



3550-3590

PITFIELD BOULEVARD

TRANSCANADA RETAIL INVESTMENT OPPORTUNITY

PIERREFONDS (QUÉBEC)

CBRE

PROPERTY SUMMARY

INVESTMENT HIGHLIGHTS

Essential & Quick-Service Retail

Anchored by Petro-Canada and Tim Hortons, the Property boasts a service-oriented tenant mix that provides a continuous draw to the property, offering investors strong defensive income.

Exceptional Accessibility

Ideally positioned on Pitfield Boulevard, the Property benefits from excellent visibility and serves as a key convenience destination along a service road that connects to Autoroutes 13 and 40, and Gouin Boulevard.

Strategic Location Within Large Trade Area

Situated within a dominant industrial park and employment hub, the Property serves a substantial daytime population consisting of a large workforce, frequent commuters, and the nearby residential community.

Unparalleled Cashflow Stability With Upside

Boasting a WALT of 10.3 years, the Property provides investors with unparalleled cashflow security and offers further upside through the implementation of a strategic leasing plan.



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ASSET TYPE	Essential & Quick-Service Retail
CONSTRUCTION	2017
SITE AREA	94,058 SF
GROSS LEASABLE AREA	10,825 SF
OCCUPANCY	60%
WALT	10.3 years
NUMBER OF TENANTS	3
PARKING STALLS	50 +/-
ZONING	
ZONING CODE	I-8-491-1
PERMITTED USES	Commercial & Industrial

THE OFFERING

LOCATION OVERVIEW

5
MINUTES TO
HIGHWAY 40/13

113,000
DAILY TRAFFIC
COUNT

+ 180,000
TRADE AREA
WITHIN 5 KM

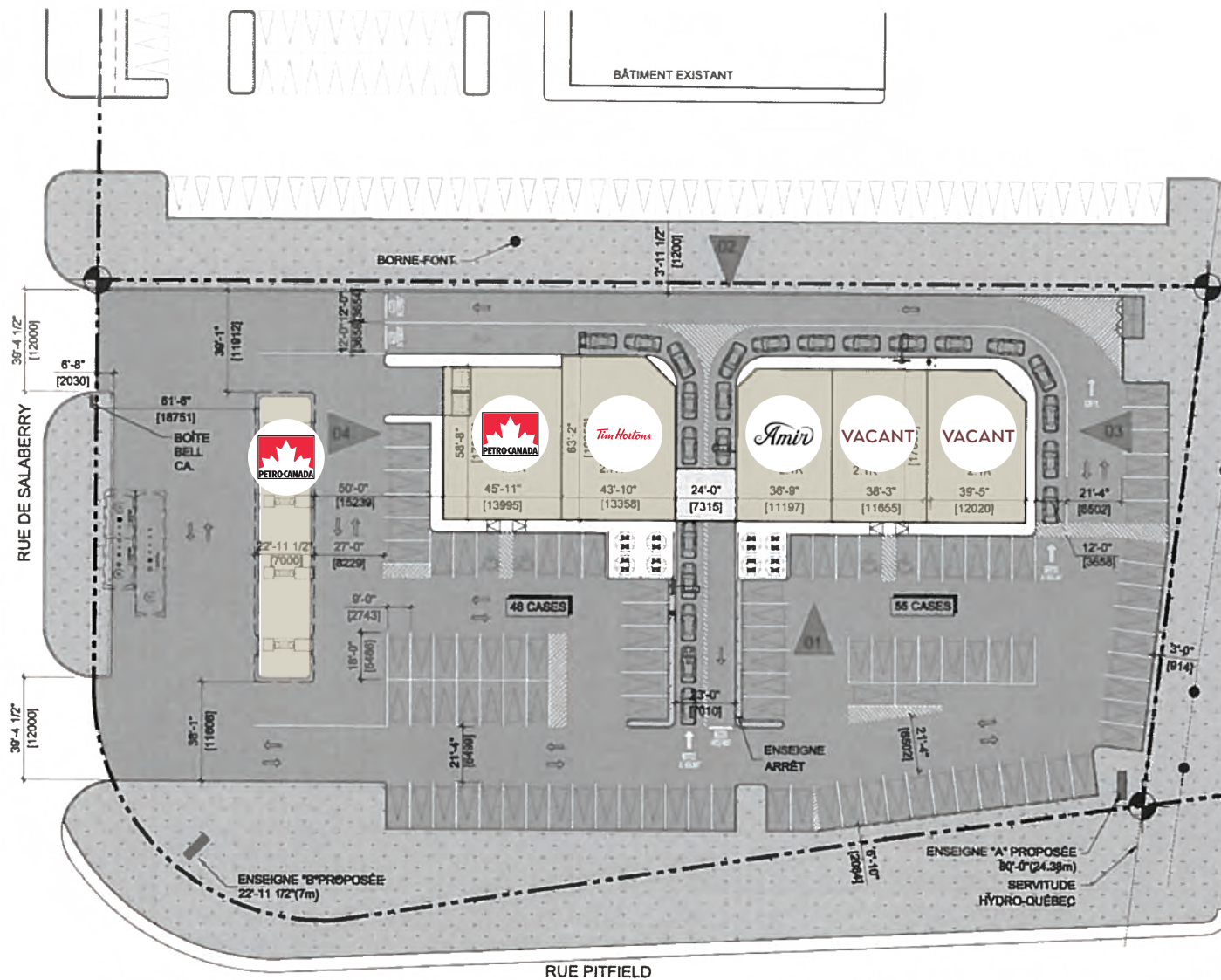


DEMOGRAPHIC SNAPSHOT

	Total Population (0-5km)	181,629
	Projected 5-Year Population Growth	6.30%
	Median Age	42.4
	Daily Traffic Count	113,000
	Average Household Income (2023)	\$114,737
	Labor Force Population (2018)	141,375

PROPERTY PROFILE

SITE PLAN



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CONTACT INFORMATION

All inquiries regarding the offering should be directed to the noted Advisors. Upon execution of a Confidentiality Agreement, interested parties will be provided with a Confidential Information Memorandum containing detailed property and financial information, along with access to an electronic dataroom containing pertinent property information. Interested parties are invited to submit a Letter of Intent (“LOI”) on a first-come, first-serve basis.

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