



3550-3590

PITFIELD BOULEVARD

TRANSCANADA RETAIL INVESTMENT OPPORTUNITY

PIERREFONDS (QUÉBEC)

CBRE

# PROPERTY SUMMARY

## INVESTMENT HIGHLIGHTS

### Essential & Quick-Service Retail

Anchored by Petro-Canada and Tim Hortons, the Property boasts a service-oriented tenant mix that provides a continuous draw to the property, offering investors strong defensive income.

### Exceptional Accessibility

Ideally positioned on Pitfield Boulevard, the Property benefits from excellent visibility and serves as a key convenience destination along a service road that connects to Autoroutes 13 and 40, and Gouin Boulevard.

### Strategic Location Within Large Trade Area

Situated within a dominant industrial park and employment hub, the Property serves a substantial daytime population consisting of a large workforce, frequent commuters, and the nearby residential community.

### Unparalleled Cashflow Stability With Upside

Boasting a WALT of 10.3 years, the Property provides investors with unparalleled cashflow security and offers further upside through the implementation of a strategic leasing plan.



## 3550-3590 PITFIELD BOULEVARD

<b>ASSET TYPE</b>	Essential & Quick-Service Retail
<b>CONSTRUCTION</b>	2017
<b>SITE AREA</b>	94,058 SF
<b>GROSS LEASABLE AREA</b>	10,825 SF
<b>OCCUPANCY</b>	60%
<b>WALT</b>	10.3 years
<b>NUMBER OF TENANTS</b>	3
<b>PARKING STALLS</b>	50 +/-
<b>ZONING</b>	
<b>ZONING CODE</b>	I-8-491-1
<b>PERMITTED USES</b>	Commercial & Industrial

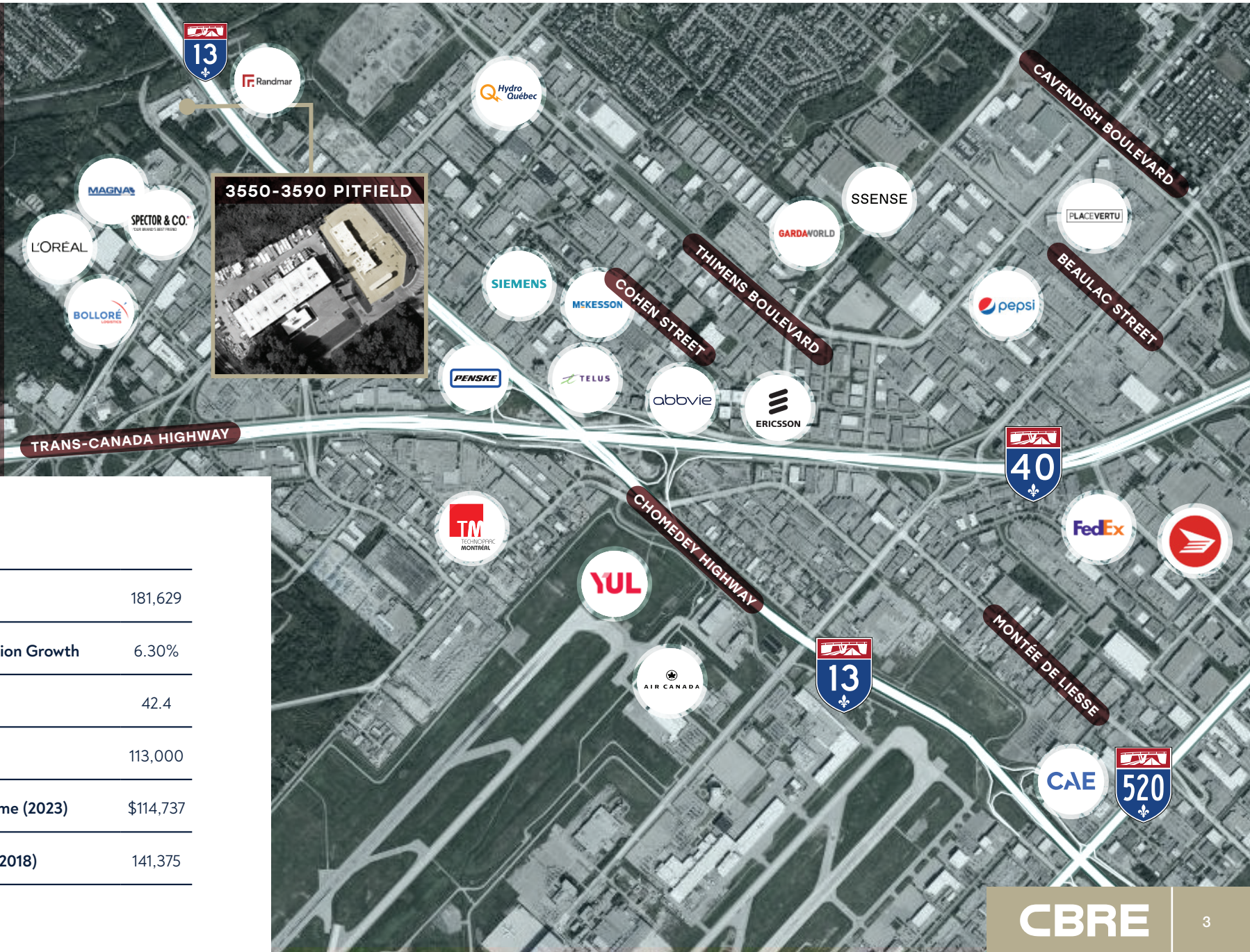
THE OFFERING

# LOCATION OVERVIEW

**5**  
MINUTES TO  
HIGHWAY 40/13

**113,000**  
DAILY TRAFFIC  
COUNT

**+ 180,000**  
TRADE AREA  
WITHIN 5 KM

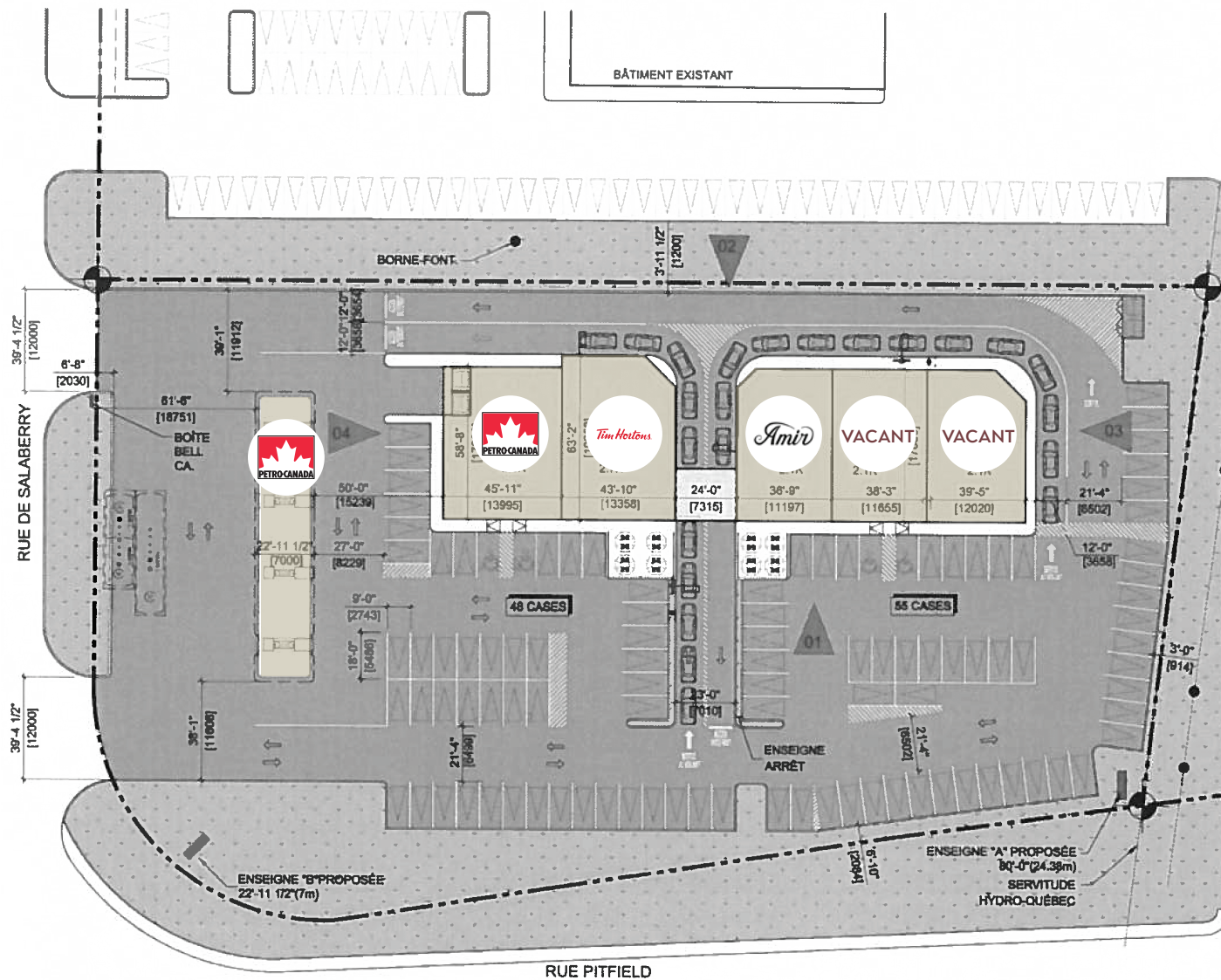


## DEMOGRAPHIC SNAPSHOT

	Total Population (0-5km)	181,629
	Projected 5-Year Population Growth	6.30%
	Median Age	42.4
	Daily Traffic Count	113,000
	Average Household Income (2023)	\$114,737
	Labor Force Population (2018)	141,375

# PROPERTY PROFILE

## SITE PLAN



3550-3590 PITFIELD BOULEVARD

# CONTACT INFORMATION

All inquiries regarding the offering should be directed to the noted Advisors. Upon execution of a Confidentiality Agreement, interested parties will be provided with a Confidential Information Memorandum containing detailed property and financial information, along with access to an electronic dataroom containing pertinent property information. Interested parties are invited to submit a Letter of Intent (“LOI”) on a first-come, first-serve basis.

## INDUSTRIAL ADVISORY & TRANSACTION SERVICES

### RYAN CYMET<sup>1</sup>

Vice Chairman  
Real Estate Broker  
+1 514 737 2403  
ryan.cymet@cbre.com

### JEAN-PHILIPPE DAUNAIS<sup>2</sup>

Vice Chairman  
Real Estate Broker  
+1 514 737 4798  
jp.daunais@cbre.com

1. Real Estate Broker carrying out his activities with the business corporation Ryan Cymet Real Estate Services Inc.
2. Certified Real Estate Broker carrying out his activities with the business corporation Jean-Philippe Daunais Real Estate Services Inc.

## MONTRÉAL NATIONAL INVESTMENT TEAM

### VANESSA COHEN

Associate Vice President  
Commercial Real Estate Broker  
+1 514 375 2504  
vanessa.cohen@cbre.com

### NICOLAS SAVOY

Associate  
Commercial Real Estate Broker  
+1 438 469 1339  
nicolas.savoy@cbre.com

## QUEBEC RETAIL ADVISORY

### CHRISTOPHER RUNDLE

Vice President  
Real Estate Broker  
+1 514 241 7730  
christopher.rundle@cbre.com



CBRE LIMITED, REAL ESTATE AGENCY  
1250 RENÉ-LÉVESQUE BLVD. W., SUITE 2800 MONTRÉAL (QUÉBEC) H3B 4W8 | WWW.CBRE.CA

This disclaimer shall apply to CBRE Limited, Real Estate Agency, and to all other divisions of the Corporation; to include all employees and independent contractors (“CBRE”). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the “Information”) has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Envrionics Analytics, Microsoft Bing, Google Earth.

