

INVESTMENT SUMMARY

# CENTRE MONT-BLEU

34 BOULEVARD DU MONT-BLEU GATINEAU, QUEBEC, CANADA



Marcus & Millichap

As of: October 2025

# THE OFFERING

Marcus & Millichap Quebec, Brokerage (the “Advisor”) on behalf of the “Vendor” is pleased to offer for sale a 100% freehold interest in 34 Boulevard du Mont-Bleu, in Gatineau, Quebec (the “Property” or “Centre Mont-Bleu”).

Centre Mont-Bleu presents a unique opportunity for an investor to acquire a stabilized retail asset, which is occupied by 13 tenants including a fully detached gas bar and an ATM. The Property is situated in Gatineau on Boulevard du Mont-Bleu, a main arterial road, and is >500m away from Autoroute 5 and St. Joseph Boulevard.

The Property features national, regional, and local tenants and boasts a total of ~21,987 SF and is situated on a 1.88-acre site. The asset’s weighted average lease term (WALT) is approximately 4.21 years.



**WALT: 4.21 YRS**



**GLA: 21,987 SF**



**0.5KM TO  
AUTOROUTE 5**



**13 TENANTS**



**ZONING (532-2020)  
Co-10-083**



# PROPERTY HIGHLIGHTS

## STABILIZED INCOME PROFILE



Centre Mont-Bleu delivers steady in-place cash flow supported by a diversified, service-oriented tenant mix. The plaza’s average rental rate of \$19.31 PSF sits below Gatineau’s market benchmark of \$22.79 PSF, offering embedded rental upside on rollover. Daily needs tenancy provides resilience through economic cycles and consistent recoveries.

## STRATEGIC, BI-PROVINCIAL LOCATION



Minutes from both downtown Gatineau and Ottawa, the Property is linked by established arterials and interprovincial bridges to major employment centres. Proximity to Place du Portage concentrates federal employment within the catchment, while UQO and Cégep de l’Outaouais sustain strong daytime population. The result is reliable footfall and a broad customer base at the asset’s doorstep.

## DENSIFYING RESIDENTIAL & EMPLOYMENT NODES



Within 5 km, Le Plateau continues to scale with mid-rise supply—most notably Phase 70C (~780 units)—and the AGORA village centre’s mixed-use program. Additionally, the plaza is surrounded by Skyline Apartment Reit’s Les Jardins Radisson development, which consists of 624 units across 5 buildings. To the east, Zibi’s multi-phase redevelopment adds residents and jobs along the interprovincial waterfront, deepening the trade area’s housing and employment density. These pipelines expand spend potential and support long-term occupancy.



## TRANSIT & ACCESSIBILITY CATALYSTS

The planned Gatineau–Ottawa tramway will connect the Aylmer/Le Plateau corridor through downtown Gatineau and across the Portage interface into Ottawa’s core. Complementary improvements—such as the Pink Road widening—enhance arterial flow to key growth areas. Together with existing STO service, these upgrades enlarge the Property’s effective trade area and reinforce its long-term positioning.

*Convenience Oriented Plaza with a National Gas Bar and C-Store*

## OCCUPANCY – 100% LEASED TO 13 TENANTS



## SITE DYNAMICS

|                                    |  |
|------------------------------------|--|
| <b>Municipal Address</b>           | <b>34 Boulevard Du Mont-Bleu, Gatineau, Quebec</b> |
| Gross Leasable Area (GLA)          | ~21,987 SF   |
| Occupancy                          | 100% Occupied                                      |
| No. of Tenants                     | 13 Tenants   |
| Weighted Average Lease Term (WALT) | 4.21 Years   |
| Site Area                          | ~1.88 AC (~82,000 SF)                              |
| Date Built                         | ~1996  |
| Frontage<br>Boulevard du Mont-Bleu | ~299.83 Feet                                       |
| Zoning                             | (532-2020) Co-10-083                               |
| Parking Stalls                     | 120  |
| Parking Ratio                      | 5.5 per 1000 SF                                    |
| Registration Number                | 6336715216   |



# LOCATION OVERVIEW

## BOULEVARD DU MONT-BLEU

Situated in the Hull-Mont-Bleu district of Gatineau, 34 Mont-Bleu sits within the National Capital Region's bi-provincial core, offering immediate connectivity to both downtown Gatineau and Ottawa via established arterials and interprovincial bridges. The area is anchored by one of Canada's largest federal employment hubs, Place du Portage, which concentrates roughly 10,000 Government of Canada employees a few minutes east, reinforcing durable daytime population and spending across the trade area.

The location is underpinned by a robust institutional ecosystem and transit coverage. Two Université du Québec en Outaouais campuses, the Alexandre-Taché and Lucien-Brault pavilions, operate in the Hull sector, complemented by Cégep de l'Outaouais' multi-campus presence, collectively sustaining year-round demand for retail and services. Local mobility is provided by the Société de transport de l'Outaouais (STO), with service nodes at Mont-Bleu/Cité-des-Jeunes, and further upside from the planned Gatineau-Ottawa tramway linking the west end (Aylmer/Plateau corridor) to both downtowns.

At the micro level, the Property fronts a convenient mixed-use corridor on Boulevard du Mont-Bleu with established daily-needs retail and food service at the address and in the immediate streetscape, an environment characterised by high walkability and a broad selection of neighbourhood amenities. This combination of federal employment, post-secondary institutions, established residential catchments, and evolving higher-order transit creates a resilient demand stack and a defensible location thesis for long-term investors.



# CENTRE MONT-BLEU

## GATINEAU, QUEBEC, CANADA

EXCLUSIVELY PRESENTED BY

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