

FOR LEASE

Kenaston Common

1550-1626 KENASTON BOULEVARD, WINNIPEG, MB



COMMERCIAL REAL ESTATE
SERVICES INC.

~ Retail Spaces Located Along McGillivray and Kenaston Boulevard ~



Kenaston Common Shopping Centre



LOCATION

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



SIZE

CENTRE SIZE OF 257,222 SQ. FT.



ACCESS

LIGHT-CONTROLLED
INTERSECTION WITH TWO
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 LOWE'S.



RENTS

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

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



Kenaston Common

Retail Aerial



Kenaston Common

Site Plan



- | | | | |
|-----------------------------|-------------------------------|-------------------------------|-------------------------------|
| 1. Rona | 11. Appelts Diamonds | 21. Rogers | 31. Available (2,544 sq. ft.) |
| 2. Coming Soon - Party City | 12. CIBC | 22. UPS Store | 32. The Winehouse |
| 3. Moxies Classic Grill | 13. Wok Box | 23. Booster Juice | 33. Supper Central |
| 4. Joeys Restaurant | 14. Sally Beauty | 24. Available (1,034 sq. ft.) | 34. Bulk Barn |
| 5. HSBC | 15. Physiotherapy | 25. Marble Slab Creamery | 35. Golf Town |
| 6. David's Bridal | 16. Physiotherapy | 26. Cinnaholic | 36. Petland |
| 7. Leased | 17. Available (1,880 sq. ft.) | 27. Stitch City | 37. RBC |
| 8. Daniadown Home | 18. Henry's | 28. Daye Chiropractic | 38. Nation West Insurance |
| 9. Oakley Optical | 19. Indigo | 29. Dental Centre | |
| 10. Sushi Hon | 20. Clay Oven | 30. Popeyes Supplements | |

Kenaston Common

Availability

ADDITIONAL RENT

TAXES (depending on unit area)	*\$11.05 per sq. ft.
CAM (inclusive of mgmt. fee) (fixed with a 4% annual increase)	\$5.74 per sq. ft.
TOTAL	\$16.79 per sq. ft.

NET RENTAL RATE

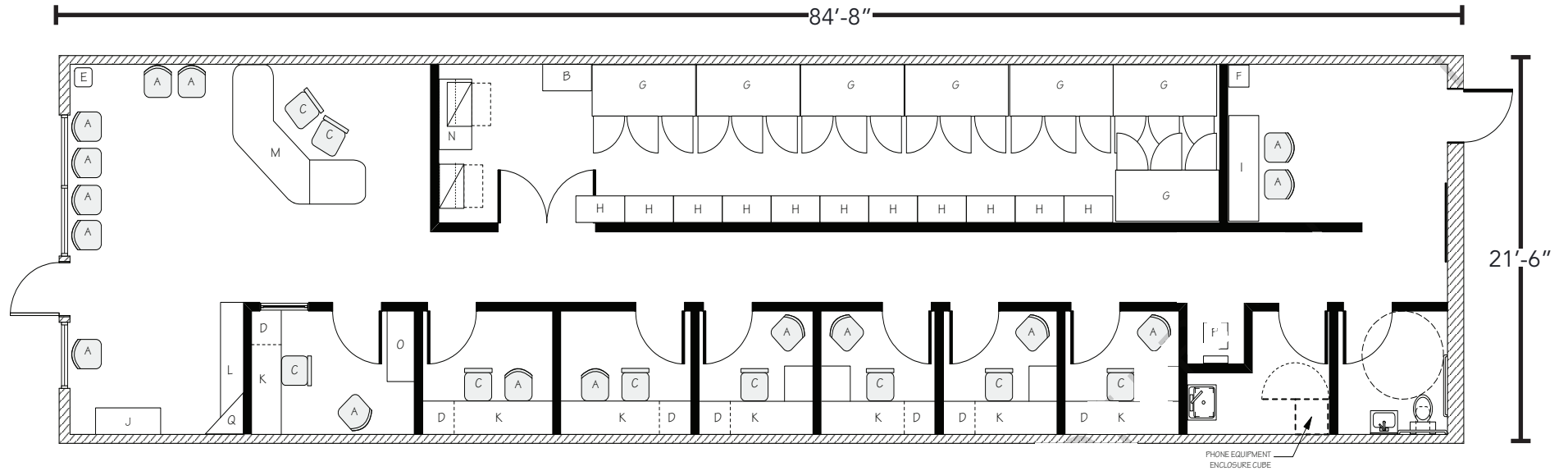
Contact Agent



UNIT	7	17	24	31
GLA	2,099 sq. ft. (+/-)	1,800 sq. ft. (+/-)	1,034 sq. ft. (+/-)	2,544 sq. ft. (+/-)
ELECTRICAL	200A, 120/208V, 3PH-3W	200A, 600V	200A, 600V	120/208V, 100A
RTU/HVAC	7 Ton	10 Ton	7.5 Ton	8.5 Ton
FLOORING	Wood Plank	Carpet/Vinyl	Tile/Vinyl	Vinyl

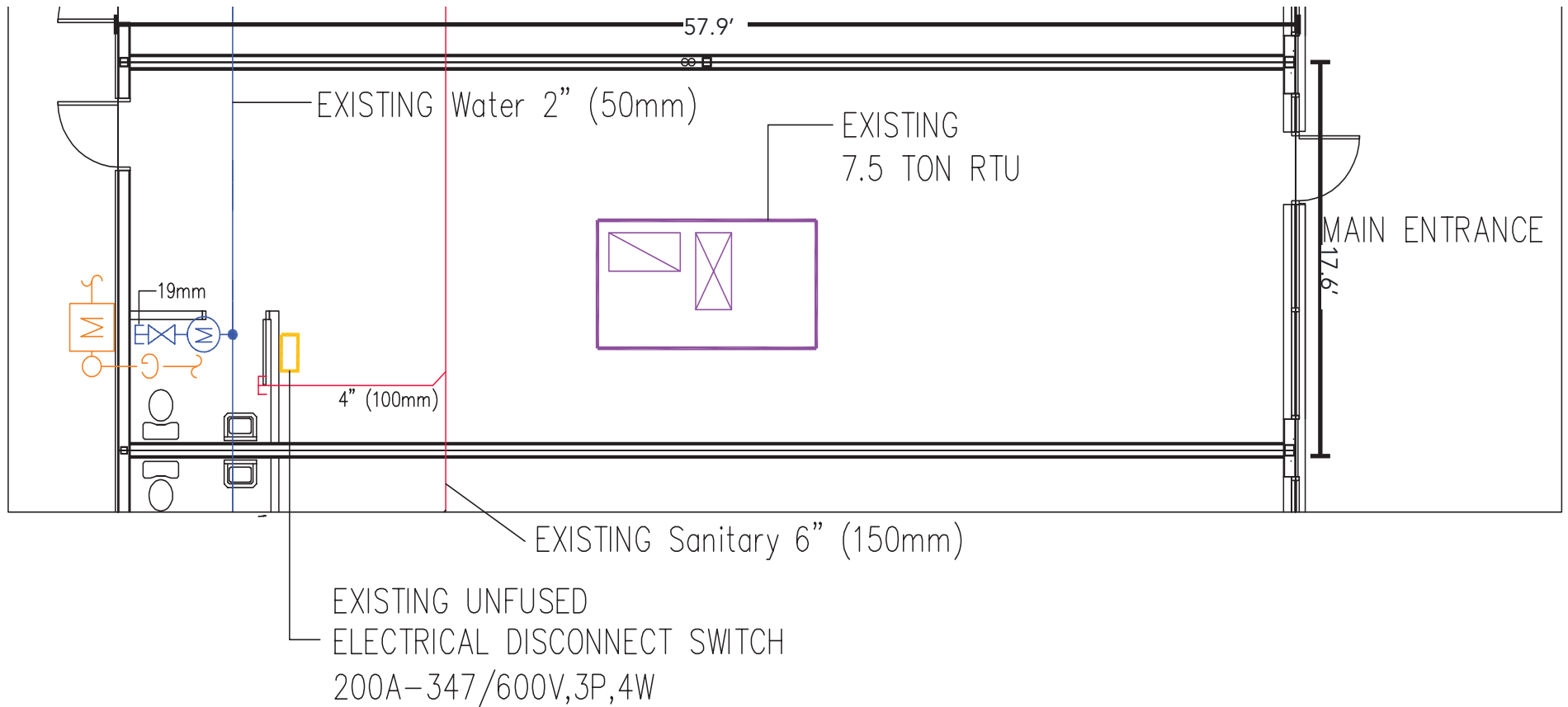
Kenaston Common

Unit 17 Floor Plan

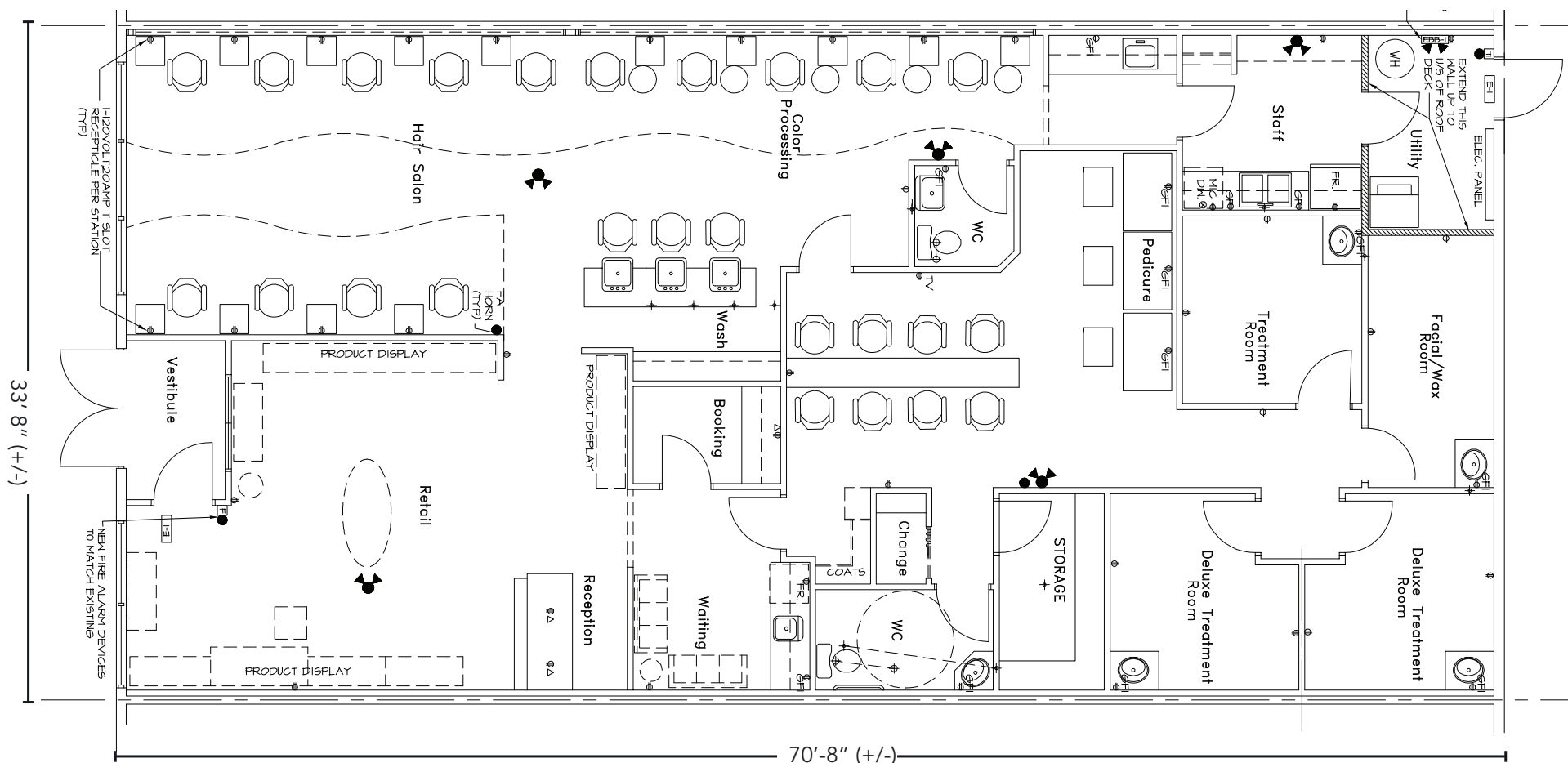


Kenaston Common

Unit 24 Services Plan




Unit 31 Floor Plan

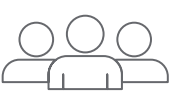


Demographics


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

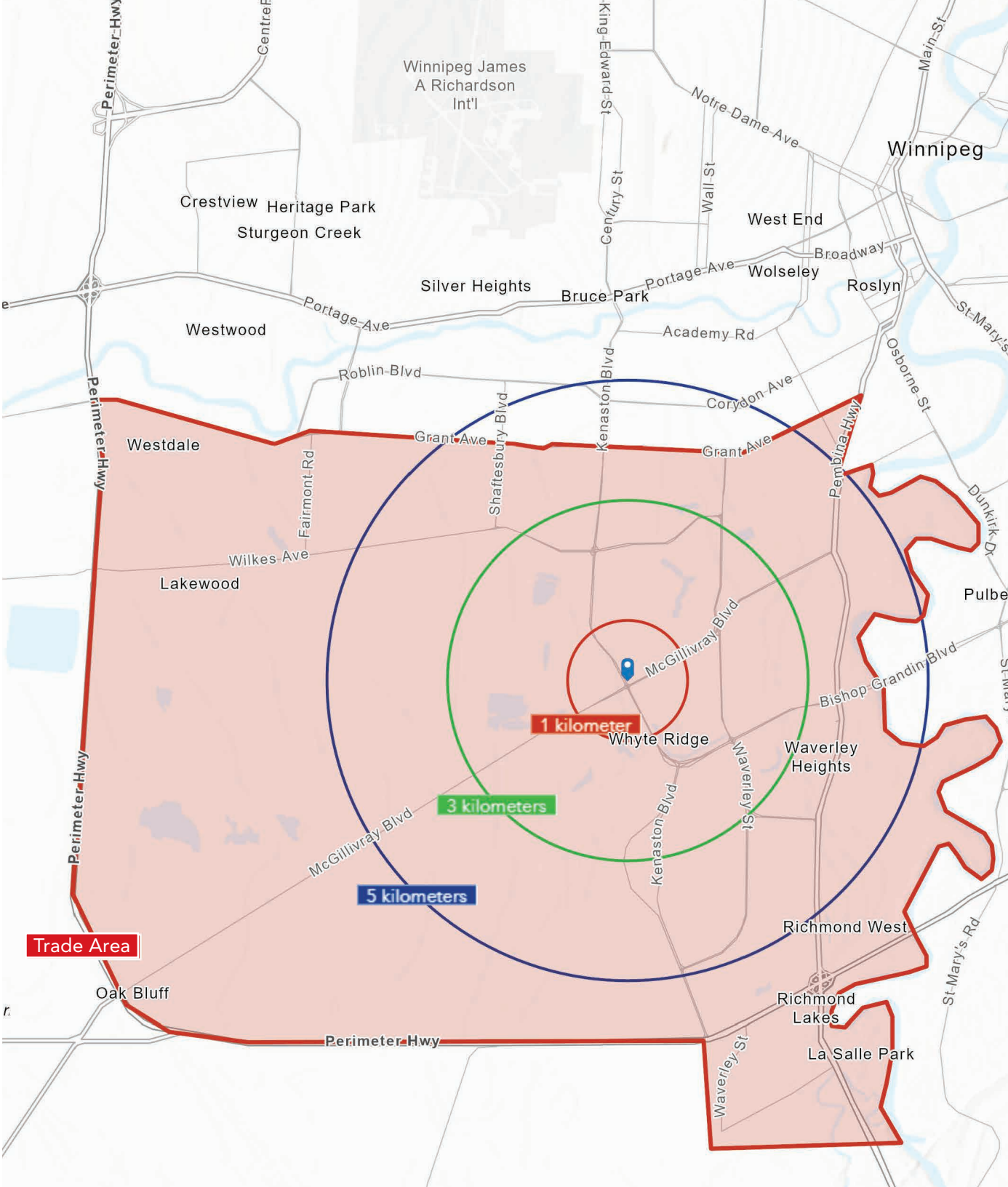
	Median Age
1 KM	40.9
3 KM	38.8
5 KM	36.8
TRADE AREA	37.2

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





COMMERCIAL REAL ESTATE
SERVICES INC.

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Contact

MARIO POSILLIPO, Senior Advisor, Sales & Leasing

(204) 985-1373

mario.posillipo@capitalgrp.ca

PRESLEY BORDIAN Senior Advisor, Sales & Leasing

(204) 985-1356

presley.bordian@capitalgrp.ca

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