

# For Lease

RETAIL / OFFICE SPACE IN A DENSELY  
POPULATED NEIGHBOURHOOD



## Sun Valley Shopping Centre

1501 GATEWAY ROAD, WINNIPEG, MB

### AVAILABILITY OVERVIEW

*Sun Valley Shopping Centre is well situated at the corner of Gateway Road and Sun Valley Drive just north of the Chief Peguis Trail in northeast Winnipeg. The centre is located within a mature and densely populated neighbourhood in close proximity to numerous schools and community centres. The site features high traffic counts, excellent visibility and two points of access.*

*Unit 1501 is a former medical clinic and measures approximately 2,100 sq. ft. This versatile space is ideal for a number of uses including professional offices, specialty retail or as a restaurant.*

### CONTACT

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# 1501 GATEWAY ROAD Winnipeg, MB

## PROPERTY DETAILS

<b>LAND AREA (+/-)</b>	1.6 acres
<b>BUILDING AREA (+/-)</b>	25,896 sq. ft.
<b>AREA AVAILABLE (+/-)</b>	Unit 1501: 2,100 sq. ft. Unit 1521: 1,380 sq. ft.
<b>ZONING</b>	C2 - Community
<b>YEAR BUILT</b>	1979
<b>TRAFFIC COUNT</b>	48,400 (average daily traffic count at the intersection of Gateway Road and Chief Peguis Trail) (2018 City of Winnipeg Traffic Flow Map)
<b>NET RENTAL RATE</b>	\$17.25 per sq. ft. net
<b>ADDITIONAL RENT</b>	\$7.89 per sq. ft. (plus 5% gross mgmt fee)



## TRADE AREA DEMOGRAPHIC ANALYSIS

### KEY FACTS

39,417

Population



Average Household Size

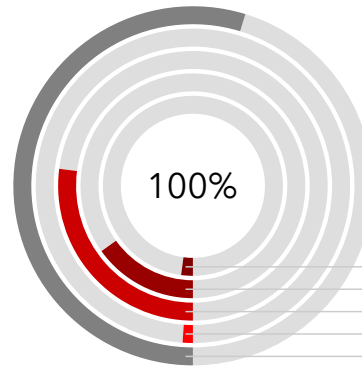
\$101,117.12

Average Household Income

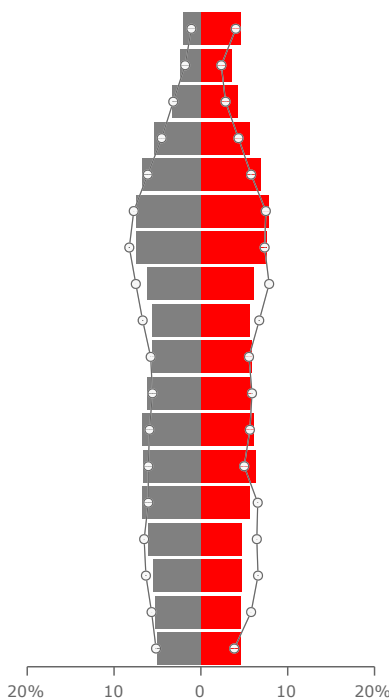
44.4

Median Age

### Household Type



### Age Pyramid



The largest group:  
2019 Female Population  
60 to 64 Years

The smallest group:  
2019 Male Population  
85 or Older

Dots show comparison to  
Winnipeg

### ANNUAL HOUSEHOLD SPENDING



\$12,625  
Transportation



\$17,514  
Shelter



\$10,885  
Food



\$1,169  
Education



\$4,088  
Health Care



\$3,196  
Clothing

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