



# Laurier Québec

# Property Highlights

With over 200 stores, restaurants and services, Laurier Québec offers the widest offering for Québec City's general population. Visited by over 9.3M visitors each year, the multi-leveled centre has grown with its city's population and, owing to its many local partnerships and titled events, is considered by many as "mon centre commercial" (my shopping centre).

This positive sentiment and sense of third place is only expected to grow in coming years as development plans seek to expand the current shopping centre into a mixed-used property, featuring several residential buildings and ensuing influx of hyper-local shoppers.



Centre Sales (Productivity)

**\$576**  
Avg Sales PSF



Number of Stores

**217**



Dwell Time

**98 min.**



GLA

**1.2M SF**



Annual Shopper Visits

**9.9 M**



Parking Capacity

**5094**

Data as of Q1 – 2024





AMERICAN EAGLE  
OUTFITTERS



Marshalls



sports  
experts



Walmart 

WINNERS

# Why Québec City?

*As the capital of French Canada, the Québec City metropolis is renowned for both its storied history and its 500K+ population who are invested in the Region's growth and development.*



Located in the heart of the highly trafficked Ste-Foy Region (home to Université Laval's 43K+ student population and a 65K+ workforce population within 1km), Laurier Québec welcomes over 9.3M locals and tourists annually. The first indoor shopping centre built in the Province of Québec and a mainstay with the greater Québec Region, Laurier Québec is considered by many Québécois as "mon centre commercial" (my shopping centre).

## Area Profile - Trade Area (20km)



Estimated Population

**572K**



Estimated Households

**165K**



Average Household Income

**\$98K**



Median Age

**49**

Source: Esri, 2022



# Sustainability First

Laurier Québec is targeting **Net Zero Carbon by 2040**, is committed to reducing energy and water consumption, and enhancing its site experiences through green features that include:

- EV Chargers on-site
- Water bottle filling stations
- Inclusive spaces such as lactation room & gender inclusive washrooms
- High efficiency lighting, water fixtures & irrigation controls
- Regular energy, water, and waste audits
- Dedicated tools to automatically track consumption



Laurier Québec has been recognized for:



BOMA BEST Gold Sustainable Buildings certification



Transparent sustainability data reporting to GRESB



## Laurier Québec

2700 Boul. Laurier  
 Québec, QC, Canada  
 G1V 2L8  
[www.laurierquebec.com](http://www.laurierquebec.com)

## Marc Bédard

Commercial Real Estate Broker  
 Jones Lang LaSalle Real Estate Services, Inc., real estate agency  
 +1 438-838-9414  
 marc.bedard@jll.com



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