



FAUBOURG
BOISBRIAND

The heart of Montreal's North Shore

REGIONAL TRADE AREA: **600,000 people**

HIGH AVERAGE HOUSEHOLD INCOME: **\$60,981/year**

DAILY TRAFFIC ON HIGHWAYS 15 AND 640: **239,000 vehicles/day**



FAUBOURG
BOISBRIAND

Faubourg Boisbriand is a **rare opportunity** in the Montreal area. The location has proven to be a strong, comprehensive and mixed-use development, creating a supra-regional business, administrative and commercial hub at the heart of Montreal's North Shore.

This is a lifestyle environment where people can live, work, shop and play!

Within this commercial development

- Convenience retail
- Main Street retail
- Big Box retail

RETAIL SPACE: **1,200,000 square feet**

OFFICE SPACE: **120,000 square feet**

PARKING SPACES: **6,000 (approx.)**

New, exclusive residential neighborhood (mid/high density)

- More than 1,700 residential units
- Easy pedestrian and vehicular access to the city's core
- Additional 5,000 people on the site

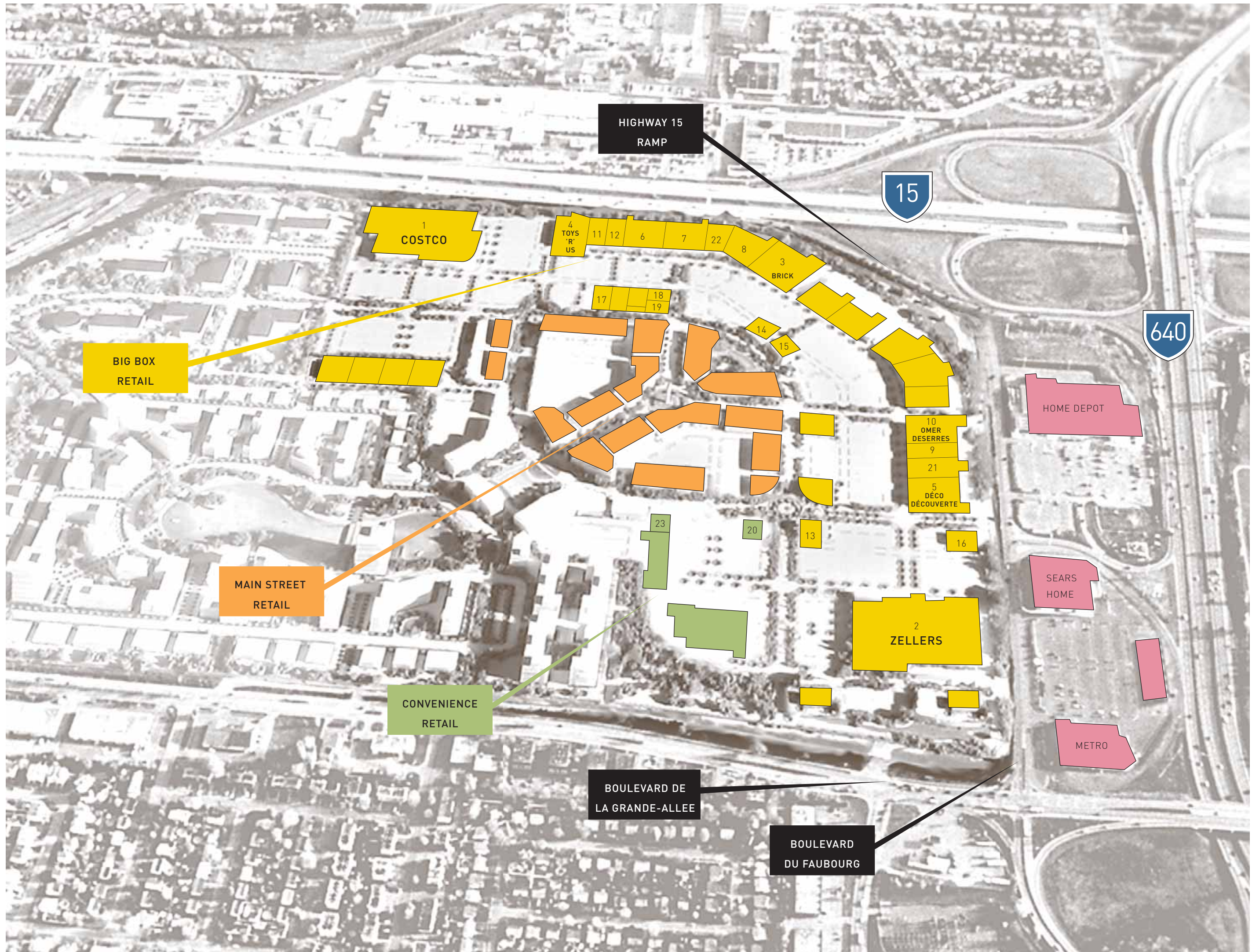


**MODERN.
UNIQUE.
LIKE ME.**



BIG BOX RETAIL

- 1 Costco
- 2 Zellers
- 3 The Brick
- 4 Toys'R'Us
- 5 Déco Découverte
- 6 Home Sense
- 7 Bureau en Gros
- 8 Golf Town
- 9 L'Équipeur
- 10 Omer DeSerres
- 11 Linen Chest
- 12 Structube
- 13 La Cage aux Sports
- 14 Bâton Rouge
- 15 Vinnie Gambini's
- 16 Scotia Bank
- 17 L'Entrepôt du Cadre
- 18 Le Commensal
- 19 Presse Café
- 20 TD Bank
- 21 JYSK
- 22 Adidas
- 23 SAQ



**BIG BOX
RETAIL**

**MAIN STREET
RETAIL**

**CONVENIENCE
RETAIL**

**HIGHWAY 15
RAMP**

**BOULEVARD DE
LA GRANDE-ALLEE**

**BOULEVARD
DU FAUBOURG**

15

640

**1
COSTCO**

**4
TOYS
'R'
US**

**3
BRICK**

**10
OMER
DESERRES
9
21
5
DÉCO
DÉCOUVERTE**

HOME DEPOT

**2
ZELLERS**

**SEARS
HOME**

METRO

FIND IT ALL AT FAUBOURG BOISBRIAND

Easy access ■ Visibility ■ Optimal parking

In the long, hot days of summer, Faubourg Boisbriand is a refreshing oasis, uniquely designed for clients who want to truly enjoy the season. Whether they are looking to cool off with a long drink on a sun-dappled terrace, or searching for that little gift that is sure to make their special someone happy, at Faubourg Boisbriand clients will discover a warm, welcoming spot that makes every summer day a pure delight!

MAIN STREET RETAIL

- Units with entrances on the street
- 1 1/2-storey or 2-storey units on all end cap units along Main Street
- Wide sidewalks with street furniture and plantings

BIG BOX RETAIL

- Standard big box structure with architectural elements of the Main Street

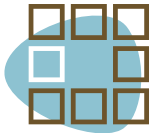


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Big Box retail phase I
is now open
phase II
opening in Fall 2007

Convenience retail opening in Fall 2007
Main Street retail opening in Summer 2008



FAUBOURG
BOISBRIAND

FIND IT ALL
at Faubourg Boisbriand!

Where commercial and residential developments
come together in an integrated urban community.

CHEROKEE
Investment Partners

Kimco Realty
Corporation

NORTH AMERICAN

STERLING CENTRECORP

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