

1325

Sainte-Catherine Street O.

Prime Street Front Retail
Opportunity

2,675 SF



FOR SALE

Executive Summary

JLL is pleased to offer an exceptional opportunity to acquire a fully renovated, turnkey retail property located at **1325 Rue Sainte-Catherine Ouest**, in the absolute heart of Downtown Montreal's premier shopping district. This offering represents a rare chance to secure a move-in ready commercial space on one of Canada's most iconic retail streets, perfectly suited for an owner-occupier seeking immediate operation or an investor looking to retain the current quality tenant.

 **GLA :** 2,675 SF

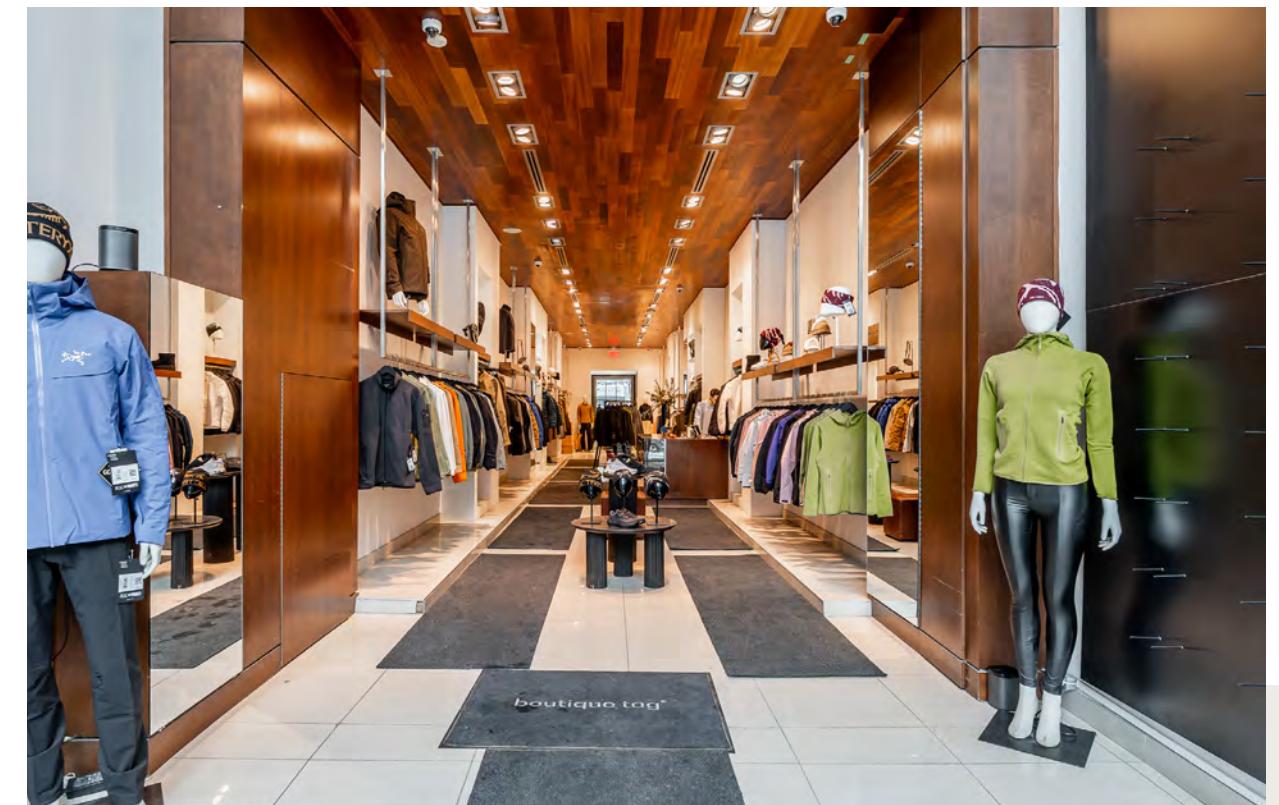
 **Walk Score :** 100

 **Land :** 1,585 SF

 **Height :** 15 ft

 **Frontage :** 14.57 feet

 **Population Growth :** +29% since 2016





1325 Sainte-Catherine Street O.

Property Overview

Address	1325 Rue Sainte-Catherine Ouest
City, Borough	Montreal, Ville-Marie
Land Area (SF)	1,585
Lot Number	2 597 400
Building Size (SF)	2,675 (Ground Floor: 1,533 sq. ft. + Mezzanine: 776 sq. ft.)
Units	1
Ceiling Height	15 feet
Floors	1 + mezzanine
Year Built	1900 (year renovated 2020)
Frontage	14.57 feet
Maximum Height	75 feet

Property Highlights

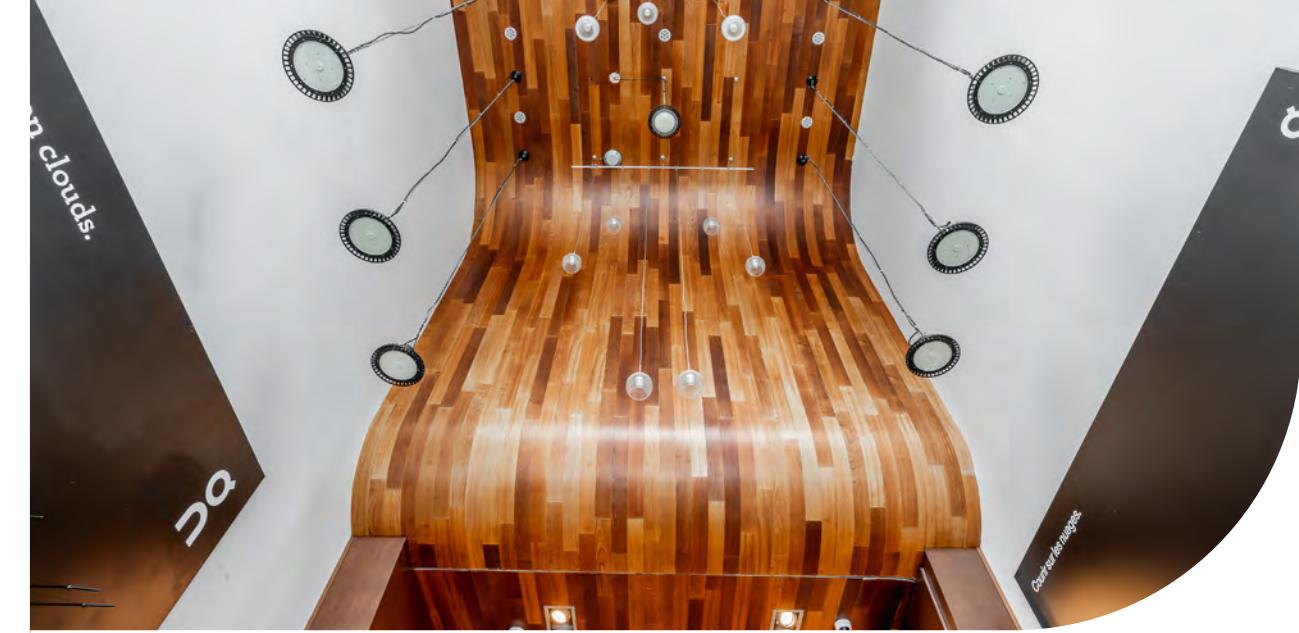
Unrivaled Downtown Location

The property is situated in the epicenter of Montreal's premier retail corridor, benefiting from exceptional pedestrian traffic and visibility. This street corner is the preferred location of multiple flagship stores, ensures a constant flow of high-value consumers and solidifies its status as a top-tier commercial asset.



Flexible Ownership Options

The property offers multiple acquisition scenarios - purchase for owner-occupation with immediate possession or retaining the current tenant for stable income generation. The existing lease structure provides flexibility while the premium interior finishes ensures the space will command top-tier rents in Montreal's limited Sainte-Catherine Street competitive retail market.



Stunning, Modern Interior Fit-Out

The space features an exceptionally high-quality, luxury interior design that sets it apart from typical retail offerings. The sophisticated aesthetic includes premium materials, state-of-the-art lighting systems, and contemporary finishes that create an upscale retail environment. This turnkey presentation allows immediate operation, limiting additional capital investments.



Location Overview

Access to a vast consumer pool, strong foot and vehicular traffic, and stellar visibility

Adjacent to Ogilvy's Holt Renfrew and near a prestigious array of exclusive brands that include Tiffany & Co., the Ritz Carlton, Vogue and Four Seasons hotels, Maison Christofle, and Mont Blanc.

Other nearby traffic generators include Lululemon, Mackage, COS, Adidas, SAQ and Aritzia

Located near Concordia University (48,000 students) and McGill University (40,000 students), providing access to a combined student population of approximately 88,000

Excellent accessibility close to four metro stations that include Peel, Guy-Concordia, Lucien-L'Allier and Bonaventure, and an easy drive from the Ville-Marie Expressway.



Market Overview



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Greater Montreal Area

Montréal is a unique city rich in history that also boasts a dynamic business climate, a vibrant tech-sector, top-ranked universities and research centres, unmatched quality of life and a highly skilled, creative, and bilingual workforce. The city benefits from its unparalleled geographic location that greatly facilitates intermodal transportation. Montréal-Trudeau International Airport, Canada's second largest airport by volume, is located only 20 kilometres away from the downtown core, which welcomes over 15.5 million visitors every year from the world over. Montréal's important highway network connects the city seamlessly to some of North America's most important markets. Finally, almost 50,000 kilometres of rail allow merchandise to be transported coast to coast via Canadian National and Canadian Pacific Railways. The metropolis is home to over 4.2 million

people, making it the largest city in Québec and the second largest in Canada. The Greater Montréal Area has been subject to a wave of transformative infrastructure investments that include improvements to the transit network, the airport, and major roadwork.

With phase 2 of the REM project scheduled for completion in spring 2026, downtown ridership is expected to receive a substantial boost. This phase will directly connect Midtown North, the West Island, and parts of the North Shore to the metro network, creating new commuting opportunities. The infrastructure and 18 stations for phase 2 have already been completed, with the remaining focus on finalizing the computer and control systems.

REM Network:
\$1.65B

Investment in
Sainte-Catherine
Street modernization:
\$70M

New project
in Royalmount
investment:
\$7B

New Champlain bridge
(completed in 2019):
\$4.2B

Sainte-Catherine Street

From west to east, Sainte-Catherine Street stretches 11 kilometers across the city. It is Montréal's main commercial artery and one of North America's longest and liveliest. From Saint-Laurent Boulevard, going west, the street is home to the major department stores, an array of boutiques, restaurants and several shopping centres. To the east is a mix of boutiques, nightlife hotspots, cafés, theatre venues and more. No less than nine metro stations serve this street that winds its way through residential neighborhoods, the Quartier des spectacles and the downtown core. And with the ever-growing number of residential condos close by, Sainte-Catherine Street offers easy access to the Underground Pedestrian Network. Today, a diverse mix of patrimonial architecture combines with modern-day utility, making the street a prime shopping and entertainment destination.

Montreal Downtown Population
2016: 89,000
2026: 115,000 an increase of almost 30%

The city is investing massively in Sainte-Catherine Street is revamping its busiest and well-known shopping destinations. The second phase of a decade-long project to revamp Sainte-Catherine street is underway in downtown Montreal – with a budget of \$70 million. The full project will renovate Sainte-Catherine west all the way to Atwater. Most of the work will be focused on infrastructure, telecommunication, gas, and electricity. The sewer lines and pipes will be replaced – and so will underground infrastructure that is over a century old. Also, the sidewalks will also be widened along with more greenery added in 2025.

Overall, the investment in the revamping of Sainte-Catherine Street is expected to have a positive impact on retail properties in the area, resulting in increased foot traffic, improved infrastructure, enhanced streetscape, increased property values, and more attractive opportunities for retailers.

Sainte-Catherine Street West

Rue Bishop		
1400	Influence U	
1392	Cigares Vasco	
1390	Sports Crescent	
1388	Coco	
1386	Arcade (Pop-up)	
1383A	Prohibition	
1382	Available	
1378	L'Intervalle	
1376	Sara	
1374	Available	
1370	Columbus Café	
Rue Crescent		
1356	Les 3 Brasseurs	
1352	Available	
1348	Available	
1344	Out of This World	
1340	Shawarmaz	
1334	Vans	
1320	Pandora	
1310	COS	
1300	Mackage	
Rue De La Montagne		
1254	Project Under Construction (Alo Yoga)	
1246	Urban Outfitters	
1244	Project Underway	
1242	Sunglass hut	
1238	Adidas	
1232	Lululemon	
1230	Oakley	
1220	La Vie En Rose	
Rue Drummond		
1204	Available	
1202	Basha	
1198	Mister Steer	
1194	Fondue Haidilao	
1192	Available	
1188	Brandy Melville	
1184	City Styles	
1182	Magasin Privé	
1180	Bijoux d'Orient	
1176	SAQ	
1172	Souvenirs Sarah	
1170	Layton Audio	
1166	Second Cup	
Rue Stanley		
BMO	1205	
WLKN	1199	
Browns	1191	
Available	1187	
Claw Sur'Prize (Pop-up)	1181	
Victoria's Secret	1171	

Golden Square Mile: the epicenter of high-end luxury retail and hospitality in Montréal

The Property is located in Montréal's famous Golden Square Mile, an established neighborhood for Montréal's former elite. The area is famous for its rich history and splendid architecture. Nowadays, the Golden Square Mile is recognized for its art galleries, cafés, museums, upscale retail, luxury hotels, Victorian architecture and fine dining establishments.



Luxury retail heritage property in the prestigious Golden Mile in Montreal



Vogue Hotel, Curio Collection by Hilton, 148 rooms

Ogilvy Redevelopment and Four Seasons Hotel, by Carbon Leo: five-star hotel, 169 rooms, 18 modern luxurious private residences, ballroom. Connected to Holt Renfrew Ogilvy Store / Marcus Restaurant



The Ritz-Carlton: a Luxurious European-inspired and the only AAA Five Diamond Hotel in Quebec and one of the city's most esteemed 5 star hotels

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