

FOR LEASE

SmartCentres Winnipeg West



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
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	Total (per sq. ft.)	\$9.74
*Depending on Unit Area		

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

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Services provided by Rennie Zegalski
Personal Real Estate Corporation

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SmartCentres Winnipeg West



287,000 sq. ft. centre | 33.0 acres

- | | | |
|------------------------|--------------------------|-------------------------------|
| 1. Walmart Supercentre | 16. Mark's | 26. Tim Hortons |
| 2. Dollar Tree | 17. OrangeTheory Fitness | 27. KFC/Taco Bell |
| 4. Sobeys | 18. BMO | 28. Burger King |
| 9. Value Village | 19. Reitmans | 29. Original Joe's |
| 10. Winners | 20. Bulk Barn | 30. Shoppers Drug Mart |
| 11. Canadian Tire | 21. Dynacare | 31. Available (5,442 sq. ft.) |
| 12. EB Games | 22. Subway | 32. Carter's Osh Kosh |
| 13. Quizno's | 23. Tommy Guns | 33. Staples |
| 14. Magicuts | 24. Sleep Country | 34. SportChek |
| 15. Ryan Gateway Ins. | 25. Spirit Leaf Cannabis | |

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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

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