

# PRIME RETAIL SPACE - FOR LEASE

5125 Sherbrooke Street W, Westmount (QC)



## AREA:

1,700 sq. ft.  
ground floor

## NET RENT:

\$35.00/sq. ft.  
\$10.00/sq. ft. opex & taxes  
(estimated 2017)

## TERM:

5 years

## HIGHLIGHTS:

- Available 30 days
- Located at the heart of Westmount's retail node, corner Vendôme
- Proximity to the Glen Hospital site

## ADDITIONAL INFORMATION:

- 10,000 - 14,000 VPD

## NEIGHBORING RETAILERS:

Sushi Shop, Jean Coutu, A&W, Bureau en Gros, Pharmaprix, Rejuice

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## Adam Lieberman

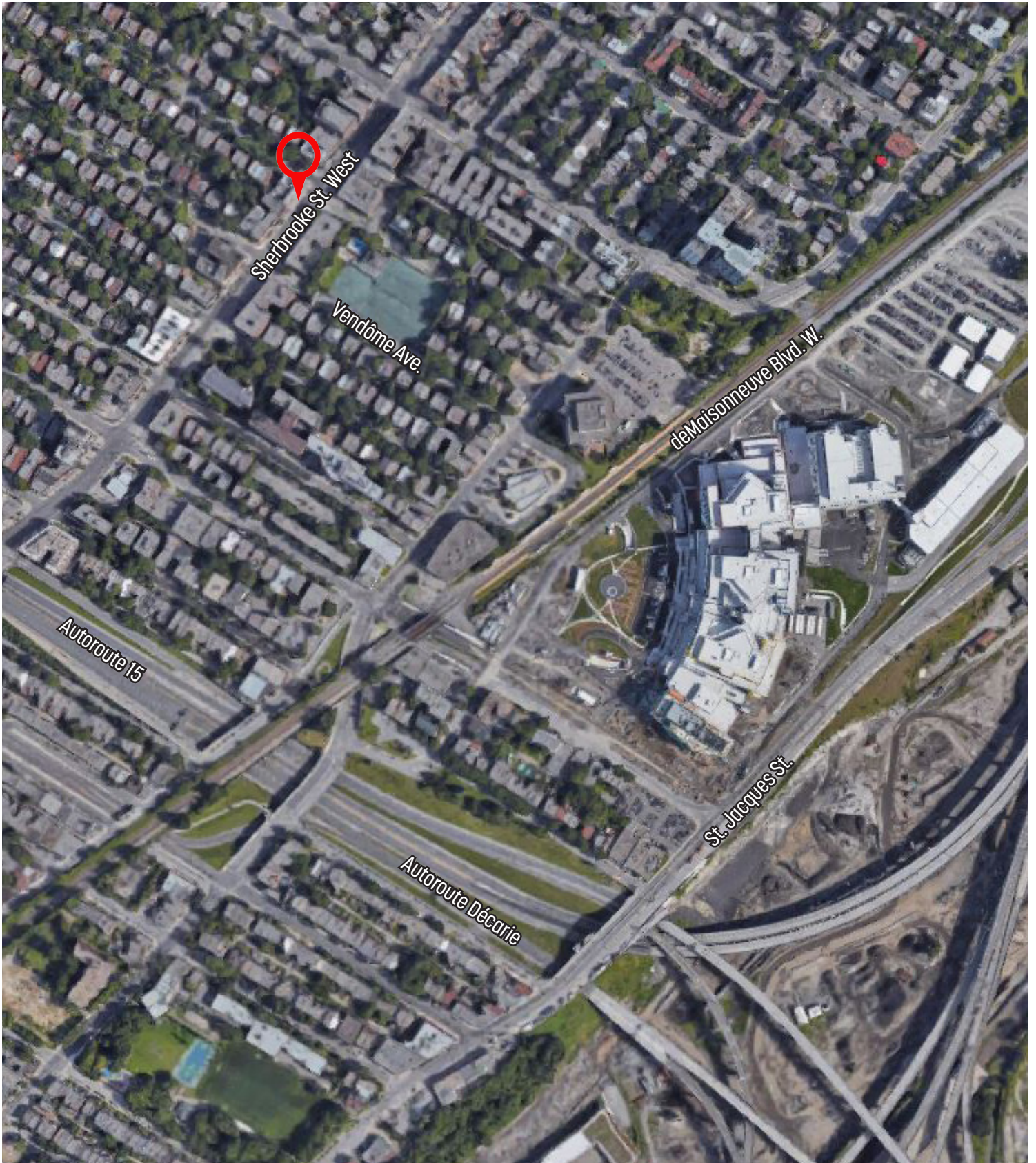
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## OBERFELD SNOWCAP

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Oberfeld Snowcap Realty Inc.  
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# AERIAL SITE MAP



RETAIL SPACE - FOR LEASE  
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# DEMOGRAPHIC REPORT

**5125 Sherbrooke St W., Montreal (QC)**

**1 KM RADIUS**

**3 KM RADIUS**

## POPULATION & PROJECTIONS

2016 Total Population	21,125	205,915
2021 Total Population	22,089	214,331
2026 Total Population	22,893	222,040
2016 Female Population	52.0%	51.3%
2021 Female Population	51.7%	51.0%
2026 Female Population	51.5%	50.8%
2016 Male Population	48.0%	48.7%
2021 Male Population	48.3%	49.0%
2026 Male Population	48.5%	49.2%
Total Pop. Change 2016-2021 (5 yr)	4.6%	4.1%
Total Pop. Change 2016-2026 (10 yr)	8.4%	7.8%
2016 Total Daytime Population	20,589	200,177
Daytime Population at Home	9,716	102,065
Daytime Population at Work	10,873	98,113

## 2016 AGE DISTRIBUTION

Age 0-20	18%	17%
Age 20-30	19%	19%
Age 30-40	15%	19%
Age 40-50	13%	13%
Age 50-60	12%	11%
Age 60-70	11%	10%
Age 70+	12%	11%
Median Age	38.2	37.3

## 2016 POPULATION % BY CATEGORY

0 to 19 years (Kids)	18%	17%
20 to 35 years (Millennials)	27%	29%
36 to 49 years (Gen X)	20%	22%
50 to 70 years (Baby Boomers) *	23%	21%
65 years and over (Seniors)	17%	16%

## 2016 HOUSEHOLD INCOME

Average Household Income	\$123,084	\$83,205
Median Household Income	\$60,681	\$44,976
Household Income < \$60,000	50%	63%
Household Income \$60,000 - \$125,000	24%	23%
Household Income \$125,000+	26%	15%

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## HOUSEHOLD COMPOSITION & PROJECTIONS

2016 Total Households	9,426	102,067
2019 Total Households	9,706	104,827
2021 Total Households	9,861	106,476
2026 Total Households	10,176	110,163
Housing Change 2016-2019 (3 Year)	3.0%	2.7%
Housing Change 2016-2021 (5 Year)	4.6%	4.3%
Housing Change 2016-2026 (10 Year)	8.0%	7.9%
2016 Households Owned	41.5%	30.0%
2016 Households Rented	58.5%	70.1%
2016 Average Household Size	2.2	2.0
2016 Average Children per Family HH	1.0	1.0
2016 Families with 1 Child at Home	26.2%	31.0%
2016 Families with 2 Children at Home	23.5%	20.4%
2016 Families with 3+ Children at Home	8.7%	8.0%
2016 Families with No Children at Home	41.6%	40.7%

## 2016 EDUCATION

Total Pop. by Education Level (25 yrs+)	11,898	121,598
With Cert/Dipl/Deg	<b>97%</b>	<b>91%</b>
Educ High school cert/equiv	13%	14%
Educ Apprentcshp/trades cert/dipl	5%	7%
Educ Collg/CEGEP/oth n-univ cert/dipl	12%	13%
Educ Univ cert/dipl/deg	67%	57%
With No Cert/Dipl/Deg	<b>3%</b>	<b>9%</b>

## 2016 HH POP. BY VISIBLE MINORITY

Total Visible Minority Population	<b>31.7%</b>	<b>35.6%</b>
Asian	10.8%	10.8%
Black	7.3%	8.1%
Latin American	4.2%	3.9%
Arab	4.8%	8.4%
South Asian/East Indian	2.1%	2.9%
Other	2.5%	1.6%
Total Non-Visible Minority	<b>68.3%</b>	<b>64.4%</b>

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## 2016 HOUSEHOLD SPENDING

Total Expenditure (Tot)	\$1,412,118,727	\$10,071,551,291
Total Expenditure (Avg HH)	\$149,811	\$98,676
Total Current Consumption (Tot)	\$771,316,873	\$6,012,373,386
Total Current Consumption (Avg HH)	\$81,829	\$58,906
Total Food (Tot)	\$116,408,665	\$995,183,523
Total Food (Avg HH)	\$12,350	\$9,750
Food purchased from stores (Tot)	\$75,857,872	\$669,836,639
Food purchased from stores (Avg HH)	\$8,048	\$6,563
Food purchased from restaurants (Tot)	\$40,550,790	\$325,346,879
Food purchased from restaurants (Avg HH)	\$4,302	\$3,188
Total Clothing (Tot)	\$46,370,098	\$353,593,613
Total Clothing (Avg HH)	\$4,919	\$3,464
Womens Clothing, Aged 15 Over (Tot)	\$14,382,234	\$113,046,134
Womens Clothing, Aged 15 Over (Avg HH)	\$1,526	\$1,108
Mens Clothing, Aged 15 Over (Tot)	\$9,848,025	\$77,226,130
Mens Clothing, Aged 15 Over (Avg HH)	\$1,045	\$757
Household furnishings (Tot)	\$22,088,318	\$147,368,913
Household furnishings (Avg HH)	\$2,343	\$1,444
Personal care (Tot)	\$23,878,968	\$202,300,285
Personal care (Avg HH)	\$2,533	\$1,982
Health care (Tot)	\$44,942,648	\$371,660,952
Health care (Avg HH)	\$4,768	\$3,641
Recreation (Tot)	\$46,054,539	\$350,561,161
Recreation (Avg HH)	\$4,886	\$3,435
Tobacco Products, Alcoholic Beverages (Tot)	\$36,553,873	\$288,080,270
Tobacco Products, Alcoholic Beverages (Avg HH)	\$3,878	\$2,822

\* Note: slight overlap in Population category between Baby Boomers and Seniors