

Prime Retail Space Available For Lease

# Seasons of Tuxedo

KENASTON BLVD. @ STERLING LYON PKWY., WINNIPEG, MB

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

**NorthAMERICAN**  
DEVELOPMENT GROUP









# The Seasons of Tuxedo Advantage



SEASONS OF  
**TUXEDO**

up to **1.8M** sq. ft.

Retail development on **200 acres**  
(Seasons of Tuxedo-85 ac. & Seasons-115 ac.).  
Largest Regional Shopping Centre in Winnipeg



Home to the only IKEA in Manitoba, Saskatchewan, northwest Ontario and North Dakota as well as Winnipeg's only Cabela's



OUTLET  
COLLECTION  
WINNIPEG

**570k** sq. ft.

Winnipeg's newest fully enclosed mall and the only hybrid outlet mall in Manitoba, Saskatchewan, NW Ontario & North Dakota



**\$200,000**

Average household income which is **60%** higher than the Canadian Average making this the most affluent community in the city



**108,000**

Vehicles pass the site every day making Kenaston @ Sterling Lyon the highest traffic count intersection in the city



**HYATT**  
house™

THE  
**REC**  
**ROOM**  
MANITOBA

**STRUCTUBE**  
Opening 2024



**35%**

Population of the Primary Trade Area with a university degree making this the most educated community in the city



up to **4,000**

People living on-site upon completion making Seasons of Tuxedo/Seasons a fully realized Lifestyle Centre



**Clean Energy**

The site is fully powered by an on-site geothermal system

# Winnipeg Market Overview

*Located at the junction of the Red and Assiniboine Rivers, the City of Winnipeg lies at the geographic centre of North America and is the capital city of the Province of Manitoba. The city is known for its diverse economy, skilled workforce, and competitive cost of doing business.*

Winnipeg's central location within Canada and its proximity to the Canada - U.S. border have led to its prominence in the manufacturing, transportation and distribution industries, yet its overall economy is remarkably diverse. The Winnipeg economy relies on this diversity to make it one of the strongest and most stable in North America and highly resistant to external threats. Recent examples include the economic downturn of 2008 and, more recently, the COVID-19 pandemic. In both situations, the local economy was able to leverage its diversity to outperform the Canadian average.

In addition to a large and stable public sector, the transportation and distribution industries are the primary contributors to the economy. Other critical industries driving Winnipeg's economy include agriculture, financial services, hydroelectricity, furniture, aerospace, tourism and manufacturing.

Winnipeg is the eighth largest Census Market Area (CMA) in Canada with approximately 881,000 residents and has seen record growth in recent years due to diverse employment opportunities and the Manitoba Provincial Nominee Program. Winnipeg's net new citizens grew by an annual average of 10,500 over the past decade. Strong population growth has led to a skilled and diverse labour market which has outperformed in recent years.

## Winnipeg Quick Facts

### GDP



**\$44.5B** economy which grew by **3.4%** in 2022 and is forecast to average **4.7%** per year through 2027

### POPULATION



Currently **881,000** and expected to exceed **1M** by 2035

### INCOME



The current average household income for the Winnipeg CMA is **\$104,001**

### RETAIL SALES



After seeing **10.7%** growth in 2022, retail sales growth will slow to **2.0%** in 2023

### HOUSING



Average house price is **\$355,000** with **5,528** housing starts expected in 2023

### RENTAL MARKET



The vacancy rate is **2.7%** with average rent for an two-bedroom at **\$1,350**

### EMPLOYMENT



Unemployment rate of **4.8%**, well below the historical average

### SERVICES SECTOR

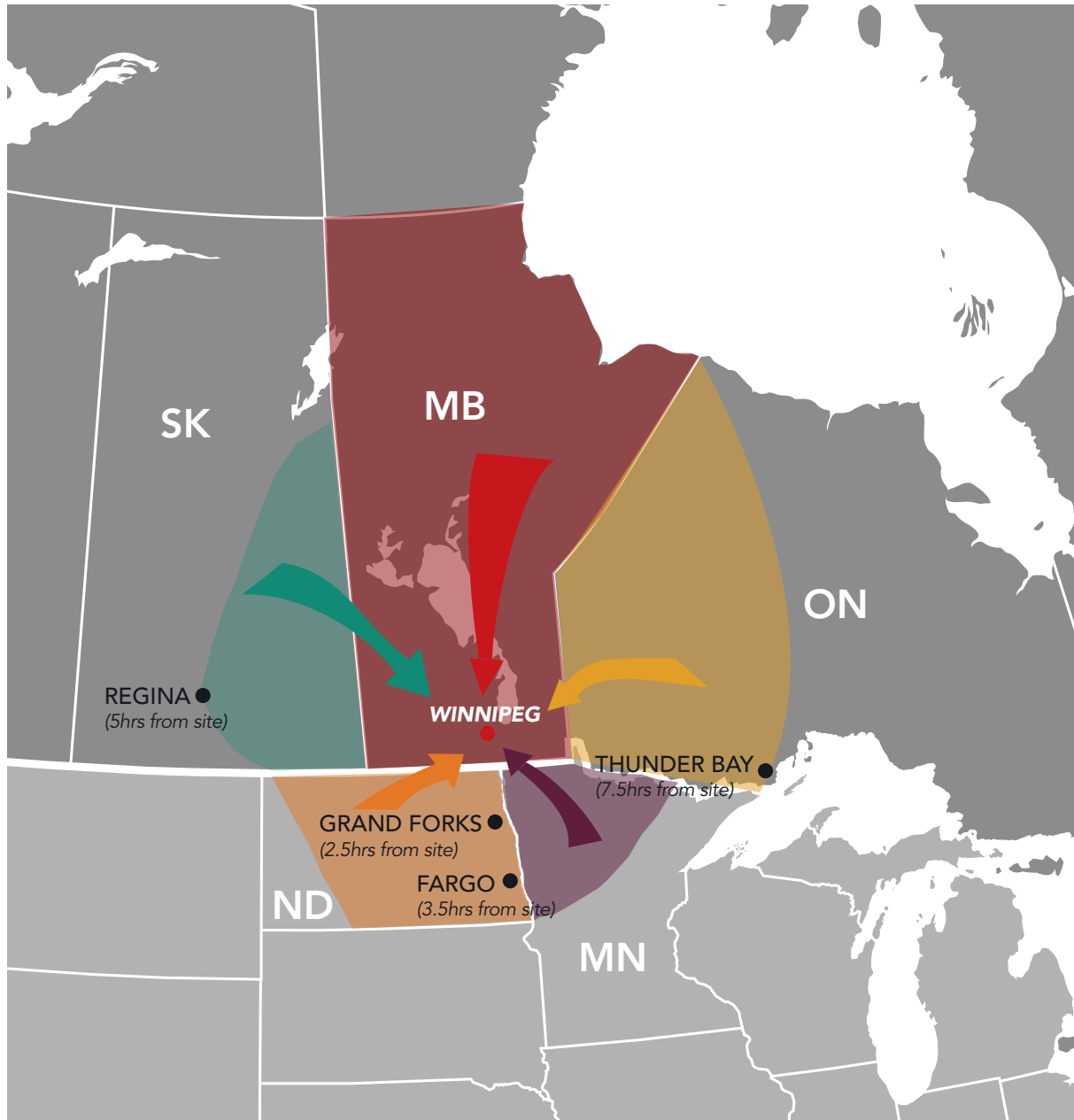


Accommodation & Food Services, Arts & Entertainment expected to record double-digit employment gains in 2023

Source: Conference Board of Canada, Major Cities Insights, Winnipeg, March 2023



# Trade Area Overview



## 7.5 HOUR DRIVE TIME PULL

Region	Population (+/-)
NORTHERN MANITOBA	95,000
SOUTHERN MANITOBA	1,274,000
EASTERN SASKATCHEWAN	425,000
NORTHWEST ONTARIO	215,000
NORTHEAST NORTH DAKOTA	380,000
NORTHWEST MINNESOTA	275,000
<b>REGIONAL TRADE AREA</b>	<b>2,664,000</b>

## REGIONAL RETAIL TRADE AREA

**2.66M**

Winnipeg is the largest metropolitan city in the area offering an NHL Hockey Team, national museums, world class arts and host of many concerts, national and international sporting events and conventions.



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# Demographic Analysis

## TRADE AREA



TOTAL POPULATION

**220,957**

2.1% annual growth rate (2018-2028)



MEDIAN AGE

**38.4**

rising to **38.8** by 2028



AVG. HOUSEHOLD INCOME

**\$120,353**

rising to **\$141,041** by 2028

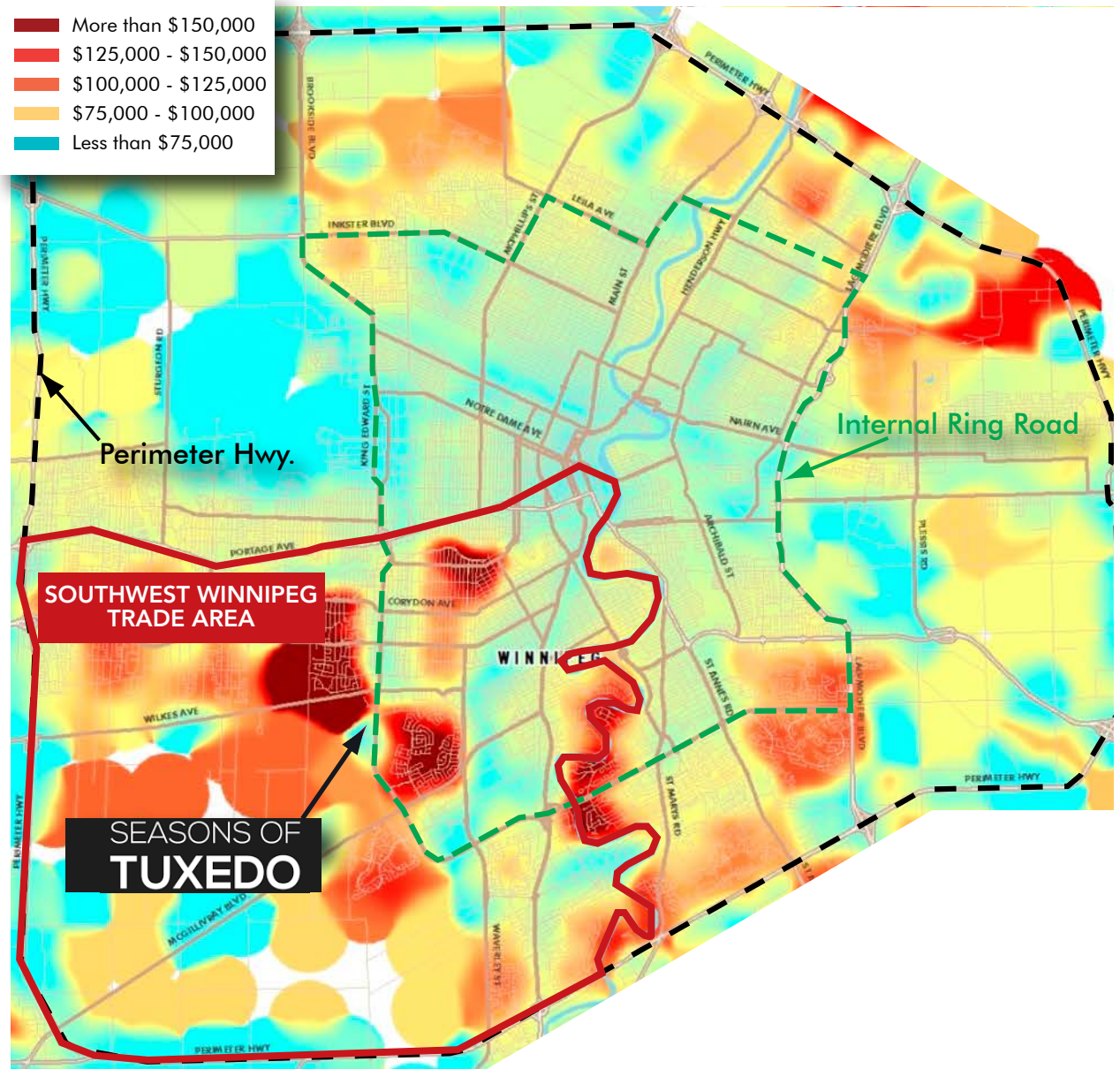
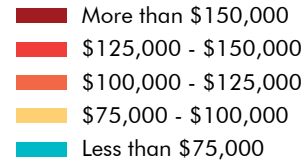


TOTAL HOUSEHOLDS

**99,987**

rising to **111,211** by 2028

## AVERAGE HOUSEHOLD INCOME HEAT MAP





# Southwest Winnipeg



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# South Site Plan

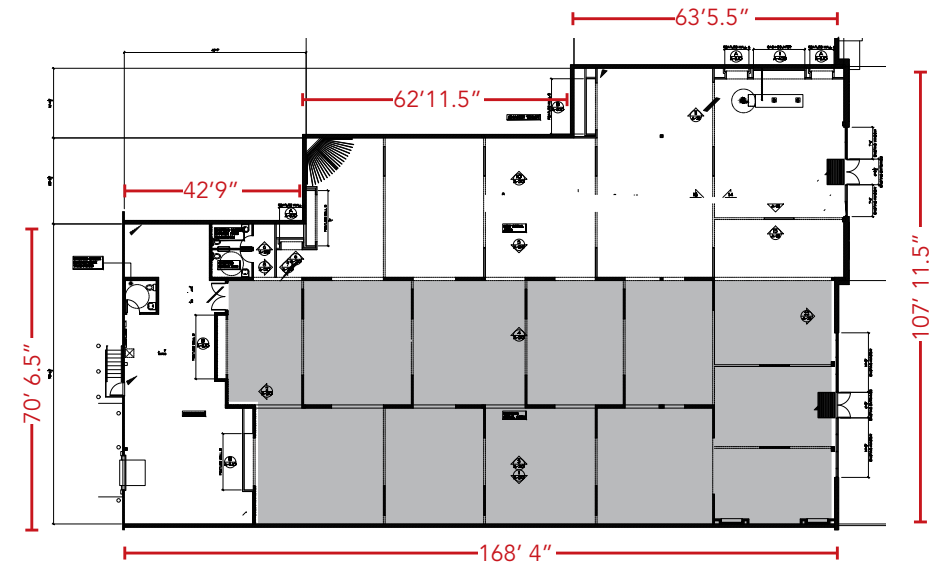




# 550 Sterling Lyon Parkway

## FORMER STRUCTURE AVAILABLE FALL 2024

UNIT	AREA AVAILABLE	RENTAL RATE	ADDITIONAL RENT	COMMENTS
UNIT 3	15,620 sq. ft. (+/-)	\$22.00 per sq. ft.	\$9.50 per sq. ft. (2024 est.) (plus of mgmt fee of 5% of basic rent)	<ul style="list-style-type: none"> <li>• Dock loading</li> <li>• Fully finished retail space</li> <li>• 108' feet of frontage</li> <li>• Prominent facade with excellent signage</li> </ul>



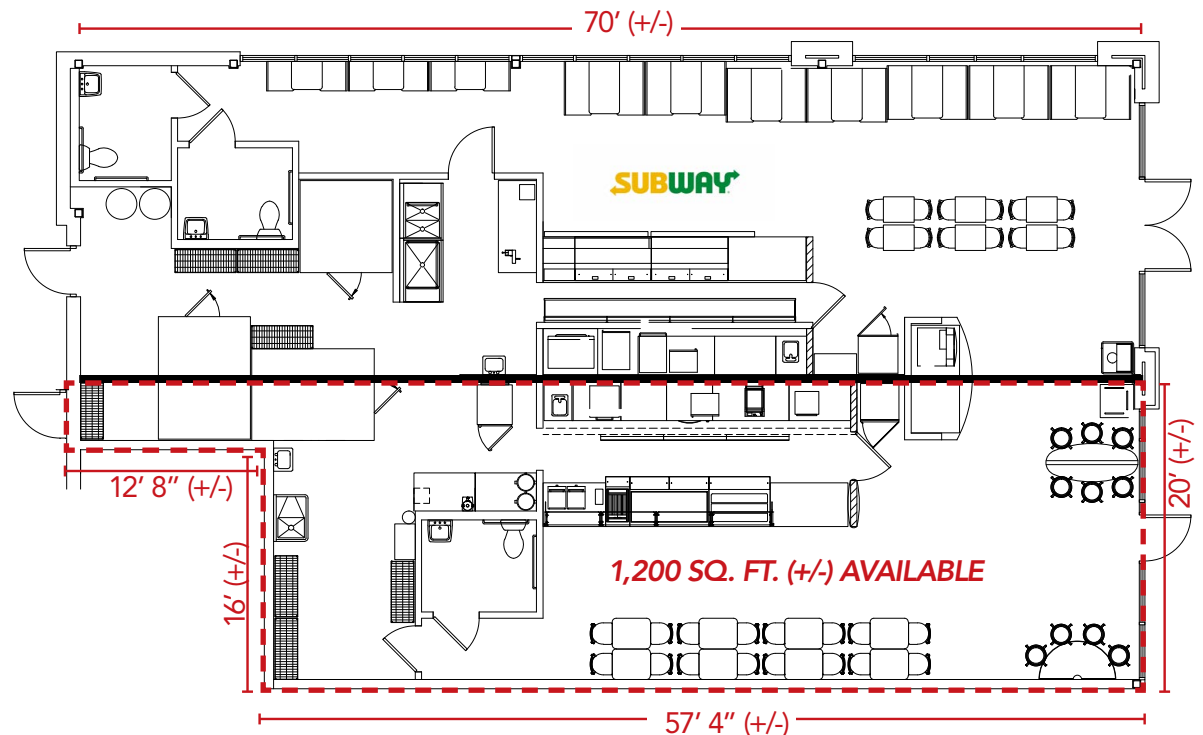
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# 640 Sterling Lyon Parkway

## FORMER RESTAURANT SPACE AVAILABLE IMMEDIATELY

UNIT	AREA AVAILABLE	RENTAL RATE	ADDITIONAL RENT	COMMENTS
UNIT 3	1,200 sq. ft. (+/-) <i>*subject to final measurement</i>	\$35.00 per sq. ft.	\$12.75 per sq. ft. (2024 est.) <i>(plus of mgmt fee of 5% of basic rent)</i>	<ul style="list-style-type: none"> <li>• Electrical: 100 Amp, 3 Phase with transformer</li> <li>• Mechanical: 5 Tons heat pump unit</li> <li>• 2 Hour fire rated demising wall</li> <li>• Existing handicap accessible washroom</li> </ul>

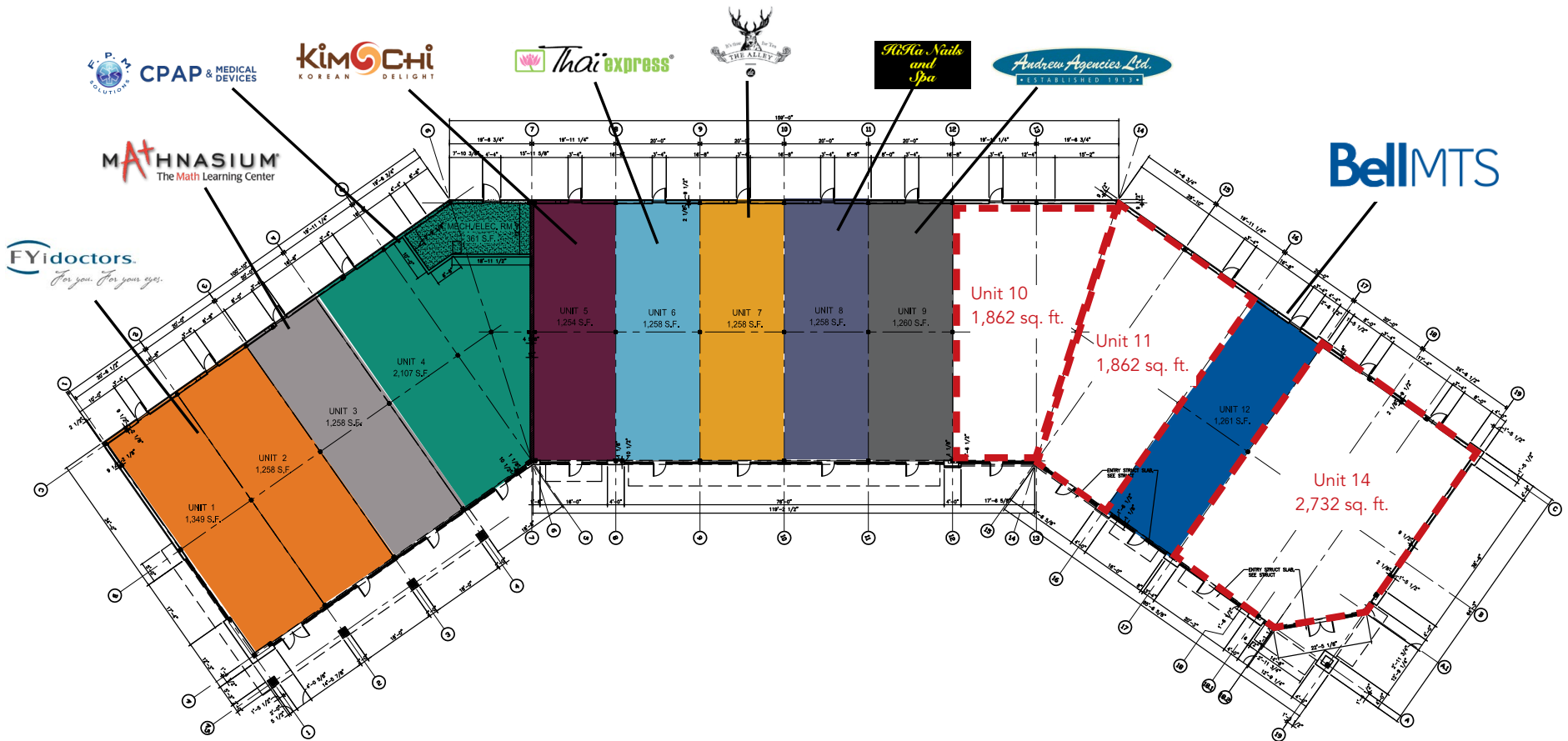




# 620-690 Sterling Lyon Parkway



# 660 Sterling Lyon Parkway

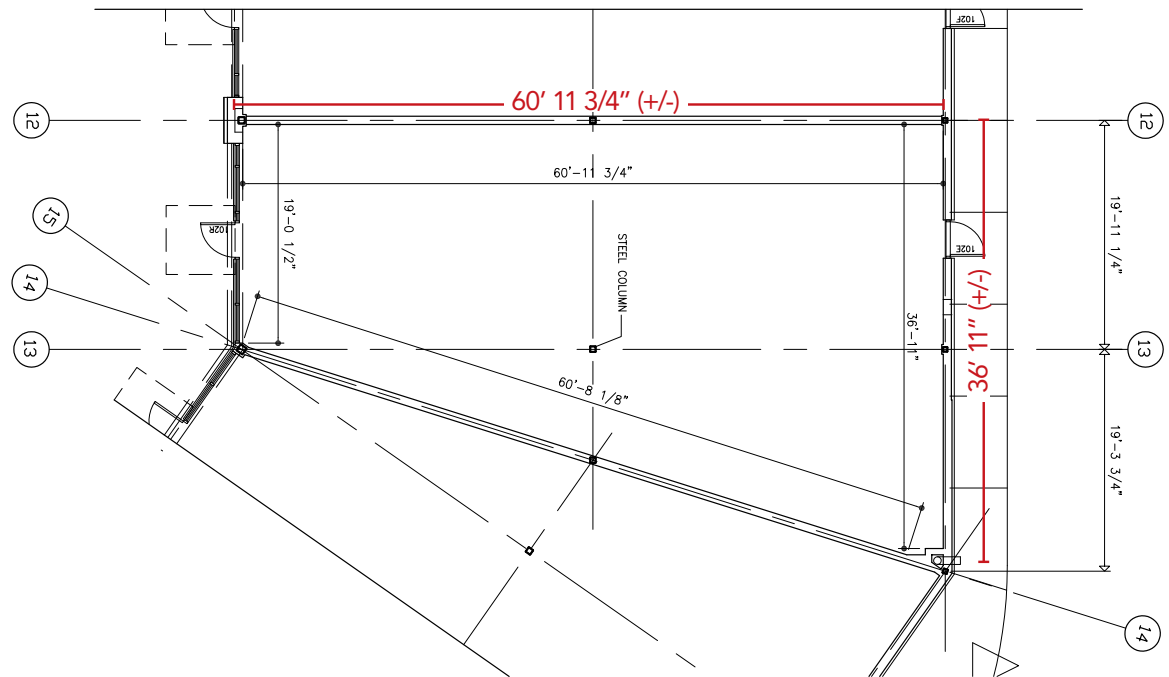


UNIT	AREA AVAILABLE (+/-)	RENTAL RATE	ADDITIONAL RENT (2024 est.) (plus of mgmt fee of 5% of basic rent)
UNIT 10	1,862 sq. ft.	\$30.00 per sq. ft.	\$12.75 per sq. ft.
UNIT 11	1,862 sq. ft.	\$32.00 per sq. ft.	\$12.75 per sq. ft.
UNIT 14	2,732 sq. ft.	\$35.00 per sq. ft.	\$12.75 per sq. ft.



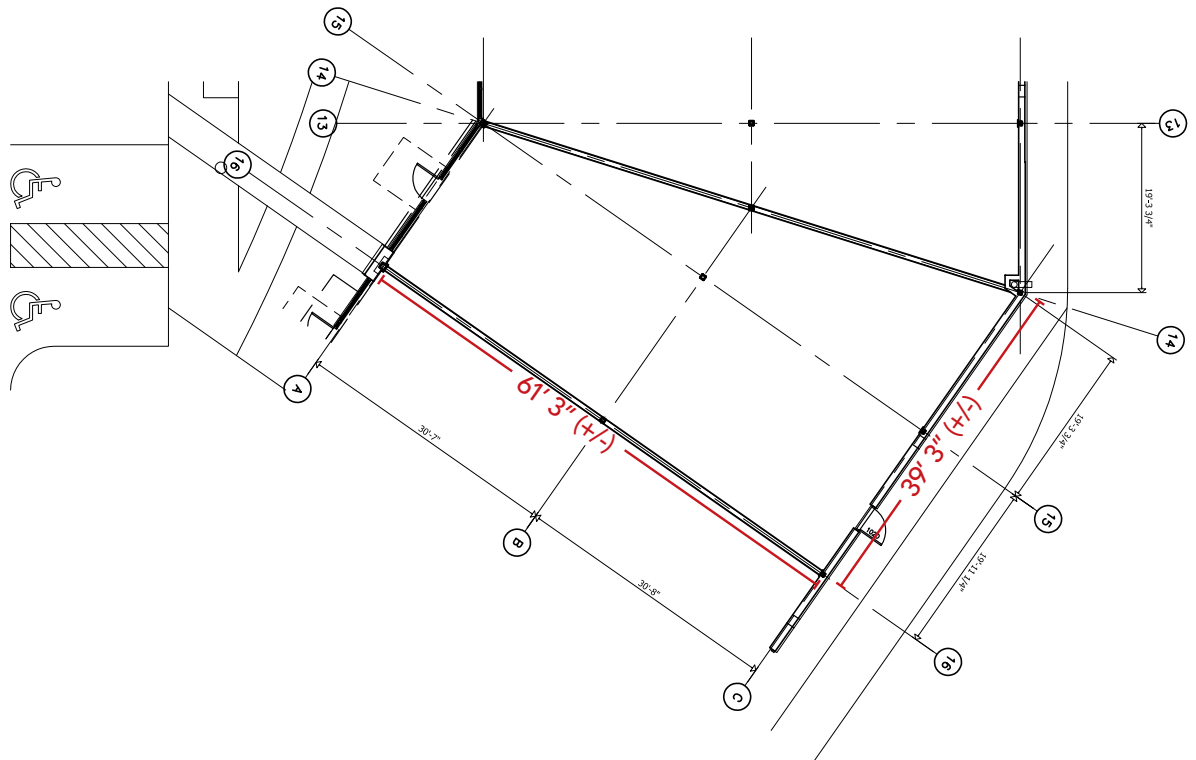
# 660 Sterling Lyon Parkway

UNIT	AREA AVAILABLE	RENTAL RATE	ADDITIONAL RENT	COMMENTS
UNIT 10	1,862 sq. ft. (+/-) <i>*subject to final measurement</i>	\$30.00 per sq. ft.	\$12.75 per sq. ft. (2024 est.) <i>(plus of mgmt fee of 5% of basic rent)</i>	<ul style="list-style-type: none"> <li>• Clean shell condition</li> <li>• Tenant allowance available</li> <li>• Back signage opportunity facing Sterling Lyon Parkway</li> <li>• Attractive paved area at front entrance</li> </ul>



# 660 Sterling Lyon Parkway

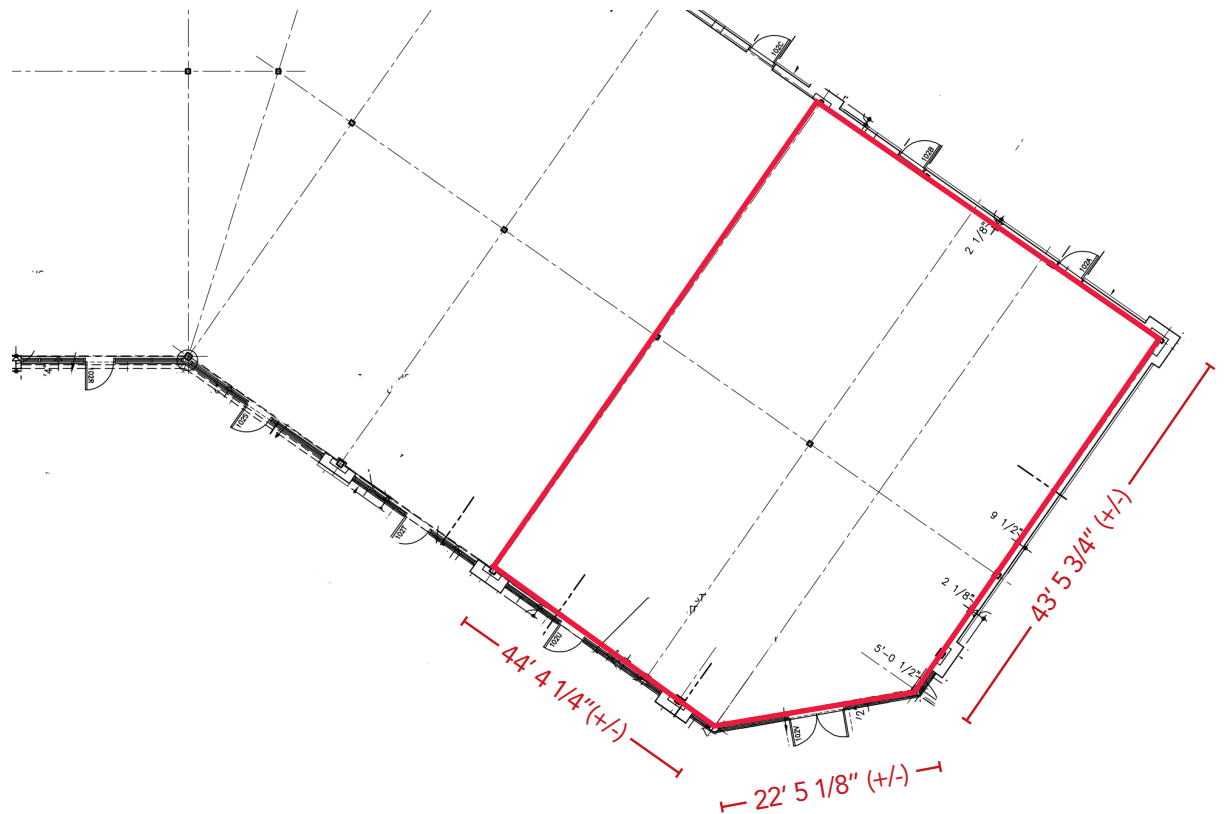
UNIT	AREA AVAILABLE	RENTAL RATE	ADDITIONAL RENT	COMMENTS
UNIT 11	1,862 sq. ft. (+/-) <i>*subject to final measurement</i>	\$32.00 per sq. ft.	\$12.75 per sq. ft. (2024 est.) <i>(plus of mgmt fee of 5% of basic rent)</i>	<ul style="list-style-type: none"> <li>Fully built out retail space with high-end improvements including front counter, display cases, back storage lockable cage area, janitor room, private office</li> <li>Back signage facing Sterling Lyon Parkway</li> </ul>





# 660 Sterling Lyon Parkway

UNIT	AREA AVAILABLE	RENTAL RATE	ADDITIONAL RENT	COMMENTS
UNIT 14	2,732 sq. ft. (+/-) <i>*subject to final measurement</i>	\$35.00 per sq. ft.	\$12.75 per sq. ft. (2024 est.) <i>(plus of mgmt fee of 5% of basic rent)</i>	<ul style="list-style-type: none"> <li>Fully built out former retail space with built out private offices</li> <li>High profile end cap position facing Sterling Lyon Parkway</li> <li>Potential patio opportunity</li> <li>One of the last Sterling Lyon Parkway frontage units available</li> </ul>



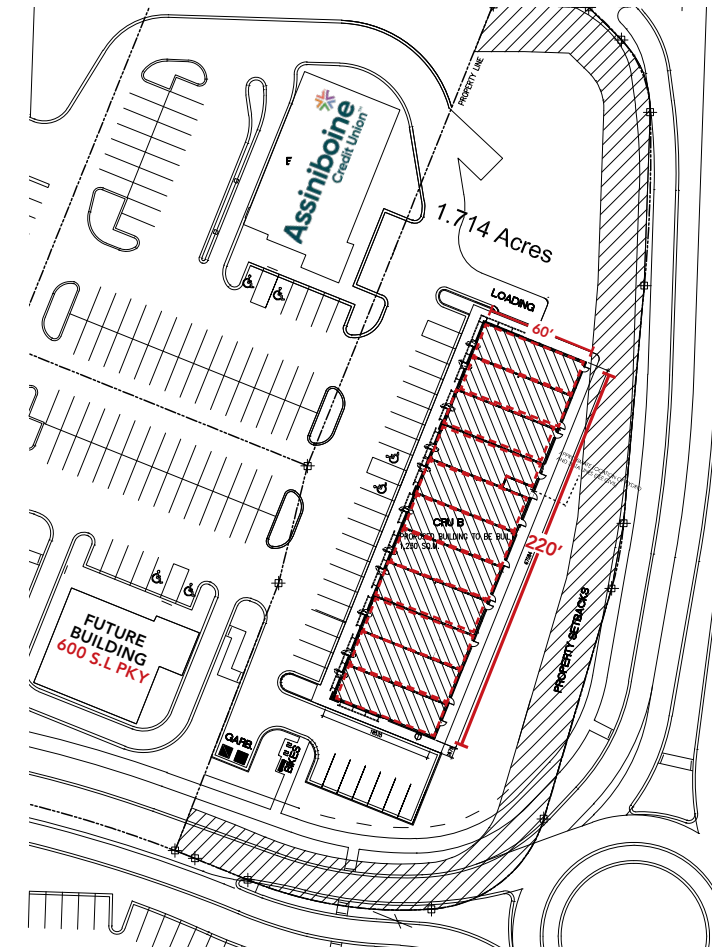
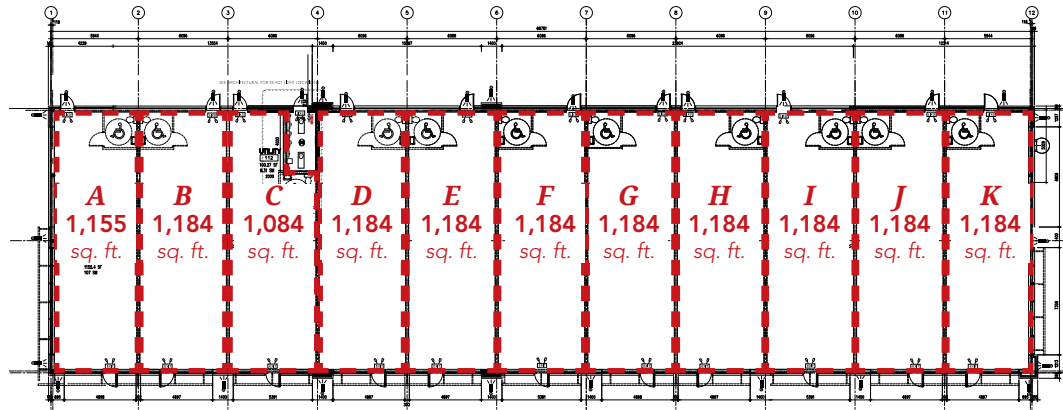
# 606-610 Sterling Lyon Parkway

## FUTURE 13,200 SQ. FT. BUILDING

UNIT	AREA AVAILABLE	RENTAL RATE	ADDITIONAL RENT (est. 2025) (plus of mgmt fee of 5% of basic rent)
UNIT A	1,155 sq. ft.	\$35.00 per sq. ft.	\$12.75 per sq. ft.
UNIT C	1,084 sq. ft.	\$35.00 per sq. ft.	\$12.75 per sq. ft.
UNITS B, D-K	1,184 sq. ft.	\$35.00 per sq. ft.	\$12.75 per sq. ft.

\* up to 13,200 sq. ft. available (+/-)

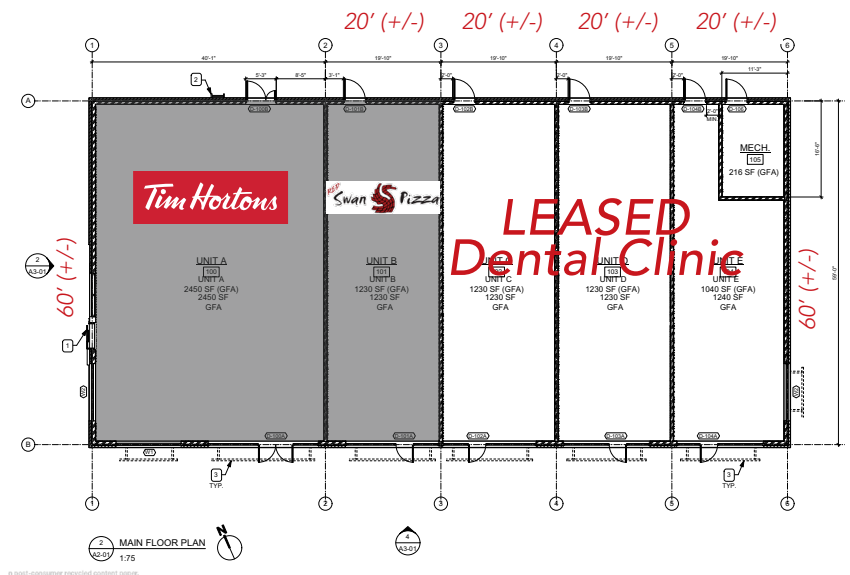
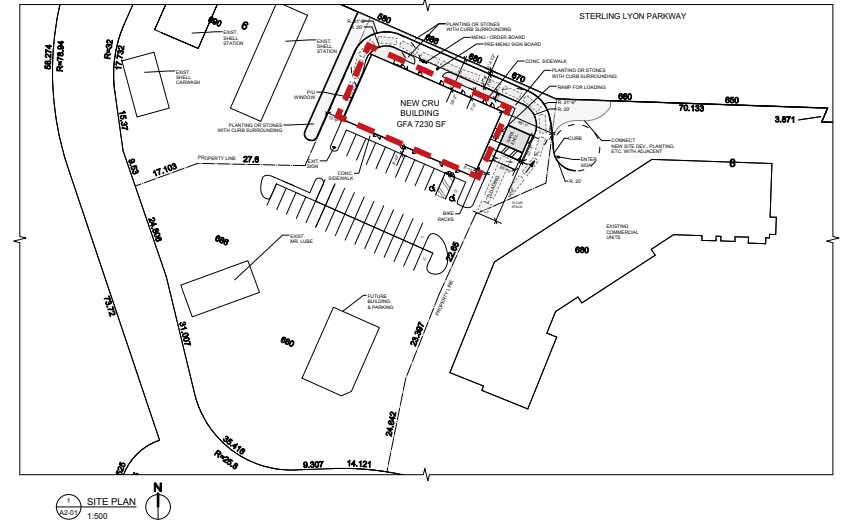
\* Typical Unit Dimensions are 20'x 60' (+/-)





# 670 Sterling Lyon Parkway

**NEW 7,200 SQ. FT. BUILDING FULLY LEASED!**



UNIT	AREA AVAILABLE	RENTAL RATE	ADDITIONAL RENT (est. 2024) (plus of mgmt fee of 5% of basic rent)
UNIT A	2,450	LEASED	\$12.75
UNIT B	1,230	LEASED	\$12.75
UNIT C	1,230	LEASED	\$12.75
UNIT D	1,230	LEASED	\$12.75
UNIT E	1,040	LEASED	\$12.75



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