Méga Centre Rive-Sud

625-730 Rue de la Concorde, Lévis, QC



The *destination of choice* for *iconic brands* in Lévis

RETAIL SPACE FOR LEASE

BTB

Highlights

REPUTABLE RETAILERS IN PROXIMITY

Join emblematic brands at Méga Centre Rive-Sud, the premier shopping center in Lévis.

STRATEGIC VISIBILITY

Your brand will benefit from visibility on Lévis's main streets as well as on pylon signage.

BOMA BEST CERTIFIED

This building meets internationally-recognized standards of sustainability, efficiency and performance.



Retail unit	
#B55	1,997 sq. ft.
Availability	Immediate

Parking	Exterior 3.88 stalls / 1,000 sq. ft. (974 stalls)
Zoning	C1002 & M1027

Site Plan


SIMARD
L'ESPACE D'UNE VIE
Orangetheory FITNESS
Boulevard de la Rive-Sud
Rue de la Concorde
Mark's
Club C
stokes
Bath & Body Works
carter's OSHKOSH
Reitmans
la Vie en Rose
NEWLOOK
Pennington
sports experts
GRENIER
CLAIRE FRANCE
SEPHORA
TELUS
TD
THE HOME DEPOT
CANADIAN TIRE
WINNERS
HOMESENSE
Walmart
Save money. Live better.
111,930

Unit B55


1,997
sq. ft.
newlook
Eyewear
PENN.
PENNINGTONS
sports
experts
GRENIER
Claire France
SEPHORA
NEWLOOK
PENN
sports-experts

Unit B55 *(cont'd)*

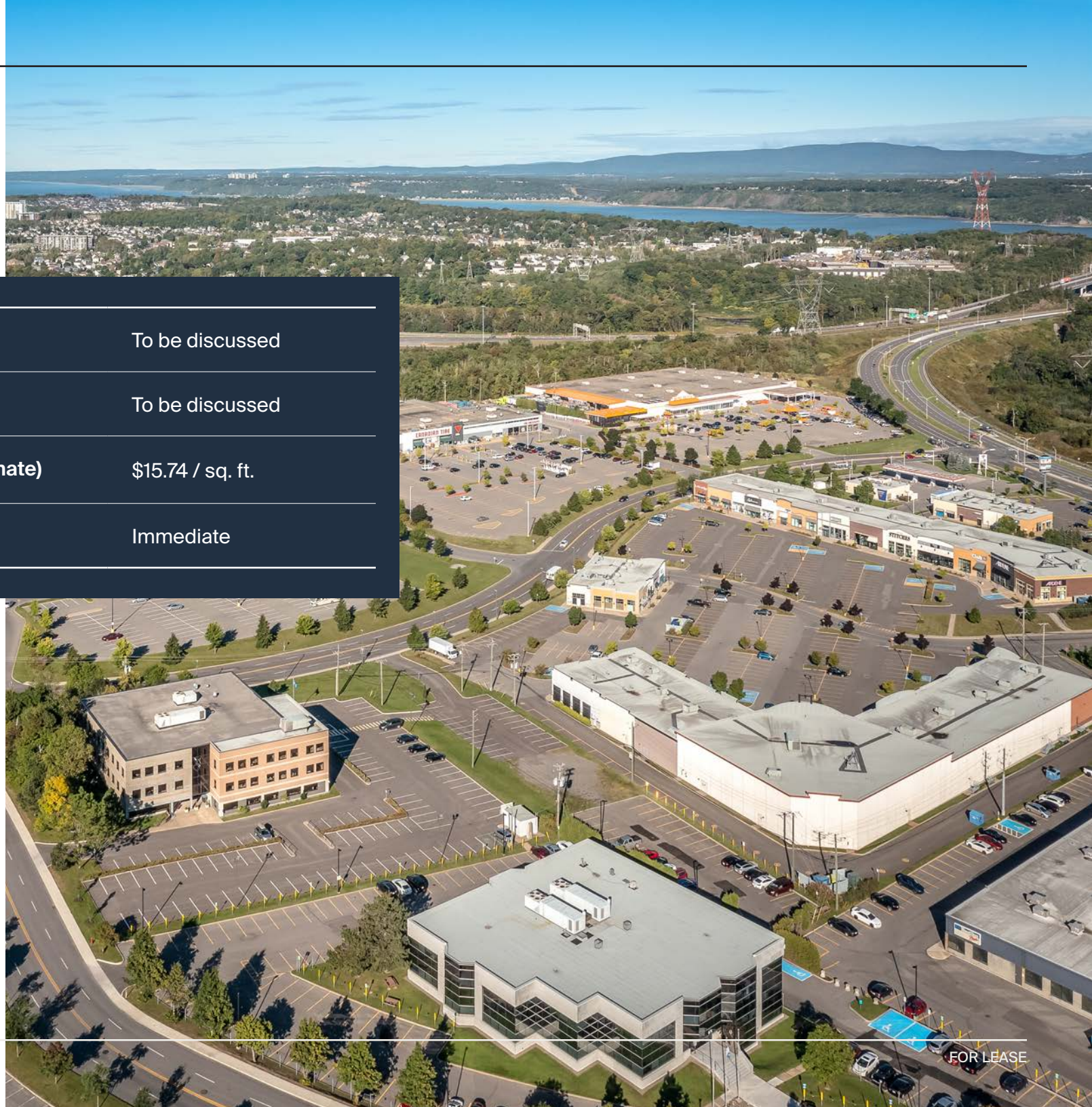






Lease conditions

Net rent (annual)	To be discussed
Term	To be discussed
Additional rent (2026 estimate)	$15.74 / sq. ft.
Availability	Immediate



The city of Lévis

Méga Centre Rive-Sud is located in the St-Romuald district of Lévis, just 5 minutes from the Quebec and Pierre Laporte bridges. Lévis is experiencing tremendous growth thanks to its economic potential, population density, diversity, economic incentives, and growth plans. The demographics of its residents foster a prosperous, young and dynamic community with strong purchasing power.



#1 in Québec

in work-life balance, quality of life and safety, happiness, and economic vitality, among the 10 largest cities

Source: *Profil statistique de Lévis 2025*

7th

largest city in Quebec

Source: Statistics Canada 2021

STLévis network

- 13,000 daily riders
- 51 bus routes
- 116 buses (with a growing number of hybrid vehicles)

Source: Statistics Canada 2021

More than

2000

retail stores and services, including Méga Centre Rive-Sud

Source: Statistics Canada 2021

A *growing* community

The property is located near several new residential developments.

POPULATION OF LÉVIS

Population

160,882

Source: *Institut de la statistique du Québec*

Average age

42.9 years

Source: *Profil statistique de Lévis 2025*

Average employment income for workers aged 25 to 64

$72,800

Source: *Profil statistique de Lévis 2025*

66%

of homes are owner-occupied

Source: *Profil statistique de Lévis 2025*

Mega Centre Rive-Sud, occupied and surrounded by *well-known retailers*, is strategically located and offers tenants *significant visibility*.

STRATEGIC VISIBILITY

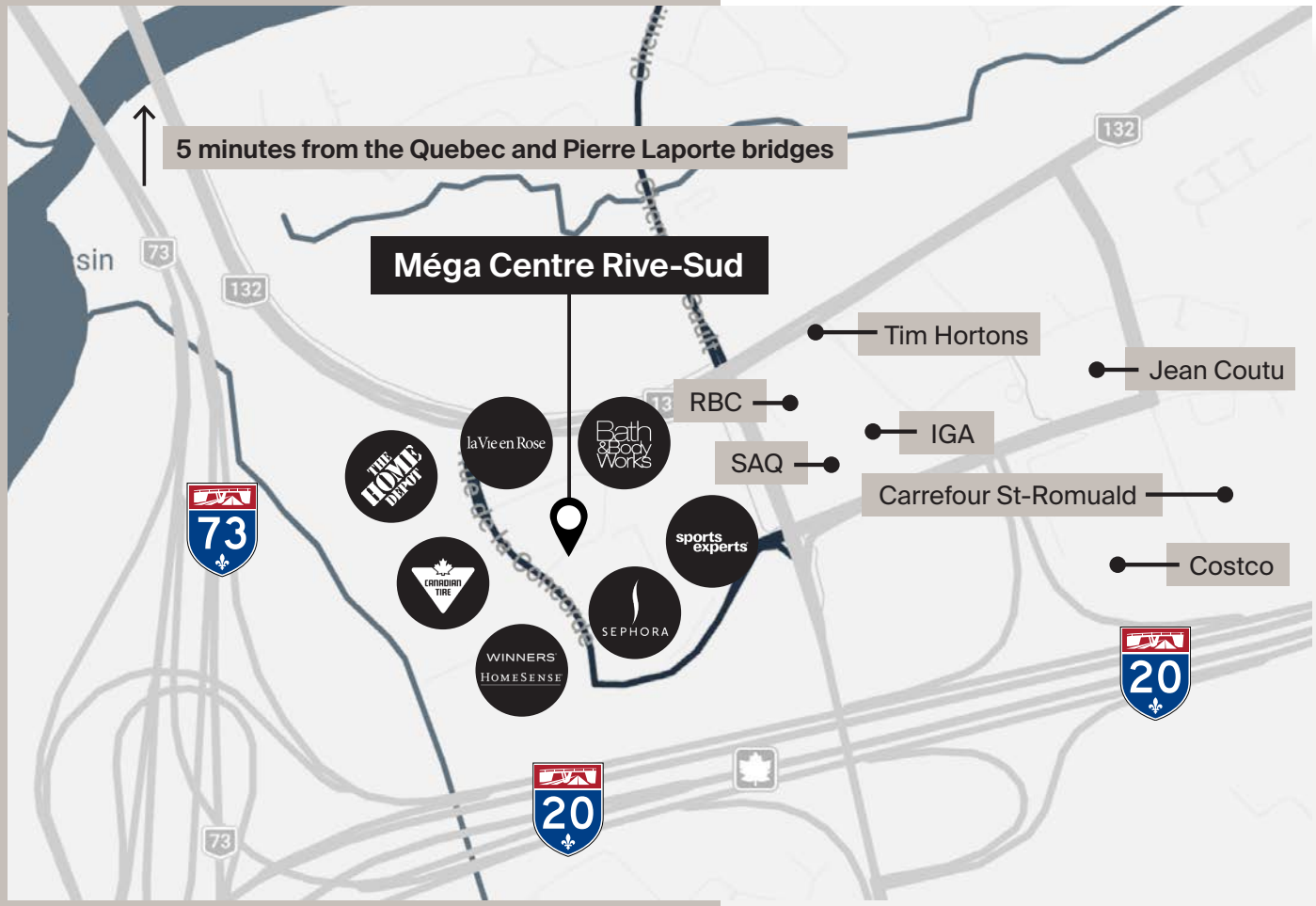
Tenants benefit from high-visibility brand exposure on the main thoroughfares of Lévis.

EASILY ACCESSIBLE VIA HIGHWAYS 20 AND 73

Highways provide easy access to the shopping centre and represent an average daily traffic flow of up to ~126,000 vehicles.

RENOWNED RETAILERS NEARBY

Strategically located in a bustling commercial district home to well-known retailers and surrounded by major residential neighborhoods.

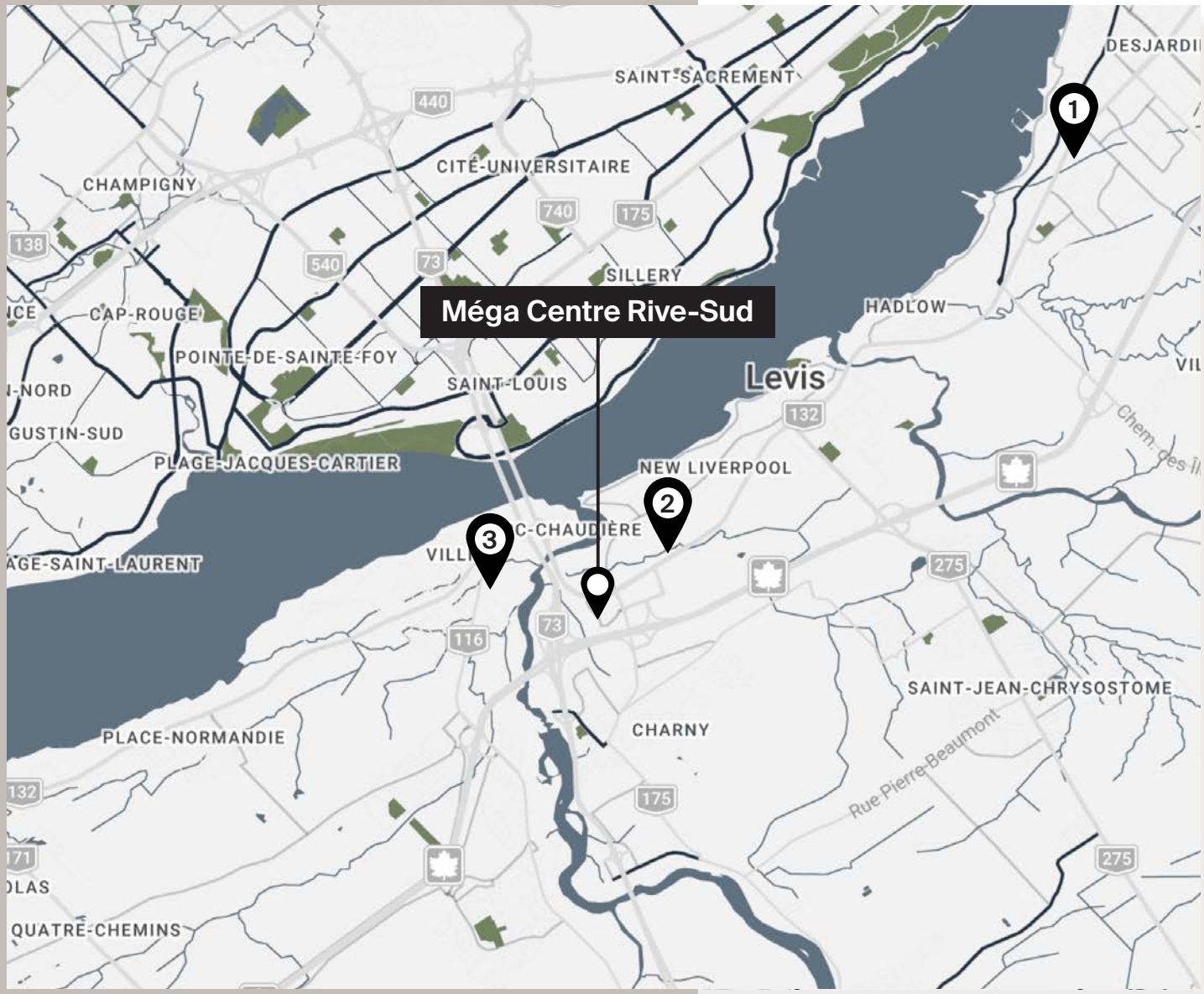


Residential Projects | Lévis

1 AULA Lévis
4700 Guillaume-Couture Blvd.
163 units
Scheduled occupancy: July 2026

2 Quartier Sila | Phase 3
1375 Guillaume-Couture Blvd.
113 units
Scheduled occupancy: July 2026

3 Somex Saint-Nicolas
710 route des Rivières
200 units +



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Let us help you build the environment that *fits your vision.*

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