



Situated in the eastern portion of the island of Montreal in the Saint-Leonard neighbourhood is First Capital's Place Viau.

Architecturally bold with glass panels, Place Viau boasts a contemporary reflection of style and grace. Anchored by a 100,000 sf urban Walmart Superstore, a 30,000 sf Marshalls, a 23,000 sf Michaels and a 10,100 sf Dollarama, this shopping destination is conveniently situated on the busy thoroughfare of Boulevard Viau, just off Highway 40, and offers great exposure to daily commuter traffic.

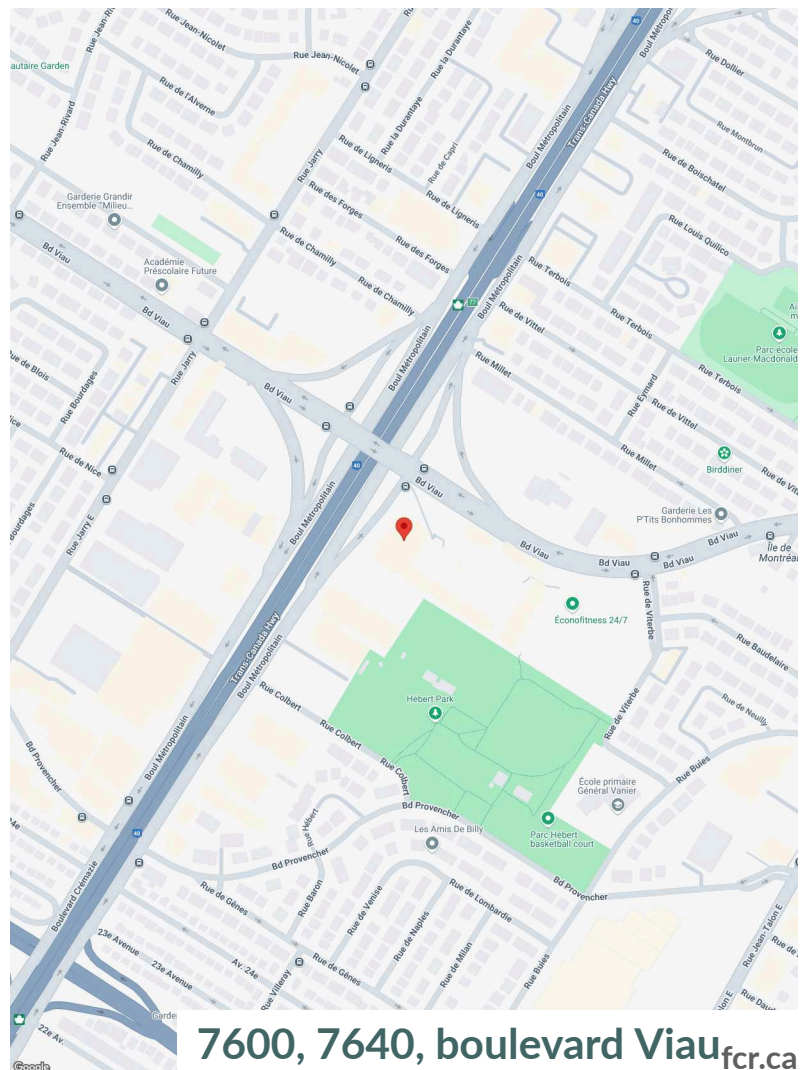
This family-oriented shopping destination services the many growing neighbourhoods in the surrounding areas, with over 573,500 residents within a 5km radius.

FCR has submitted a rezoning application for a Mixed-use high density project at Place Viau, Montreal, on lands adjacent to our shopping centre.

The proposal consists of 565,000 square feet of density over five buildings ranging in height from 6 to 10 storeys.

The 500 unit project is designed to be an integrated urban neighbourhood, complete with internal streets, a community plaza and pedestrian links to retail services at our shopping centre, an adjacent park with sport facilities and a future subway station that will be within walking distance.

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**7600, 7640, boulevard Viau** fcr.ca




**1km**
**3km**
**5km**

**Household Income**

\$71,348

\$74,418

\$76,888


**Households**

9,514

91,207

266,474


**Population**

22,964

211,147

574,095


**Traffic  
Count**

 Hwy 40/ Boul Pie-IX :  
88,553

**Walk  
Score**

76


**Transit  
Score**

68



Site Plan



## Current Tenants

Walmart	FCR Management Services
MONT TACOS	Econofitness
First Capital REIT	Kuto Comptoir a Tartares
Cafe Helena	Rogers Planete Mobile
CLINIQUE DENTAIRE	Pizzeria Tuscolo
PLACE VIAU	Istanbul Gunes Kebab
Beaute Fery Beauty	Ongles Atelier GQ
Real Fruit Bubble Tea	Clinique Medicale Mieux
King of Kings Barber Shop	Etre
Shop Sante	Dollarama
Le Dejeuner Cosmopolitain	Michaels
Fenêtres Magistral	Marshall's

## Contact



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