

OBERFELD SNOWCAP

FOR LEASE ↘

Tremblant's Pedestrian Village

Tremblant, QC

Manon Larose *

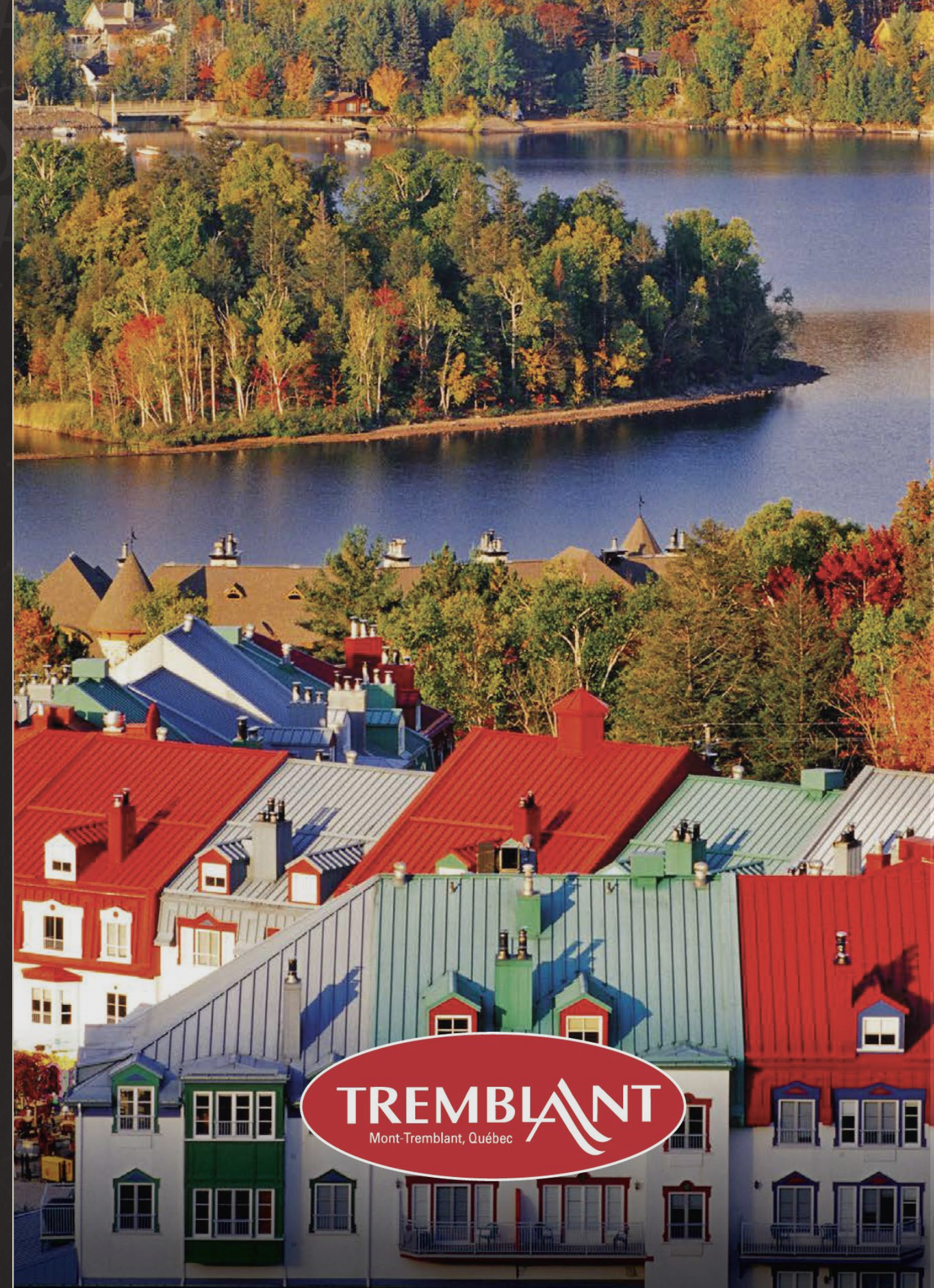
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Overview

There is a unique opportunity to take advantage of the captive, four-season consumer demand and join the community of successful retailers and restaurateurs providing world class fare and services to an active and high-income demographic at Tremblant Resort. Tremblant's pedestrian village is a proven retail experience that has best in class property management and a track record of retail and restaurant success. With the recent change in resort ownership to a prestigious pension management fund, the new landlord sees value in the optimization of the resort merchandising mix and leasing the pedestrian village with world class options to meet the pent-up demand that will further unlock the village retail potential.

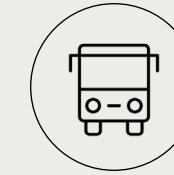
Developed by Intrawest – the resort developer behind famous ski resorts like Whistler Blackcomb, Blue Mountain and Steamboat Ski Resort – and recently acquired by Alterra Mountain Co. – one of North America's leading owner operators with 14 resorts across the Americas – Tremblant Resort has been named for many years as the #1 Ski Resort in the North American East by the readers of Ski Magazine.

Additionally, the change in resort ownership has resulted in adding greater diversity to the customer base and more investment in the infrastructure. Tremblant Resort also continues to be ranked at the head of the Quebec line-up for sports and the outdoors, in both summer and winter.

As a year-round, four-season destination resort that offers a harmonious mix of cultural offerings, sporting events & activities, family activities and an unparalleled overall holiday experience, Mont Tremblant offers an excellent opportunity to position your brand at the footstep of an immense opportunity.



Mont-Tremblant International Airport (YTM) seasonally serviced by Porter Airlines and Air Canada with direct flights from Toronto, Montreal and Ottawa airports

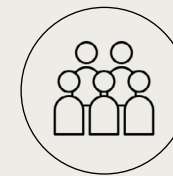


Daily bus service from nearby towns servicing the labour population (work force)



#1 In Eastern North America
Voted best ski resort 20 times from 1996 to 2012, 2014 to 2017 and in 2020.

Ski Magazine



2.6 million visitors per annum



More than 75 boutiques and restaurants

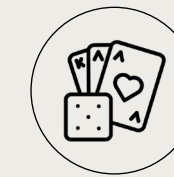


Among The World's 25 Best Ski Towns

National Geographic, August 2014



1,900 accommodation units



Major Quebec casino (1 in 4 total), Casino de Mont-Tremblant located at the resort



Canada's most family friendly ski resort

Forbes Magazine, 2019

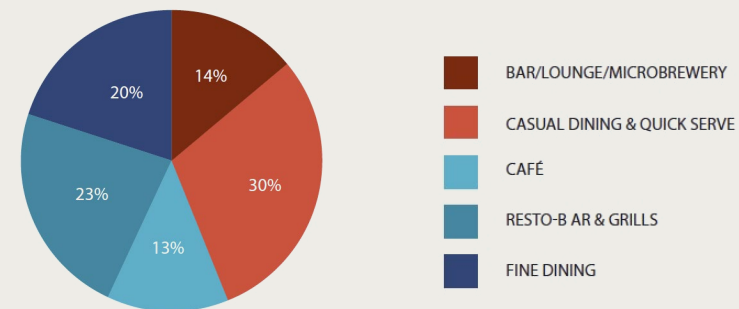


Located approximately 90 minutes' drive away from Montreal and Ottawa



Tremblant facts

- 2.6 MILLION ANNUAL VISITORS
- 5+ BOUTIQUES, BARS AND RESTAURANTS
- CASINO
- ON-SITE CONVENTION CENTRE
- 1,900 ON-SITE ACCOMMODATION UNITS

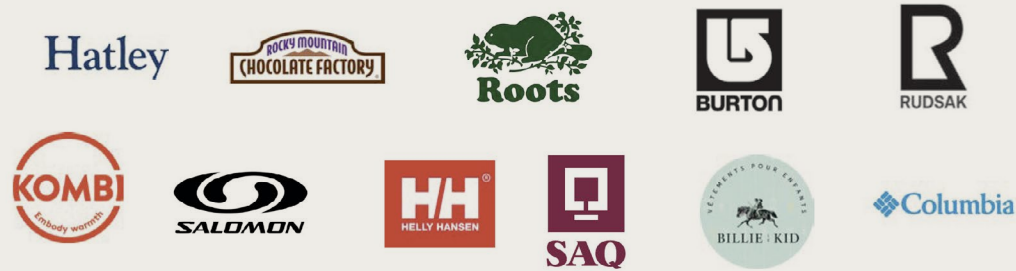


Well-balanced food & beverage category mix, albeit with an emphasis on casual dining & quick serve

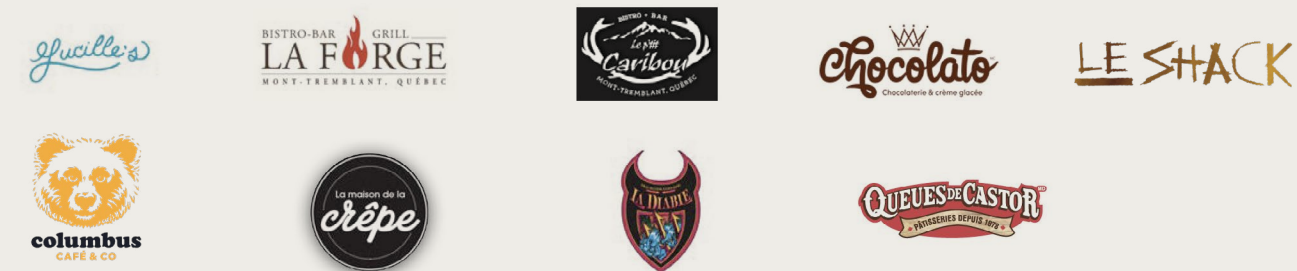


Prominent Retailers

Retailers



Restaurants



Hotels



Convention Centre Overview

Frequented regularly by professionals within industries like technology, pharmaceuticals, telecommunications, real estate, banking and finance, Quartier Tremblant – Base Camp Convention Centre has a 450 person capacity and has approximately 250 groups attend per year for conventions and events.

Co-Tenancy

St-Bernard:

A1-A2	AU GRAIN DE CAFÉ
A3, A4	BILLIE LE KID
B1, B2, B3, B4	FAT MARDI'S
B5, B6	CHOC. ROCKY MOUNTAIN
B7	LOUÉ
C1, C2	MAGASIN DE LA PLACE
C3	YAMA NO KAMI
D2	CHAMONIX
E1, E2	MISSION LIBERTE
E3, E4, E5	VIRTUAL REALITY
F1	LE SHACK

Johannsen:

DL	CENTRE JOHANNSEN
A1, A3	BULLSEYE SALLOON
A2	MONT TREMBLANT ACTIVITES
B1, B2	MAGASIN DE LA PLACE OUTWARE
B3A	UNIVERS TOUTOU
B3B	TREMBLANT & CO
B4	HATLEY
B7	POP & CO
B6	BAR A JUS FLUIDE INC
B5	MISSION LASER
C1	RUDSAK
C2	PIZZATERIA

Deslauriers:

A1, A2	ROOTS
A3	BEAVERTAILS
A4, A5	COLUMBIA SPORTWEAR
A6, A8	A MANO TRATTORIA
A9, A10	HELLY HANSEN
B1, B2	AVAILABLE
B3	VIVA THÉ
B5, B7	ENGEL & VOLKERS
B6	LUDVINE
B4, B8	SALOMON
B9	AVAILABLE
C1	AVAILABLE
C2	SAUTERELLES ET COCCINELLES
C3, C3A	SOCAL KITCHEN

Vieux-Tremblant:

A	LE P'TIT CARIBOU
B	YA'O'OOO PIZZA PUB
C	LA SAVOIE
D	QG
E	O'WOK
F	CHOCOLATO
G	LOUÉ
H	CAFÉ DE L'EPOQUE
I	BRASSERIE LA DIABIE
J	LA MAISON DE LA CREPE
K	BRIVIA

Marriott:

M1	LUCILLE'S
<i>Tour des Voyageurs:</i>	
11A	LA CABANE A SUCRE
12	NOOR BISTRO
1, 2	BOUTIQUE EXPLORE
3	STUDIO CREATIF
4	PLACE BONBON
5A	STARBUCKS
6A, 6B	LOUÉ

Tour des Voyageurs 2:

1-1M	MOGOUYAN
7-7B	AVAILABLE

Le Westin:

1, 2	OFFICES
4, 5	SAQ
8	AVAILABLE

Khandabar:

K	AVAILABLE
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Deslauriers - B9

Details

Located in the heart of the village's pedestrian path with sightlines to the old village and a beautiful view of the walking trail and the cable car, unit B9 of the Deslauriers building offers an impressive 732 SF

Net Rent

Communicate with listing brokers

Add Rent (2025 est.):

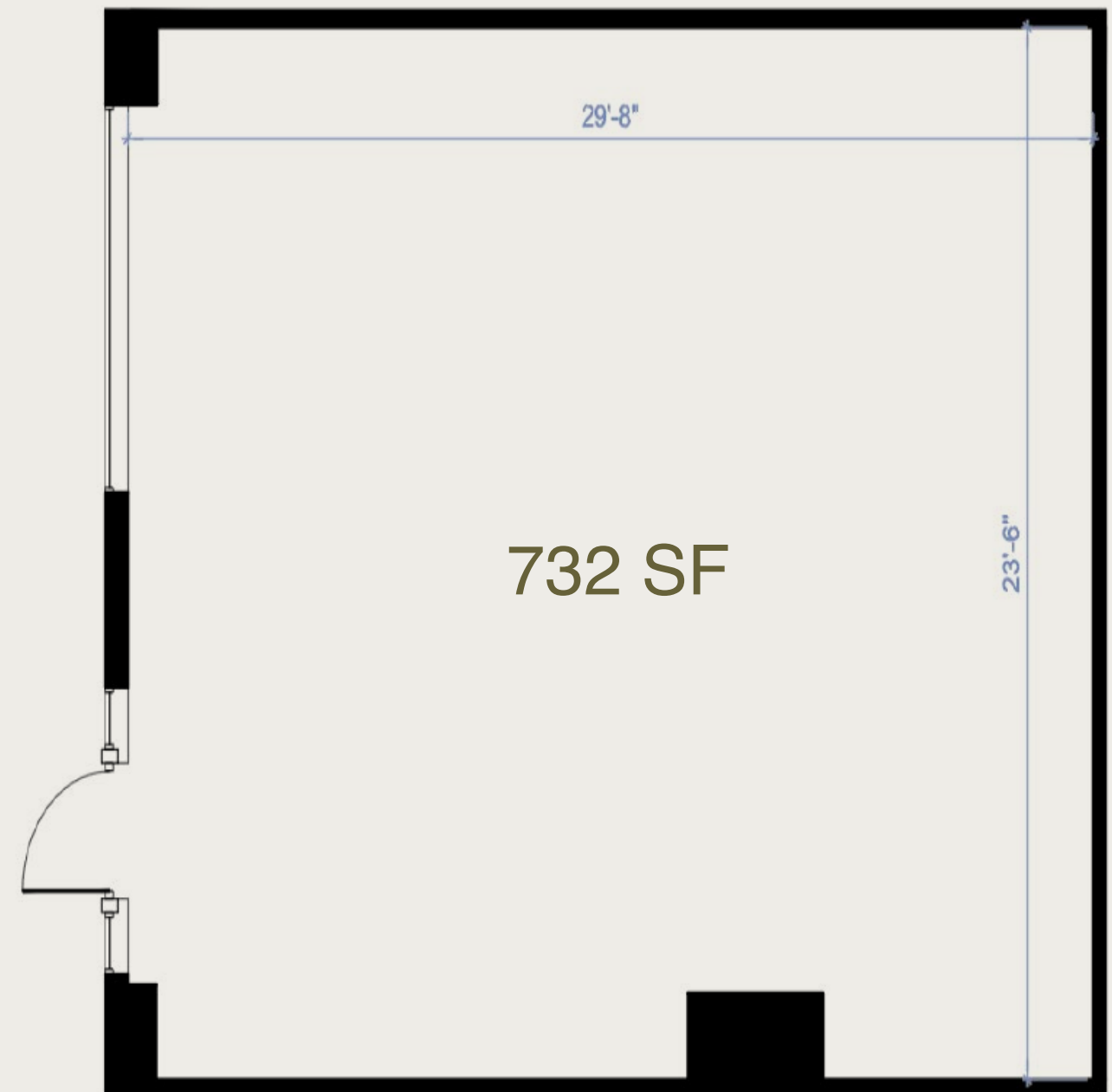
\$28.00 PSF

Area Available:

732 SF

Availability:

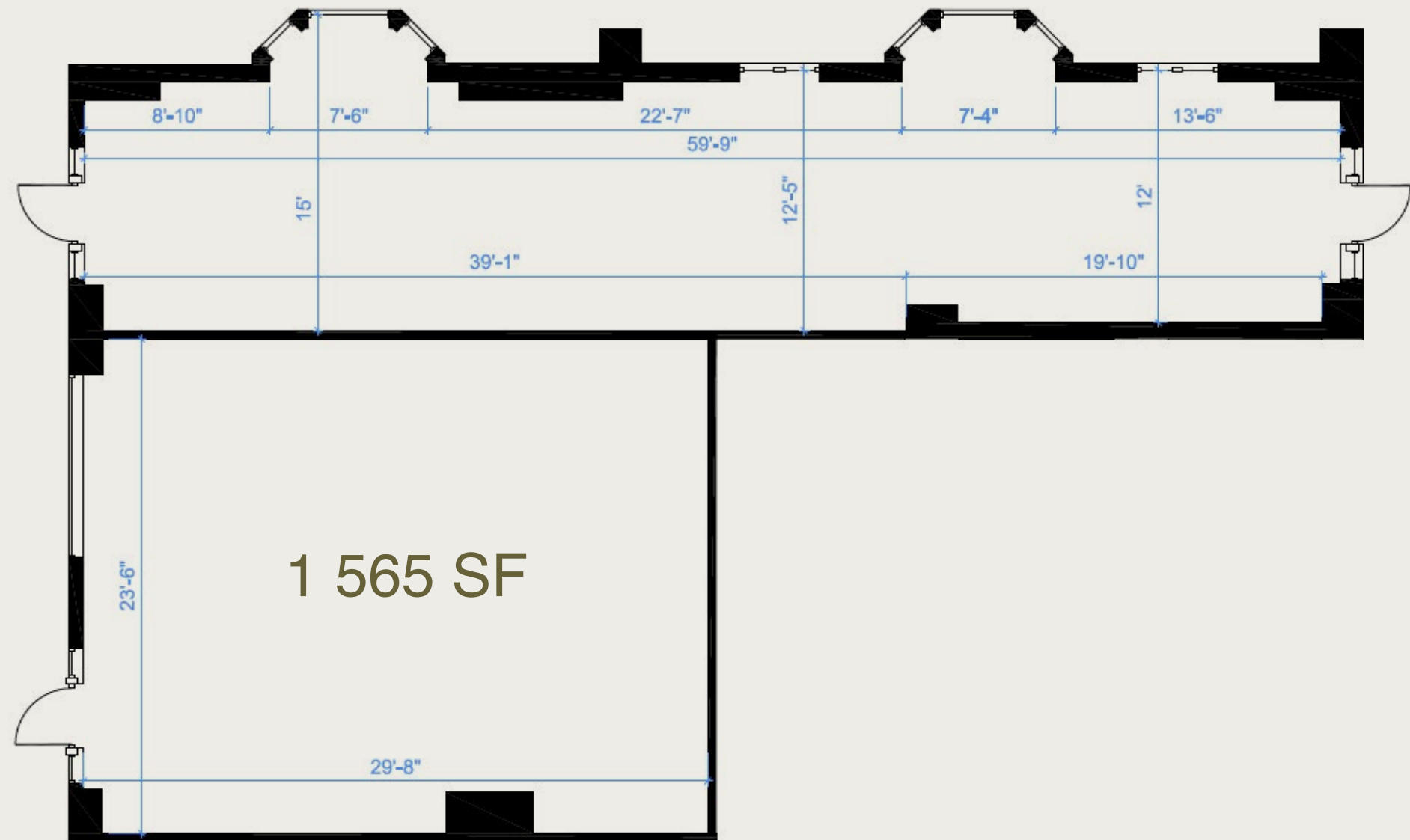
Immediate



B1+B2+B9 Deslauriers



Ground Floor



Deslauriers - C1

Details

Located in the heart of the village's pedestrian path with sightlines to the old village and a beautiful view of the walking trail and the gondola, unit C1 of the Deslauriers building offers an impressive 742 SF

Net Rent

Communicate with listing brokers

Add Rent (2025 est.):

\$28.00 PSF

Area Available:

742 SF

Availability:

Immediate



Westin - CRU8

Details

Unit CRU 8, located at the Westin Hotel and facing Place Deslauriers in the pedestrian village of Tremblant, offers 684 sq. ft. of exceptional visibility. With vaulted ceilings, direct access to the hotel and underground parking, it provides a remarkable presence in one of the busiest areas of the ski resort. The unit features opportunities for outdoor signage and digital marketing, and its open space makes it an ideal location for events, family activities, markets, or dining.

Net Rent

Communicate with listing brokers

Add Rent (2025 est.):

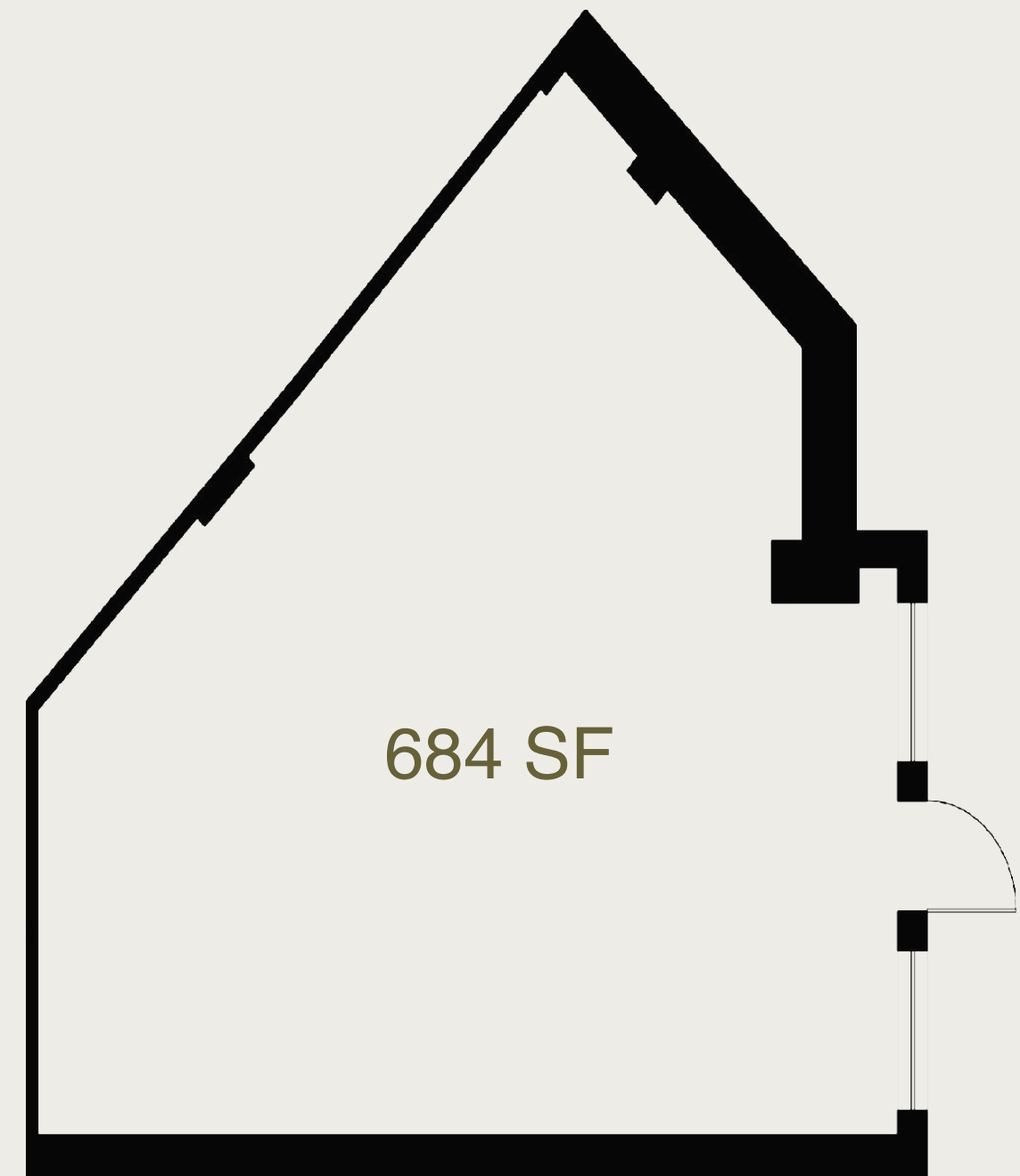
\$28.00 PSF

Area Available:

684 SF

Availability:

Immediate



Westin - CRU8

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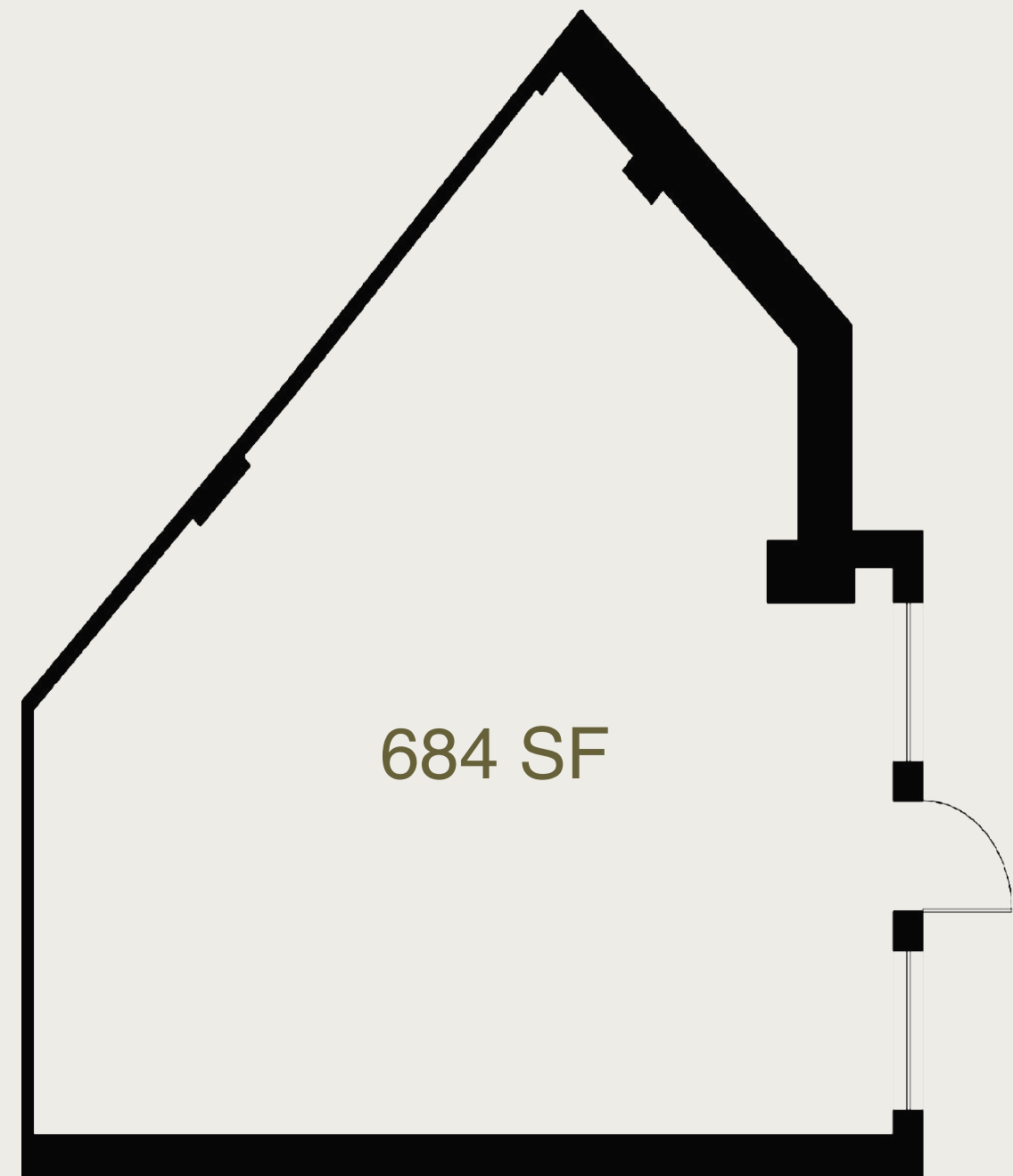
\$28.00 PSF

Area Available:

Ground Floor : 275 SF +
Basement: 449 PC

Availability:

Immediate



Tour des Voyageurs 2 - Unit 7

Details

Located at the foot of the Tremblant pedestrian village at the Mont Tremblant ski resort, Unit 7 offers a unique opportunity of 724 sq. ft., standing out as one of the first things visitors see when entering the resort and one of the last things they see when leaving. Featuring a conveniently small and comfortable layout, Unit 7 is positioned as an excellent launch pad for a niche food concept, capitalizing on the charm, history, and success of Mont-Tremblant Resort. In addition to its high visibility and exposure, Unit 7 also greatly benefits from being located next to the conference center, allowing it to capitalize on the convenience and service opportunities from organized conferences, as well as its proximity to the gondola and the resort's customer service center.

Net Rent

Communicate with listing brokers

Add Rent (2025 est.):

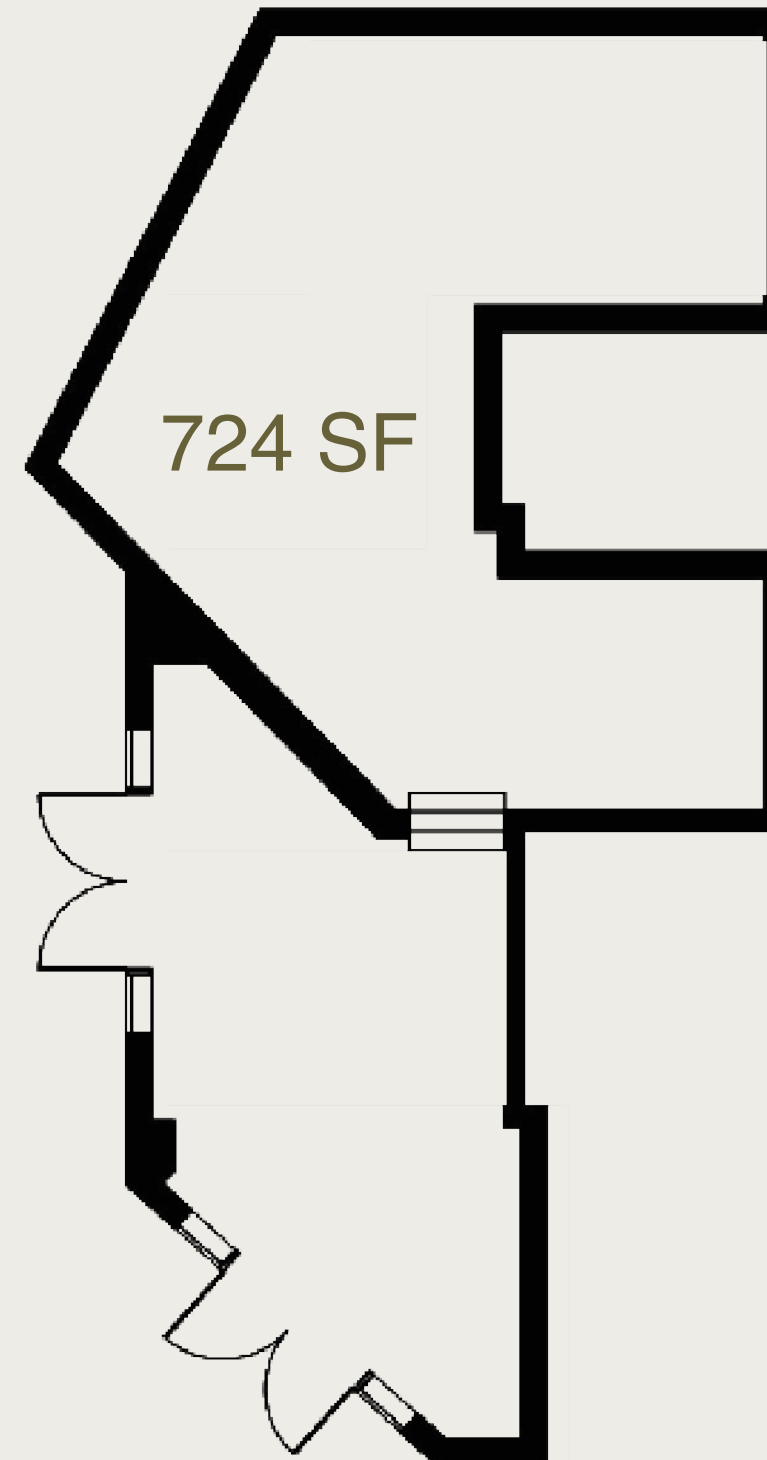
\$28.00 PSF

Area Available:

Ground Floor : 275 SF +
Basement: 449 PC

Availability:

Immediate



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