



SAINT CATHERINE WEST

AT THE HEART OF DOWNTOWN MONTREAL

UNPARALLELED
FLAGSHIP
OPPORTUNITY

26,463 SF
OF RETAIL SPACE
FOR LEASE

AT THE CORNER
OF
SAINT CATHERINE
STREET W
&
MCGILL COLLEGE
AVENUE

PRESENTED BY:





OVERVIEW

SAVILLS PRIME GLOBAL RETAIL TEAM AND AURORA REALTY CONSULTANTS ARE PLEASED TO PRESENT AN UNPARALLELED RETAIL OPPORTUNITY AT THE CORNER OF SAINT-CATHERINE STREET WEST AND MCGILL COLLEGE AVENUE. LOCATED IN THE HEART OF DOWNTOWN MONTREAL, 777 SAINT-CATHERINE STREET WEST IS IDEALLY SITUATED AT THE BUSIEST INTERSECTION IN THE CITY.

OFTEN TOUTED AS MONTREAL’S “CHAMPS ÉLYSÉES”, MCGILL COLLEGE AVENUE OFFERS THE PERFECT BACKDROP TO 777 SAINT-CATHERINE STREET WEST’S STRIKING ARCHITECTURAL FEATURES. THE HISTORIC ELEMENTS CONTINUE THROUGHOUT THE BUILDING’S GRAND INTERIOR, FROM INTRICATELY DETAILED MOLDING, TO THE ORNATE LIGHT FIXTURES, 777 SAINT-CATHERINE STREET WEST PROVIDES A REMARKABLE ENVIRONMENT THAT IS SECOND TO NONE.

THE SPACE:	GROUND FLOOR:	5,453 SF
	MEZZANINE:	3,946 SF
	THIRD FLOOR:	6,014 SF
	LOWER LEVEL:	5,206 SF
	BASEMENT:	5,844 SF
	TOTAL:	26,463 SF
NET RENT:	CONTACT LISTING AGENTS	
ADDITIONAL RENT:	\$43.05 PSF (2024 ESTIMATE) MUNICIPAL & SCHOOL TAXES + OPERATING COSTS	
AVAILABLE:	IMMEDIATELY	
FRONTAGE:	54’ ON SAINT-CATHERINE ST. W. 120’ ON MCGILL COLLEGE AVE.	
CEILING HEIGHTS:	GROUND FLOOR:	30 FT
	MEZZANINE:	11 FT
	THIRD FLOOR:	10 FT (NOT INCLUDING SKYLIGHT AREAS)
	LOWER LEVEL:	8 FT
	*ALL MEASUREMENTS ARE APPROXIMATE	
USE:	FLAGSHIP RETAIL	
COMMENTS:	<ul style="list-style-type: none">CENTRALLY LOCATED IN DOWNTOWN MONTREAL; IN THE CENTER OF THE BUSINESS DISTRICT, NEXT TO MONTREAL EATON CENTRE AND LESS THAN A 10 MINUTE WALK TO MCGILL UNIVERSITYPOSITIONED IN PHASE 1 OF THE SAINT-CATHERINE STREET WEST REVITALIZATION PROJECTTHE AREA IS A MAJOR DESTINATION FOR LOCALS AND TOURISTS5 MINUTE WALK TO PEEL AND MCGILL METRO STATIONS	

777

SAINTE-CATHERINE
WEST

TAKE THE
WALK THROUGH TOUR

EXCEPTIONAL ARCHITECTURE

SAINT
CATHERINE
WEST

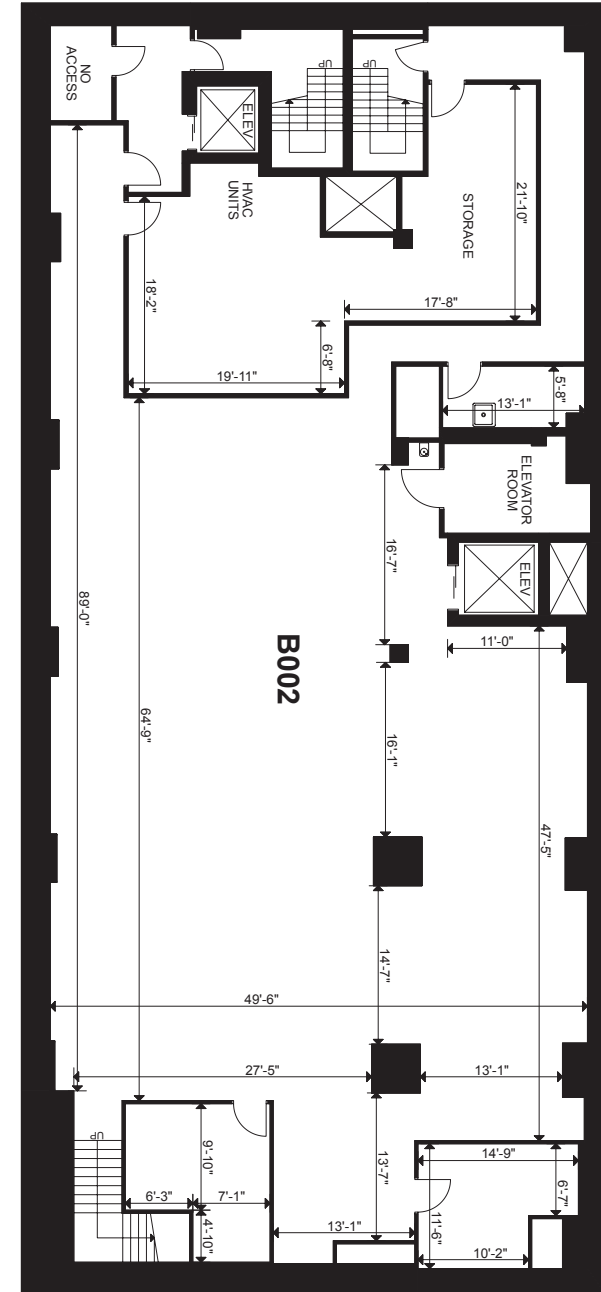


777

SAINT CATHERINE
WEST

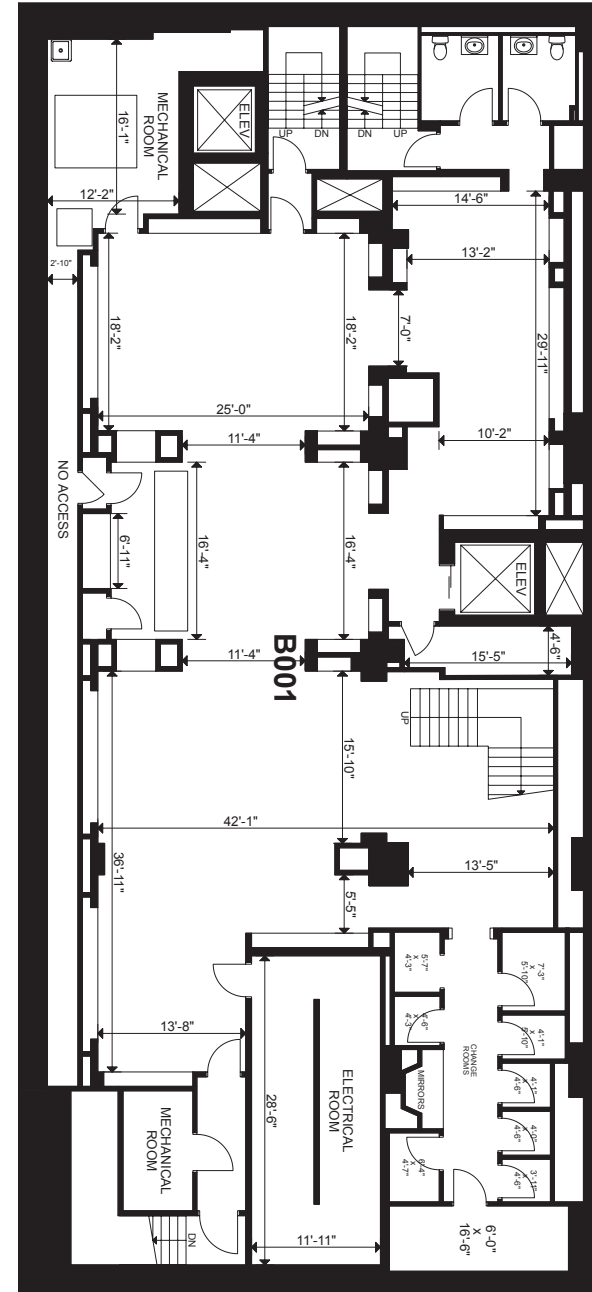
BASEMENT

5,844 SF



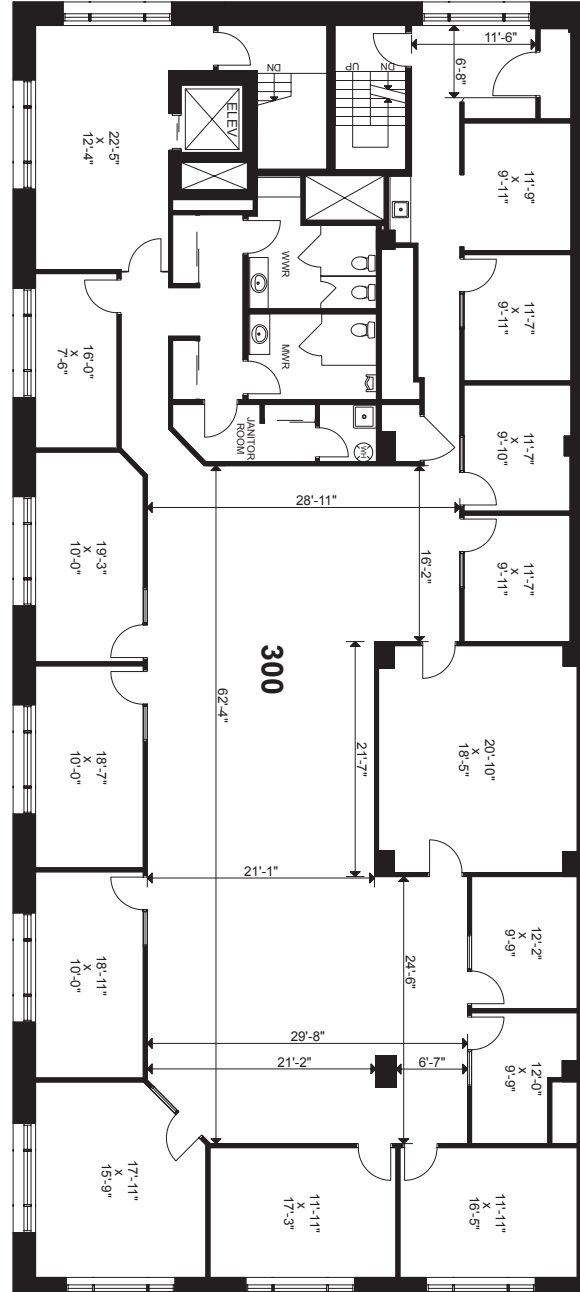
LOWER LEVEL

5,206 SF



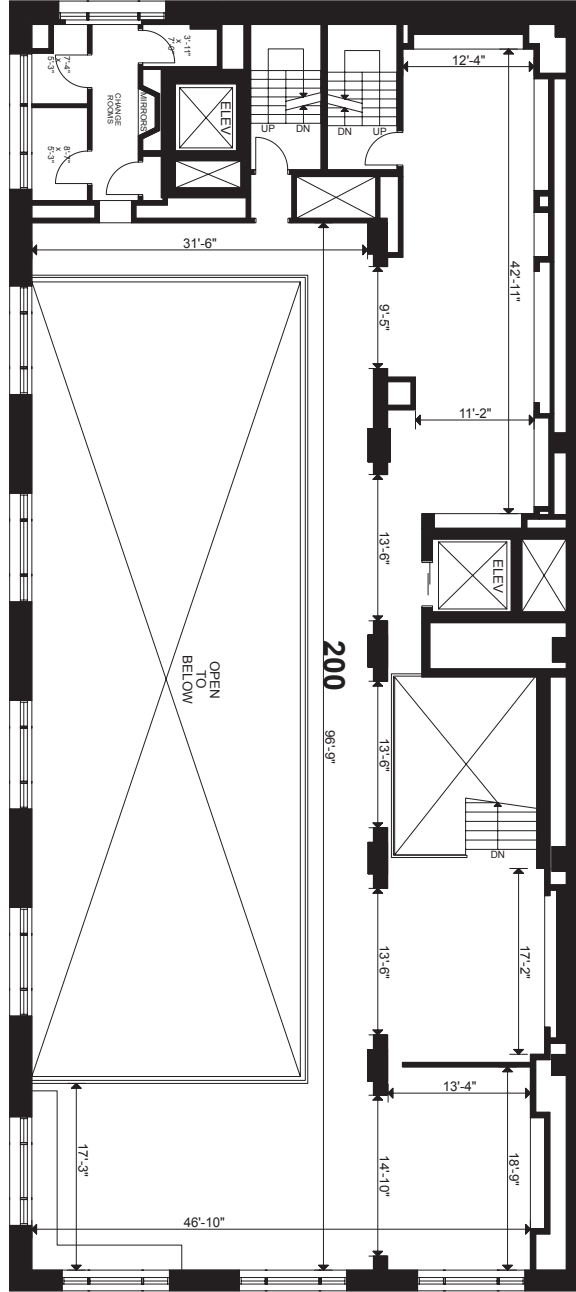
THIRD FLOOR

6,014 SF



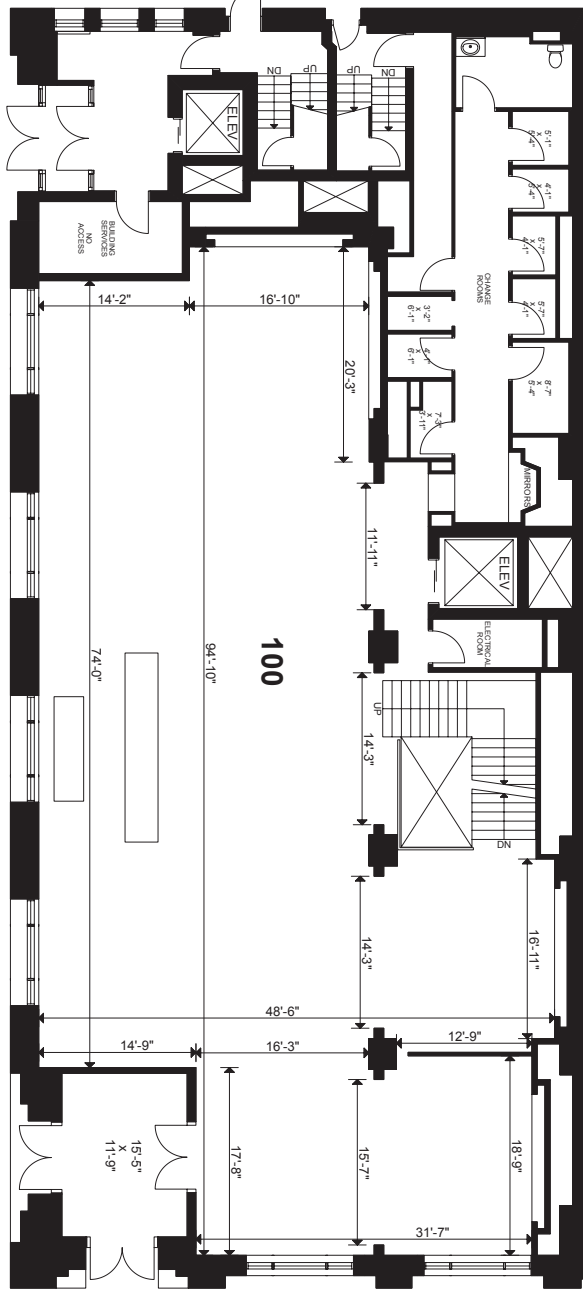
MEZZANINE

3,946 SF



GROUND FLOOR

5,453 SF



MC GILL COLLEGE AVENUE

SAINT-CATHERINE STREET W

Savills Inc. | Aurora Realty Consultants Inc.

FLOOR PLANS



AT THE
HEART
OF IT
ALL

777 | SAINT
CATHERINE
WEST

MCGILL COLLEGE AVENUE
120 FT

SAINT-CATHERINE STREET W
54 FT

SAINT-CATHERINE STREET WEST

RETAIL & DEMOGRAPHICS

 120,630
TOTAL POPULATION

 10,000,000
TRANSIT RIDERSHIP COUNT 2022
(McGILL* + PEEL METRO STATION)

*McGILL METRO IS THE 3RD BUSIEST
OUT OF THE 68 STATIONS


 456,559
DAYTIME POPULATION

 15,128
DAILY TRAFFIC COUNT

 \$97,010
AVG. HOUSEHOLD INCOME

 64,280
DAILY PEDESTRIAN COUNT

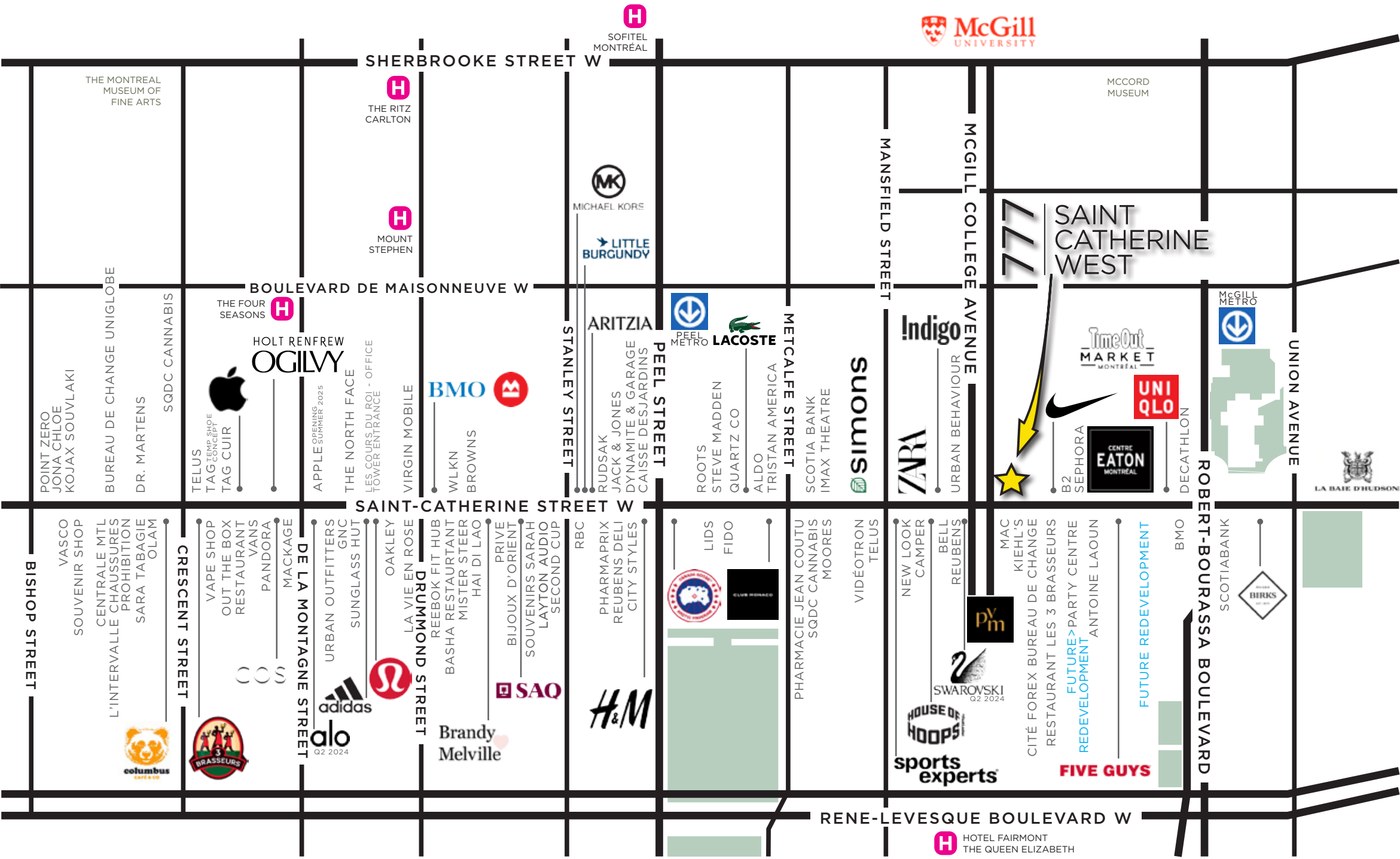
 \$3,567
AVG. SPEND ON CLOTHING

 39,313
McGILL UNIVERSITY
ENROLLMENT (2022)

 33
MEDIAN AGE

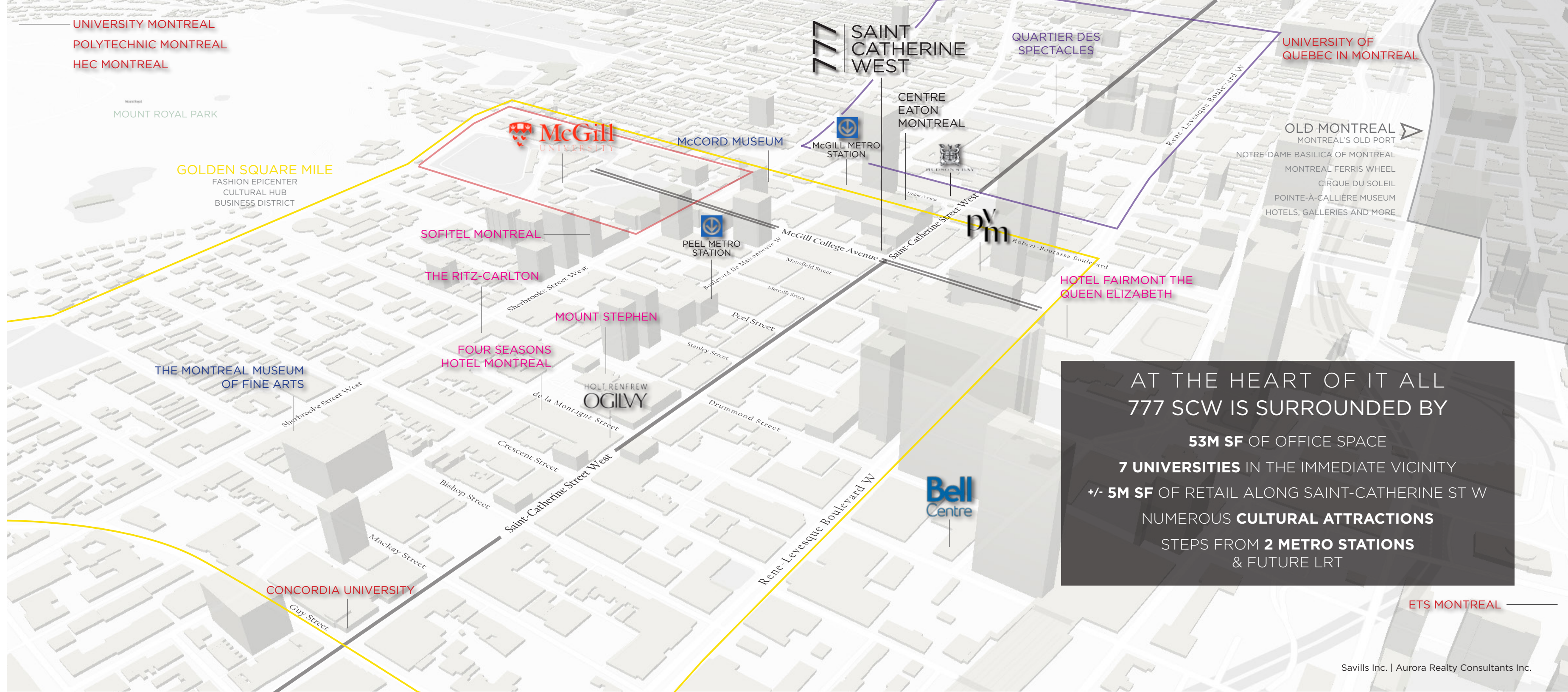
 4,300+
NEW CONDO UNITS

DEMOGRAPHICS 2 KM RADIUS FROM 777 SAINT-CATHERINE ST. W.
SOURCE: ESRI DEMOGRAPHICS 2023





DOWNTOWN MONTREAL



REVITALIZATION



SAINT-CATHERINE STREET WEST

SAINT-CATHERINE STREET WEST IS UNDERGOING A MAJOR MAKEOVER AIMED AT OFFERING MONTREALERS AND VISITORS ALIKE, A WELCOMING PUBLIC SPACE AND AN ALL-NEW EXPERIENCE IN DOWNTOWN MONTREAL. THIS MAJOR THOROUGHFARE WILL CONNECT THE DIFFERENT PUBLIC PLACES AROUND IT, INCLUDING THE PLACE DES FESTIVALS, THE SQUARE IN FRONT OF ST. JAMES UNITED CHURCH, SQUARE PHILLIPS, AND MCGILL COLLEGE AVENUE.

THE ICONIC COMMERCIAL STRIP WILL PLACE PEDESTRIANS AT THE HEART OF THE PUBLIC SPACE. THE STREET WILL OFFER A SINGLE TRAFFIC LANE, BORDERED BY BROADER SIDEWALKS AND BE RE-GREENED WITH THE ADDITION OF NUMEROUS TREES, AND EXISTING GREEN SPACES WILL BE CONSOLIDATED TO INCREASE PLANT COVER.

THE REVITALIZATION PROJECT WILL TAKE PART IN 3 PHASES:

- PHASE 1: MANSFIELD TO DE BLEURY
- PHASE 2: ATWATER TO MANSFIELD
- PHASE 3: MCGILL FROM SHERBROOKE TO CATHCART

SOURCE:
WWW.DEVELOPINGMONTREAL.CA/SAINTE-CATHERINE-NEWS
WWW.MAKINGMTL.CA/SAINTECATH



MCGILL COLLEGE AVENUE

THE AVENUE WILL BE TRANSFORMED INTO AN IMPOSING PEDESTRIAN PUBLIC SQUARE ON ITS ENTIRE RIGHT-OF-WAY, BETWEEN CATHCART STREET AND SHERBROOKE STREET. IT WILL DEPLOY ABUNDANT VEGETATION THAT IS PART OF THE EMBLEMATIC LANDSCAPE OF MCGILL COLLEGE AVENUE AND ENHANCE THE SPIRIT OF THE PLACE, BY TAKING INTO ACCOUNT THE HISTORICAL AND HERITAGE DIMENSIONS OF MCGILL COLLEGE AVENUE AND MAINTAINING THE PRECIOUS VIEW OF MOUNT ROYAL. AT THE HEART OF THE PLAN IS A FOYER. WITH A RING OF FIRE IN THE WINTER AND A SMALL OUTDOOR STAGE WITH SEATING IN THE SUMMER, THE FOYER WILL ACT AS THE CENTREPIECE OF THE PLAZA.

WITHIN CLOSE PROXIMITY TO THE RODDICK GATES, THE PROJECT WILL IMPACT THE STUDENT EXPERIENCE ON CAMPUS. STUDENTS ARE WELCOME TO UTILIZE THE PEDESTRIAN AVENUE AS AN OUTDOOR STUDY ENVIRONMENT AND AN 'EXTENSION' OF THE MCGILL UNIVERSITY CAMPUS.

THE REVITALIZATION PROJECT WILL TAKE PLACE IN TWO LOTS:

- LOT 1: FROM CATHCART STREET TO BOULEVARD DE MAISONNEUVE W
- LOT 2: FROM BOULEVARD DE MAISONNEUVE W TO SHERBROOKE STREET
- LOT 1 DESIGN CONCEPT WAS AWARDED AND TO BE CARRIED OUT BY CIVILITI + MANDAWORKS (SWEDEN) AND SNC-LAVALIN
- THE FINAL CONCEPT WILL BE PRESENTED IN SPRING 2021
- WORK IS SCHEDULED FOR 2023-2024
- LOT 2 DESIGN CONCEPT WILL FOLLOW

SOURCE:
[/WWW.REALISONSMTL.CA/MCGILLCOLLEGE](http://WWW.REALISONSMTL.CA/MCGILLCOLLEGE)
[HTTP://WWW.MCGILLTRIBUNE.COM/](http://WWW.MCGILLTRIBUNE.COM/)

“THE AVENUE REINVENTED IS A
GROOVE, ‘LIVING ROOMS’ AND A
CELEBRATION OF THE SEASONS;
IT IS WATER AND NATURE IN
AN AUTHENTIC, DIVERSIFIED
URBAN ENVIRONMENT; IT IS THE
ENCOUNTER OF THE FORMAL
AND THE INFORMAL FOR THE
PLEASURE OF EXPERIENCING
MONTREAL.”

DESIGNMONTREAL.COM



QUARTIER DES SPECTACLES

MONTREAL'S PREMIERE ENTERTAINMENT DISTRICT

30+ PERFORMANCE HALLS

1 SQUARE KM OF CULTURE

100+ SHOWS A MONTH

8 LIVELY PUBLIC SPACES

MONTREAL, QUEBEC

2ND MOST POPULOUS CITY IN CANADA

2ND LARGEST FRENCH SPEAKING METROPOLIS
AFTER PARIS

1ST IN CANADA, 3RD IN NORTH AMERICA AND 8TH IN
THE WORLD AMONG THE GLOBAL CITIES OF THE FUTURE,
FOR ATTRACTING DIRECT FOREIGN INVESTMENT

(FDIMAGAZIN)

3RD BEST CITY TO VISIT IN THE WORLD

(LONELY PLANET GUIDE)

1ST IN NORTH AMERICA HOSTING INTERNATIONAL
EVENTS, HOSTING MORE THAN 350 EVENTS
EACH YEAR

(UNION OF INTERNATIONAL ASSOCIATIONS (UIA), PUBLISHED IN JUNE 2022)

[Watch Our Montreal Promo Video](#)

MONTREAL, QUEBEC

HAS ALL THE CHARACTERISTICS
OF A GREAT EUROPEAN CITY,
AND OFFERS SO MUCH MORE.
THE CITY'S UNIQUE MIX OF
RESIDENTS AND VISITORS, ITS
BEAUTIFUL PARKS, THE ST.
LAWRENCE RIVER, DIVERSE
CULINARY SCENE AND
VIBRANT DOWNTOWN—
MAKE IT A ONE-OF-A-KIND
DESTINATION.



IN 2023 MONTREAL WELCOMED APPROXIMATELY 9.5 MILLION VISITORS



TOURIST SPENDING IN MONTREAL TOTALED \$4 BILLION*, IN 2023

JULY 2023 PROJECTION



MONTREAL-TRUDEAU AIRPORT WELCOMED 21 MILLION PASSENGERS
(INBOUND AND OUTBOUND) IN 2023



24 SHIPS FROM 17 DIFFERENT CRUISE LINES MADE A TOTAL
OF 76 STOPS IN MONTREAL BRINGING 111,604 PASSENGERS AND CREW
MEMBERS WITH THEM



MONTREAL RANKS 11TH IN THE WORLD FOR FOOD DIVERSITY WITH 58
DIFFERENT TYPES OF CUISINE



CANADA'S UNIVERSITY CAPITAL WITH 11 INSTITUTIONS AND
60 COLLEGES, WITH OVER 200,000 UNIVERSITY STUDENTS,
INCLUDING 35,500 INTERNATIONAL STUDENTS



\$175 MILLION DEDICATED TO REVITALIZATION PROJECT OF SAINT-
CATHERINE STREET W; THE CITY'S BUSIEST THOROUGHFARE, POPULAR
AMONG TOURISTS AND RESIDENTS ALIKE [HTTPS://VILLE.MONTREAL.QC.CA/](https://ville.montreal.qc.ca/)

777 SCW &
MONTREAL
ARE
WAITING
FOR YOU
WWW.777SCW.CA

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**Real Estate Broker *Global Advisor
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