# FOR LEASE

## SmartCentres Winnipeg West SMART



3655 PORTAGE AVENUE, WINNIPEG, MB



### **Property Details**

CENTRE GLA (+/-)	287,000 sq. ft.		
AREA AVAILABLE (+/-)	Unit 31: 5,442 sq. ft.		
ASKING NET RENTAL RATE	Call agent for details		
ADDITIONAL RENT (EST. 2023) (CAM is fixed with a 4% annual increase)	Property Taxes (per sq. ft.)	*\$6.54	
	Fixed CAM (per sq. ft.) (incl. mgmt fee)	\$3.20	
	Total (per sq. ft.)	\$9.74	
	*Depending on Unit Area		
	W.		1.

#### **HIGHLIGHTS**

- Walmart anchored Power Centre with other tenants including: Canadian Tire, Sobeys, Shoppers Drug Mart and SportChek
- Light controlled intersection
- High profile location on Portage Avenue

#### Mario Posillipo

Snr. Advisor, Sales & Leasing (204) 985-1373 mario.posillipo@capitalgrp.ca

#### Rennie Zegalski

Principal (204) 985-1368 rennie.zegalski@capitalgrp.ca Services provided by Rennie Zegalski Personal Real Estate Corporation

### Presley Bordian

Snr. Advisor, Sales & Leasing (204) 985-1356 presley.bordian@capitalgrp.ca



### **SmartCentres Winnipeg West**





### 287,000 sq. ft. centre | 33.0 acres

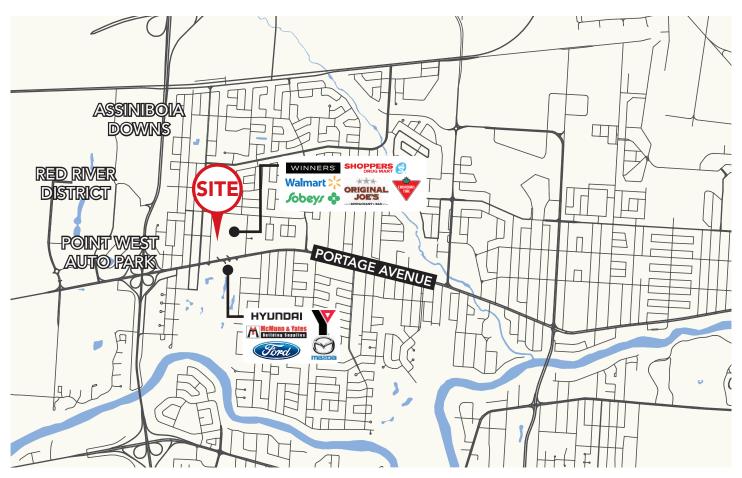
- 1. Walmart Supercentre
- 2. Dollar Tree
- 4. Sobeys
- 9. Value Village
- 10. Winners
- 11. Canadian Tire
- 12. EB Games
- 13. Quizno's
- 14. Magicuts
- 15. Ryan Gateway Ins.

- 16. Mark's
- 17. OrangeTheory Fitness
- 18. BMO
- 19. Reitmans
- 20. Bulk Barn
- 21. Dynacare
- 22. Subway
- 23. Tommy Guns
- 24. Sleep Country
- 25. Spirit Leaf Cannabis

- 26. Tim Hortons
- 27. KFC/Taco Bell
- 28. Burger King
- 29. Original Joe's
- 30. Shoppers Drug Mart
- 31. Available (5,442 sq. ft.)
- 32. Carter's Osh Kosh
- 33. Staples
- 34. SportChek

### **SmartCentres Winnipeg West**







### TOTAL POPULATION

	2021	2026
1 KM	7,983	8,580
3 KM	45,255	47,163
5 KM	73,324	76,627



### MEDIAN AGE

	2021
1 KM	41.2
3 KM	43.5
5 KM	43.5



## TOTAL HOUSEHOLDS

	2021
1 KM	3,174
3 KM	18,695
5 KM	30,246



## HOUSEHOLD INCOME

	2021	2026
1 KM	\$123,547	\$137,786
3 KM	\$114,507	\$129,270
5 KM	\$117,318	\$132,787

#### Mario Posillipo

Senior Advisor, Sales & Leasing (204) 985-1373 mario.posillipo@capitalgrp.ca

#### Rennie Zegalski

Principal (204) 985-1368 rennie.zegalski@capitalgrp.ca Services provided by Rennie Zegalski Personal Real Estate Corporation

### Presley Bordian

Senior Advisor, Sales & Leasing (204) 985-1356 presley.bordian@capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.