

MONDEV

RETAIL SPACE

for lease

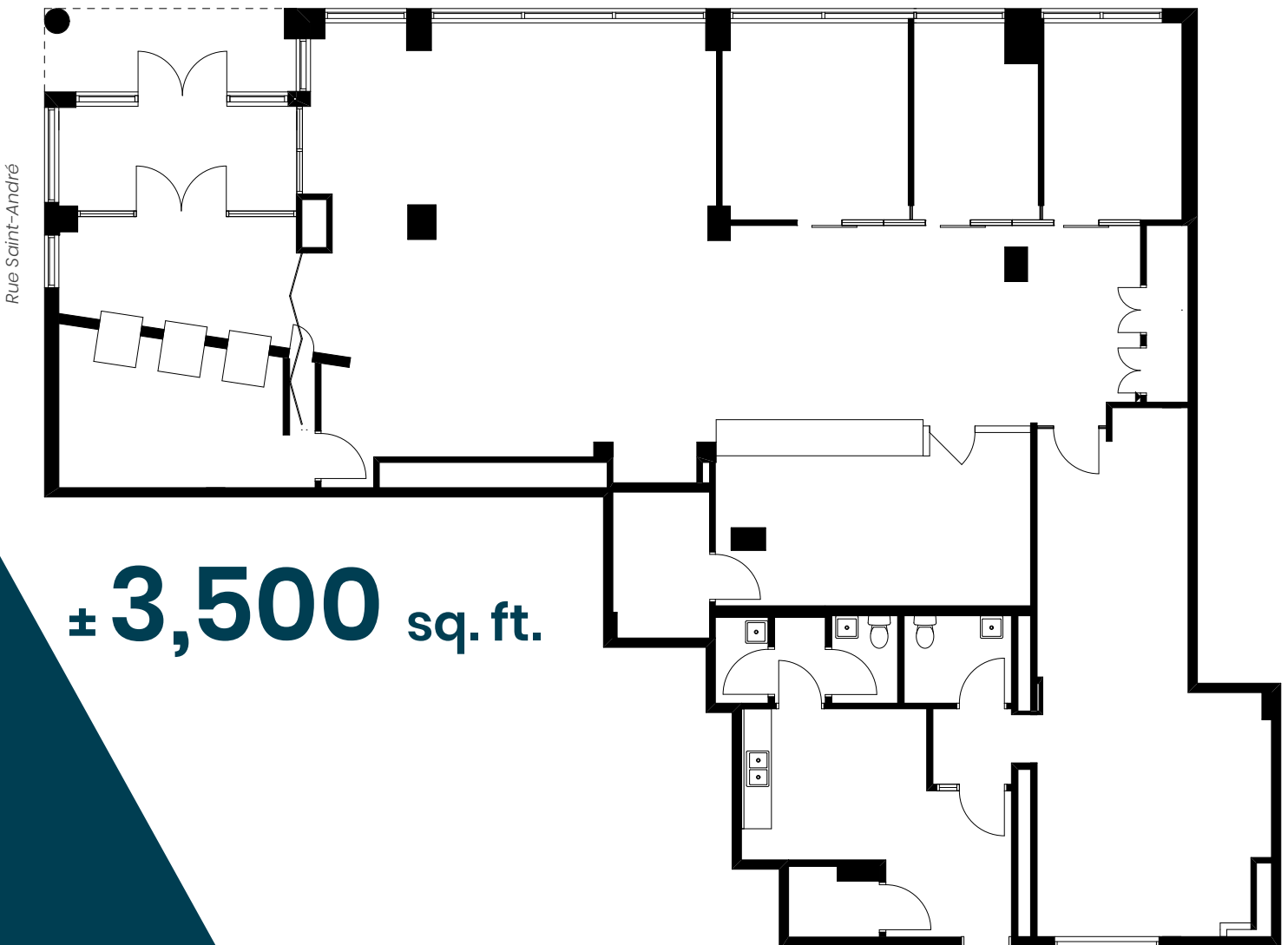
900 Sainte-Catherine St. E



STEPS FROM QUARTIER DES SPECTACLES

Prime ground-floor retail space at the corner of Ste-Catherine and St-André, next to the Quartier Latin. Steps from Berri-UQAM metro and the CHUM, this high-visibility location offers strong foot traffic and access to 150+ residents.

Rue Sainte-Catherine E.





PROPERTY FEATURES:

- ▶ Corner location and prominent frontage on Sainte-Catherine St.
- ▶ Immediate access from Berri metro
- ▶ Easily accessible by public transit or route 136
- ▶ Heavy pedestrian traffic
- ▶ Adjacent the Quartier Latin
- ▶ Stone's throw from UQAM
- ▶ Directly facing Place Émilie-Gamelin
- ▶ Ideal for banks, restaurants, retail stores, or office spaces
- ▶ Direct access to over 150 residential tenants
- ▶ Within reach of thousands of residents, students, daily employees, and tourists
- ▶ Surrounded by popular restaurants, shops
- ▶ Possibility of kitchen ventilation up to 2,000 CFM



NEIGHBOURHOOD DEMOGRAPHICS

WITHIN 2KM



Daytime
Population

100,000



**66% University
Educated**



Average
Household Income

\$80,000



Daytime
Employees

150,000



Median
Age

40



Traffic Volume

135,000

Route 136



Marital
Status

45% Single

10M

ANNUAL VISITORS

**QUARTIER
DES SPECTACLES**



FLOOR PLANS

PROPERTY DETAILS

FINANCIAL INFORMATION

LOCATION

LEASE TERM

5 years +

NET RENT

Contact us

ADDITIONAL RENT ^{EST.}

\$23.90/sq.ft.

ELECTRICITY

Excluded

AVAILABILITY

February 2027



Establish your business in a thriving neighbourhood surrounded by key amenities, renowned destinations, and some of the city's most dynamic districts.



Food & Beverage

- 1 Starbucks
- 2 McDonalds
- 3 Café Léo
- 4 3 Amigos
- 5 Second Cup
- 6 3 Brasseurs
- 7 Poulet Rouge

Services

- 8 Jean Coutu
- 9 L'Olympia
- 10 SAQ
- 11 Econofitness
- 12 Dollarama
- 13 UQAM
- 14 Grande Bibliothèque - BANQ
- 15 Théâtre St-Denis
- 16 Cineplex Odeon

Transit

-  **Métro Berri-UQAM**
2 minutes
-  **Bus**
14, 150
-  **Bixi**
< 1 minute
-  **Route 136**
4 minutes

-  **CHUM**
10 minutes



Walk score: 100

TANIA D'AVINO
Vice-President, Leasing

514 723-3778
tdavino@mondev.ca

