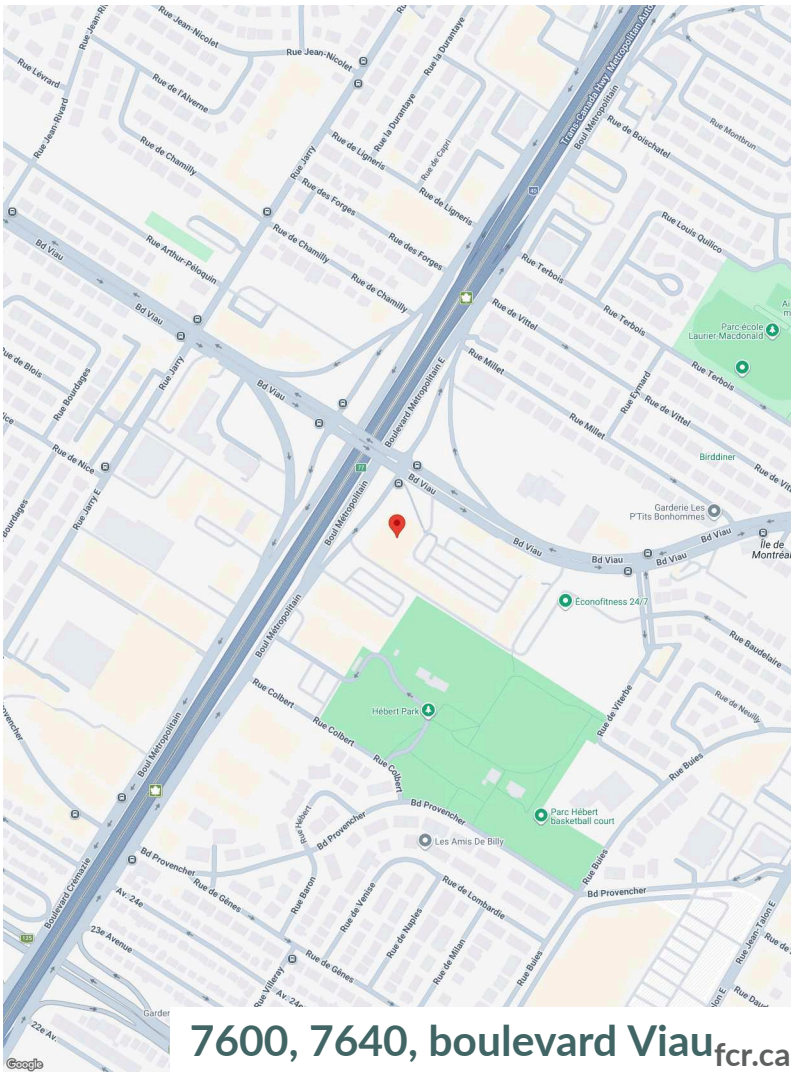
FIRST CAPITAL

Place Viau

Saint Leonard, QC

sf: 225,037

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.



7600, 7640, boulevard Viaufcr.ca

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Place Viau
Demographics

	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

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Place Viau
7600, 7640, boulevard Viau

Site Plan

Site Plan

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Place Viau
7600, 7640, boulevard Viau

Saint Leonard, QC
07/06/2026

Current Tenants

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

Contact

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