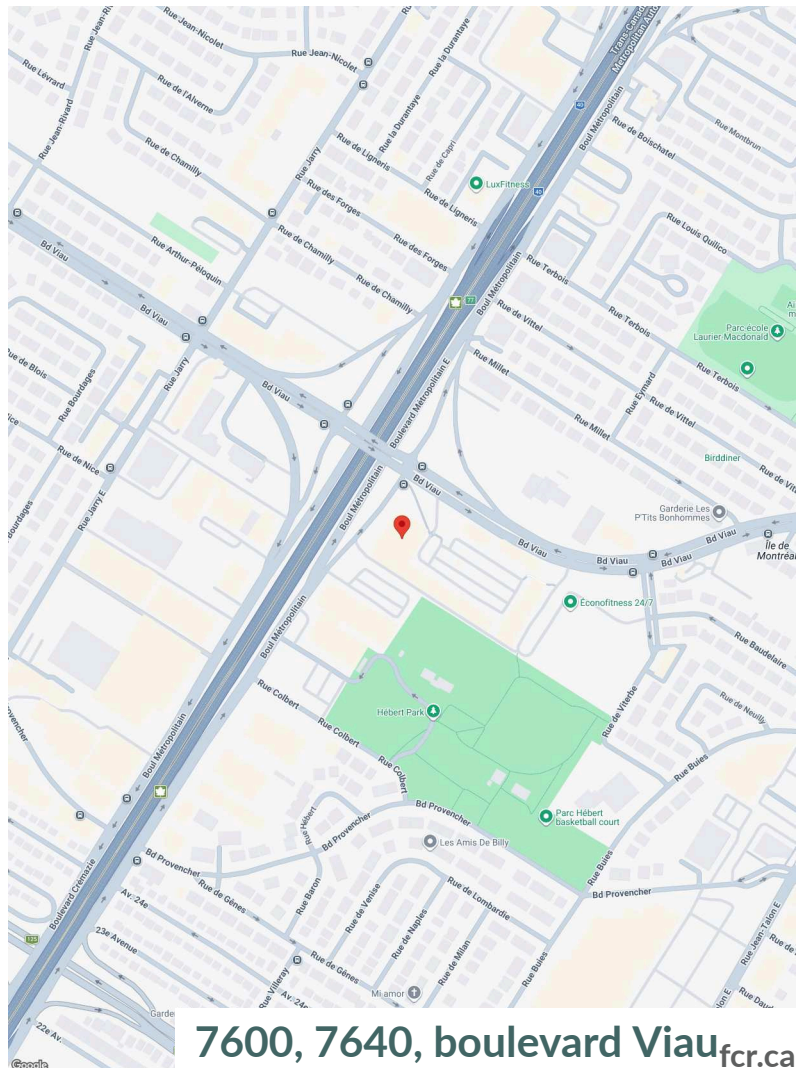




Place Viau is a modern shopping centre in Saint-Léonard, east Montreal, featuring major retailers like Walmart, Marshalls, Michaels, and Dollarama. Located on Boulevard Viau near Highway 40, it's easily accessible and serves a large, family-friendly community of over 573,500 people within 5 km. A new mixed-use development is planned next door, with 500 residential units, pedestrian-friendly spaces, a plaza, and access to nearby parks, retail, and a future subway station.






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| | 1km | 3km | 5km |
|-----------------------------------------------------------------------------------------------------------|----------|----------|----------|
|  Household Income | \$83,166 | \$86,732 | \$90,832 |
|  Households | 9,552 | 93,975 | 278,262 |
|  Population | 23,632 | 216,492 | 598,857 |


**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 |
| CLINIQUE DENTAIRE | Rogers Planete Mobile |
| 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 |



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