

Premium Retail Space for Lease

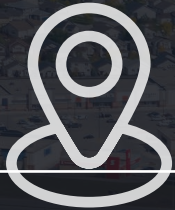
# SmartCentres Winnipeg Southwest

WINNIPEG, MB





# SmartCentres Winnipeg Southwest



## LOCATION

PREMIERE SHOPPING DESTINATION  
LOCATED WITHIN WINNIPEG IN  
THE HEART OF WINNIPEG'S MOST  
AFFLUENT COMMUNITIES.



## SIZE

CENTRE SIZE OF 481,000 SQ. FT.  
WITH AVAILABLE UNITS RANGING  
FROM 4,700 SQ. FT. TO 5,067 SQ. FT.



## ACCESS

TWO LIGHT-CONTROLLED  
INTERSECTIONS WITH SIX  
POINTS OF ACCESS.



## EXPOSURE

AVG. DAILY TRAFFIC COUNT OF  
**82,400** VEHICLES/DAY AT KENASTON  
BLVD. & MCGILLIVRAY BLVD.



## QUALITY

JOIN DOZENS OF NATIONAL  
ANCHOR TENANTS WITHIN A FIVE-  
MINUTE DRIVE INCLUDING IKEA,  
WALMART, COSTCO AND RONA+.



## RENTS

VERY ATTRACTIVE RENTAL RATES  
AND LOW OPERATING COSTS.  
CONTACT AGENT FOR MORE INFO.



# Market Overview

## SEASONS OUTLET COLLECTION



## SEASONS OF TUXEDO



## SMARTCENTRES WINNIPEG SW



## LINDEN RIDGE



## KENASTON COMMON



## WAVERLEY WEST

3,000 acre housing development bringing over 10,000 new homes and 35,000 residents to southwest Winnipeg over the next 8 years



# Demographics

## POPULATION



	2020	2030 (Forecast)
1 KM	7,654	9,991
3 KM	34,324	43,694
5 KM	106,254	126,125
TRADE AREA	133,556	158,729

## MEDIAN AGE



	Median Age
1 KM	40.9
3 KM	38.8
5 KM	36.8
TRADE AREA	37.2

## HOUSEHOLD INCOME

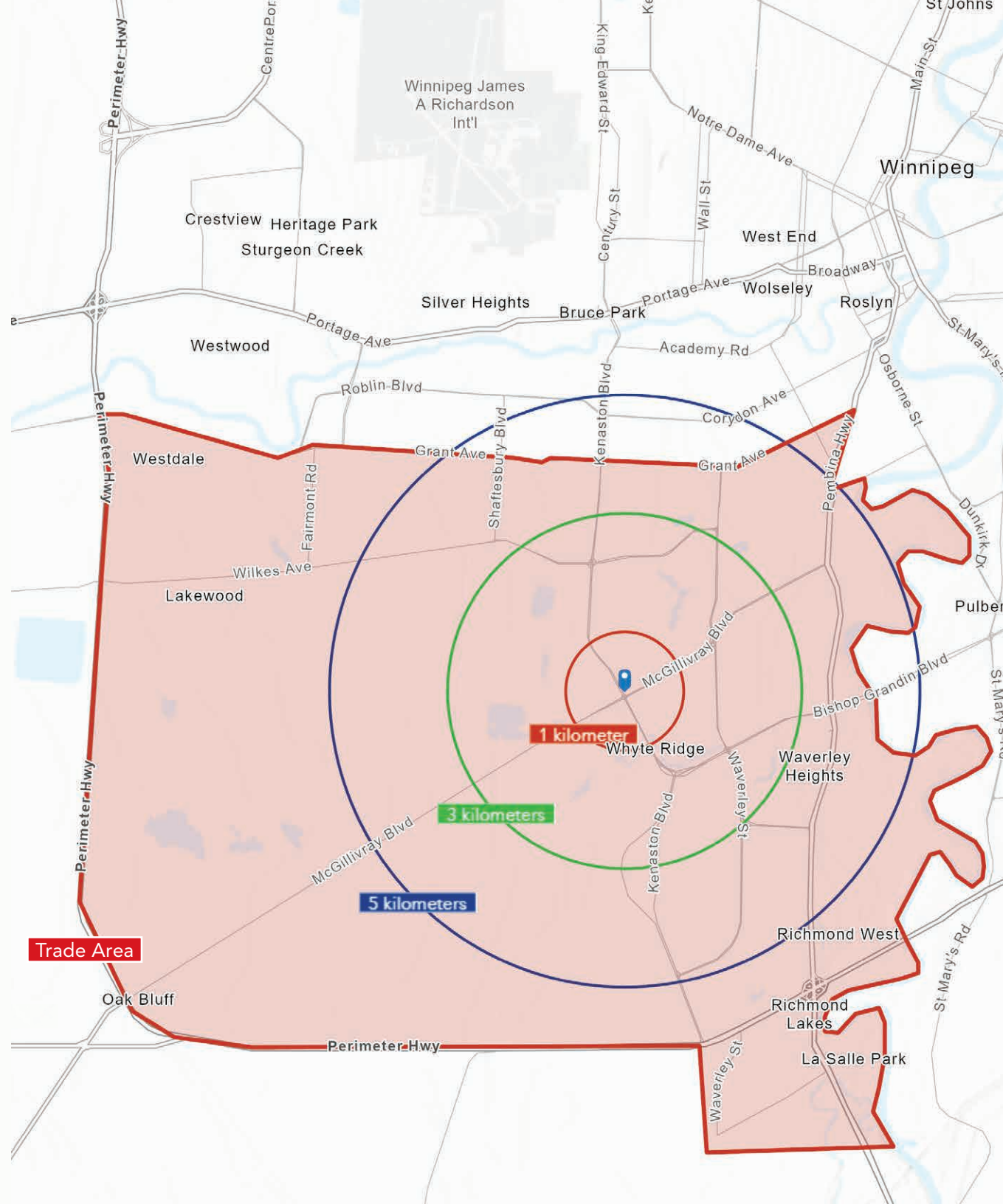


	2020	2030 (Forecast)
1 KM	\$147,748	\$185,430
3 KM	\$155,130	\$195,355
5 KM	\$123,018	\$158,416
TRADE AREA	\$120,020	\$154,812

## HOUSEHOLDS



	Total Households
1 KM	5,212
3 KM	11,051
5 KM	38,766
TRADE AREA	48,514



# Site Plan

- |                              |                               |                               |                               |                      |
|------------------------------|-------------------------------|-------------------------------|-------------------------------|----------------------|
| 1. Walmart Supercentre       | 12. Floral Fixx               | 23. Available (5,000 sq. ft.) | 34. Smitty's Restaurant & Bar | 45. LensCrafters     |
| 2. Safeway                   | 13. HomeSense Megastore       | 24. Bank of Nova Scotia       | 35. EB Games                  | 46. Sleep Country    |
| 3. Alter Ego Sports          | 14. Sephora                   | 25. Mr. Big & Tall            | 36. Work Authority            | 47. Mastermind Toys  |
| 4. Reitmans                  | 15. Available (4,700 sq. ft.) | 26. Ricki's                   | 37. Freshii                   | 48. Qdoba            |
| 5. Invictus Golf             | 16. Michaels                  | 27. Dollarama                 | 38. First Choice Haircutters  | 49. Umi Sushi        |
| 6. Aqua Essence Swim Academy | 17. Medi-Group                | 28. Delta 9 Cannabis Clinic   | 39. OPA Souvlaki              | 50. Sherwin Williams |
| 7. EQ3 Outlet                | 18. HomeSense                 | 29. Chatters                  | 40. Country Nails             | 51. Kitchen Craft    |
| 8. Canadian Appliance Source | 19. Tip Top                   | 30. Available (5,067 sq. ft.) | 41. Quizno's Subs             | 52. Chilli Chutney   |
| 9. Urban Barn                | 20. Re Sauna                  | 31. Tommy Guns                | 42. Carter's OshKosh          |                      |
| 10. Hallmark                 | 21. Warehouse One             | 32. Shoe Company              | 43. Wyatt Insurance           |                      |
| 11. La Vie en Rose           | 22. Available (4,500 sq. ft.) | 33. Tim Hortons/Wendy's       | 44. Domino's Pizza            |                      |





# Availability



## NET RENTAL RATE

Contact Agent

## ADDITIONAL RENT

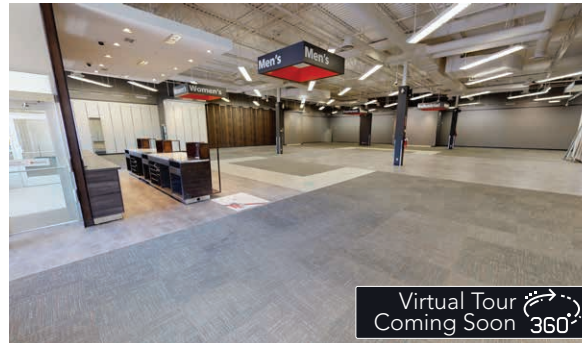
(CAM is fixed with a 4% annual increase)

### North Side

Property Taxes (per sq. ft.)	*\$6.00
Fixed CAM (per sq. ft.) (incl. mgmt fee)	\$3.25
<b>Total (per sq. ft.)</b>	<b>\$9.25</b>

\*Depending on Unit Area

### UNIT 15



Virtual Tour  
Coming Soon 360°

<b>GLA</b>	4,700 sq. ft. (+/-)
<b>ELECTRICAL</b>	Details coming soon
<b>RTU/HVAC</b>	Details coming soon
<b>FLOORING</b>	Concrete

### UNIT 22



Virtual Tour  
Coming Soon 360°

<b>GLA</b>	4,500 sq. ft. (+/-)
<b>ELECTRICAL</b>	100 Amp, 600 Volt
<b>RTU/HVAC</b>	25 Ton
<b>FLOORING</b>	Concrete

### UNIT 23



Virtual Tour  
Coming Soon 360°

<b>GLA</b>	5,000 sq. ft. (+/-)
<b>ELECTRICAL</b>	100 Amp, 600 Volt
<b>RTU/HVAC</b>	15 Ton
<b>FLOORING</b>	Concrete

### UNIT 30



Virtual Tour  
Coming Soon 360°

<b>GLA</b>	5,067 sq. ft. (+/-)
<b>ELECTRICAL</b>	250 Amp, 120/208V, 3 Phase, 4 Wire
<b>RTU/HVAC</b>	15 Ton
<b>FLOORING</b>	Concrete





COMMERCIAL REAL ESTATE  
SERVICES INC.



SMARTCENTRES®

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