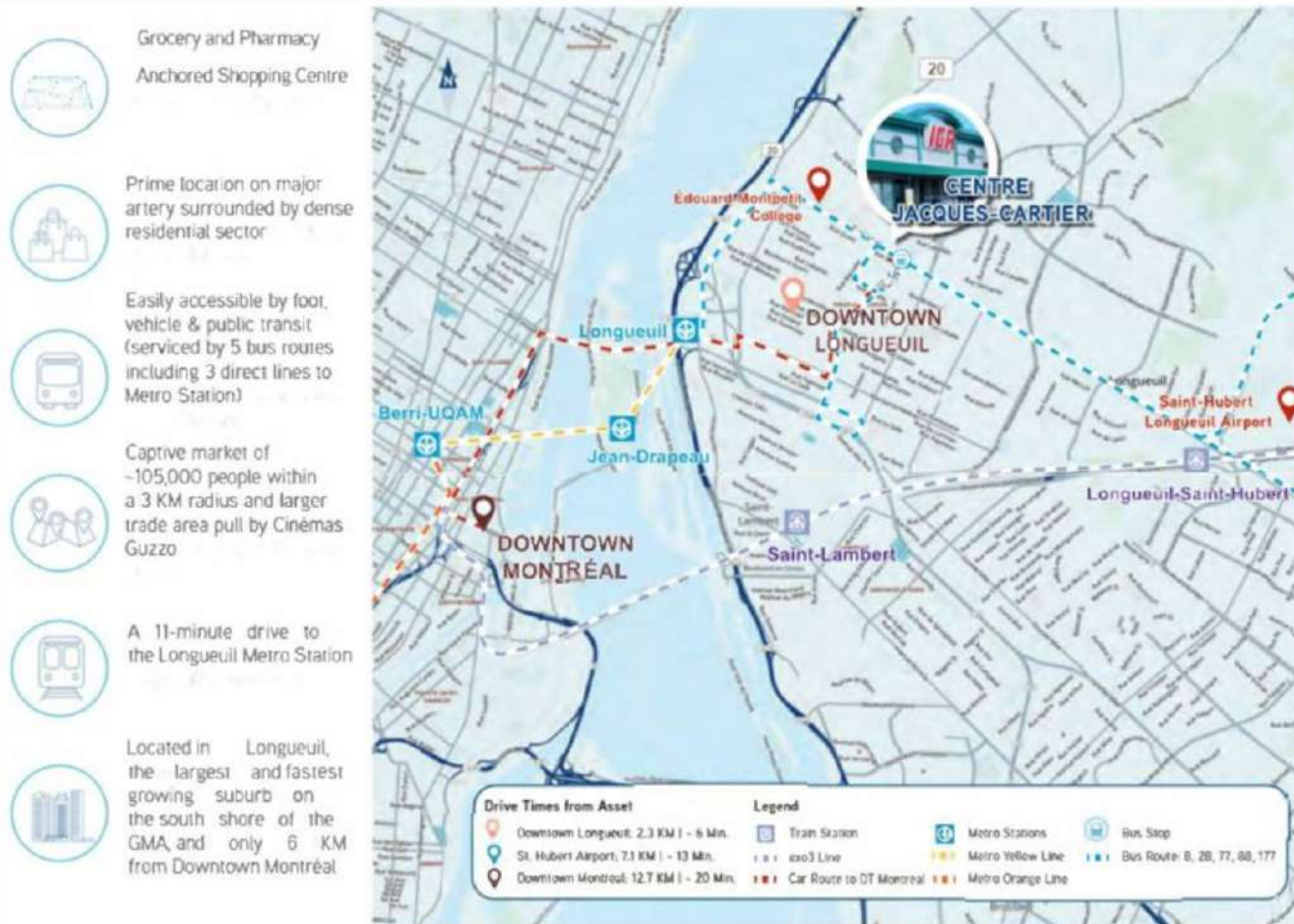
ARDENE



Tenant Map



Property Highlights



Thank you for your interest!



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