



**MEGA CENTRE
VAUDREUIL**

SITE EXCEPTIONNEL EN BORDURE DE L'AUTOROUTE 40 EXCEPTIONAL HIGHWAY 40 SITE



Plus de 1 500 000 pieds carrés
dont 300 000 pieds carrés
d'espace commercial à louer.

*More than
1,500,000 square feet
of which 300,000 square feet
of retail space.*



EMPLACEMENT GÉOGRAPHIQUE GEOGRAPHIC LOCATION



SITE
SITE



I - J
PHASE III
PRE-LEASING
SUMMER 2009

Block G

Calvin Klein 4 K
AVAILABLE 4 K

Block H

Bâton Rouge 7.5 K

Block F

La Vie en Rose 9 K
AVAILABLE 2 K
Clair de Lune 3.5 K
MEXX 4 K

Le Château 6.5 K
Suzy Shier 4 K
Urban Planet 12.5 K
Ardène 4 K
Garage 5 K
Aldo 4 K
Surf66 Beardshop 3.5 K
Tommy Hilfinger 8 K

Block A

L'Équipeur 10 K
M&M 2 K
Dumoulin 10 K
Interport 8.3 K

Block E

Winners 27.5 K
AVAILABLE 7.2 K
AVAILABLE 7.2 K

Block B

Desjardins 6.5 K
Librairie Boyer 5.6 K
Mondou 5.3 K
Panningtons 5.4 K
Lux Décor 2.7 K
Renov-eau-plus 2.7 K
Pizza Nova 1.7 K
Spa Ilo 3.6 K
Lunetterie
New-Look 3.5 K

Block C

Café Suprême 1.8 K
Sushi Shop 1 K
Thai Express 2.2 K
AVAILABLE 1.5 K
AVAILABLE 3.2 K
Restaurant Amir 1.5 K

Block D

L'Aubainerie 25 K
Maison du dollar 12 K



Projet
Mega centre de plus de 330 000 pieds carrés de superficie de location dans un carrefour majeur de commerce de détail à Vaudreuil.

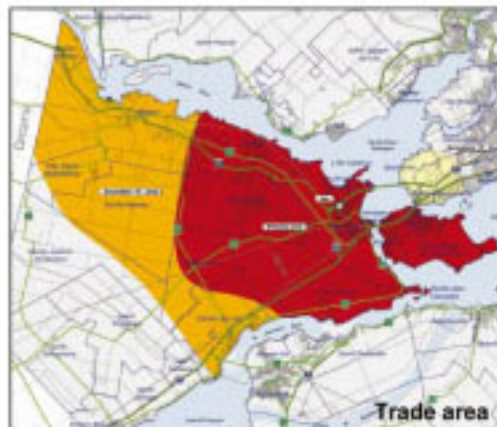
Project
A power centre of over 330,000 square feet gross leasable area within a major retail node in Vaudreuil.



Excellent visibility and access from Highway 40
- 3,750 feet of frontage on Highway 40
- Exit 35 - Saint-Charles Boulevard
- Approximately 60,000 vehicles per day on Highway 40

Proximity to a major regional retail node
- 475,000 sq. ft. Cité-des-Jeunes / St-Charles
- Numerous big box stores
- Wal-Mart / First Pro project (adjacent site)

Regional site (Highways 40 / 540 / 20)



Excellente visibilité et accès à l'autoroute 40
- 3 750 pieds de façade sur l'autoroute 40
- Sortie 35 - boulevard Saint-Charles
- Environ 60 000 véhicules par jour sur l'autoroute 40

A proximité d'un centre régional majeur de commerce de détail
- 475 000 pieds carrés - Cité-des-Jeunes / Saint-Charles
- Plusieurs grandes surfaces
- Wal-Mart / projet de First Pro (site adjacent)

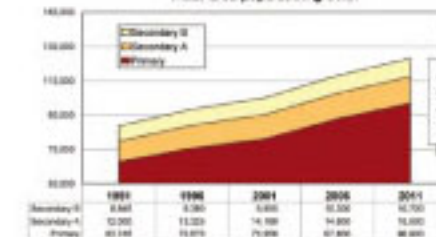
Site régional (autoroutes 40 / 540 / 20)

Trade area population characteristics

	Primary	Sec. A	Sec. B	Total	NO CMA
2006 population	67,000	14,900	16,300	113,800	-
2011 population	65,900	15,500	16,700	113,100	-
0 - 19 years	20%	20%	20%	20%	23%
20 - 34 years	18%	17%	16%	18%	21%
35 - 54 years	30%	31%	31%	30%	30%
55 - 64 years	9%	11%	10%	9%	10%
65 years and over	9%	12%	10%	11%	13%
Average age	34.8	31.4	30.9	33.8	31.3
Average household size	2.7	2.6	2.5	2.7	2.4
Francophones	71%	87%	37%	70%	67%
Anglophones	27%	10%	44%	24%	17%
Others and/or multiple responses	0%	3%	19%	6%	16%
University level	22%	25%	47%	24%	25%
Average household income (2006)	\$67,600	\$36,950	\$85,314	\$66,510	\$51,725
Montreal CMA = 100	125.8	94.5	158.8	124.8	100

Source: Statistics Canada, 2011 Census. Population estimates for 2006 and 2011 by Census.

Trade area population growth



A young and fast growing population with high income levels

The annual volume of housing starts in the primary zone

	Vaudreuil-Dorion	De Perrot	Hullers / St-Léon	Pro-Cocottes / Les Chênes	TOTAL
2000	234	109	204	38	643
2001	294	214	250	20	796
2002	522	260	427	72	1,271
2003	539	319	420	71	1,357
2004	705	371	202	74	1,432

Source: SCPL