

FOR LEASE

Seven Oaks Shopping Centre

WINNIPEG, MB



COMMERCIAL REAL ESTATE
SERVICES INC.

~ Retail Centre across from Garden City Shopping Centre ~



Seven Oaks Shopping Centre

2230 McPhillips Street, Winnipeg, MB

PROPERTY DETAILS

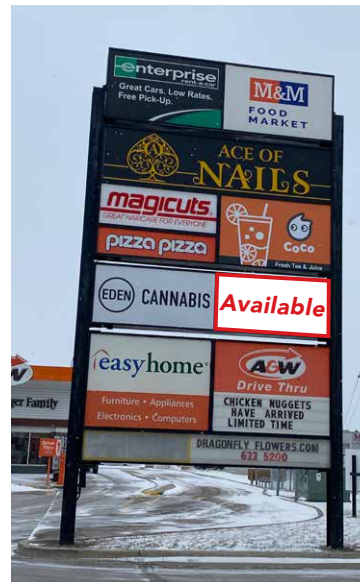
CENTRE GLA (+/-)	79,885 sq. ft.
AREA AVAILABLE (+/-)	Unit 1A: 1,372 sq. ft.
PARKING (+/-)	459 total stalls
ZONING	C4 - Commercial

LEASING DETAILS

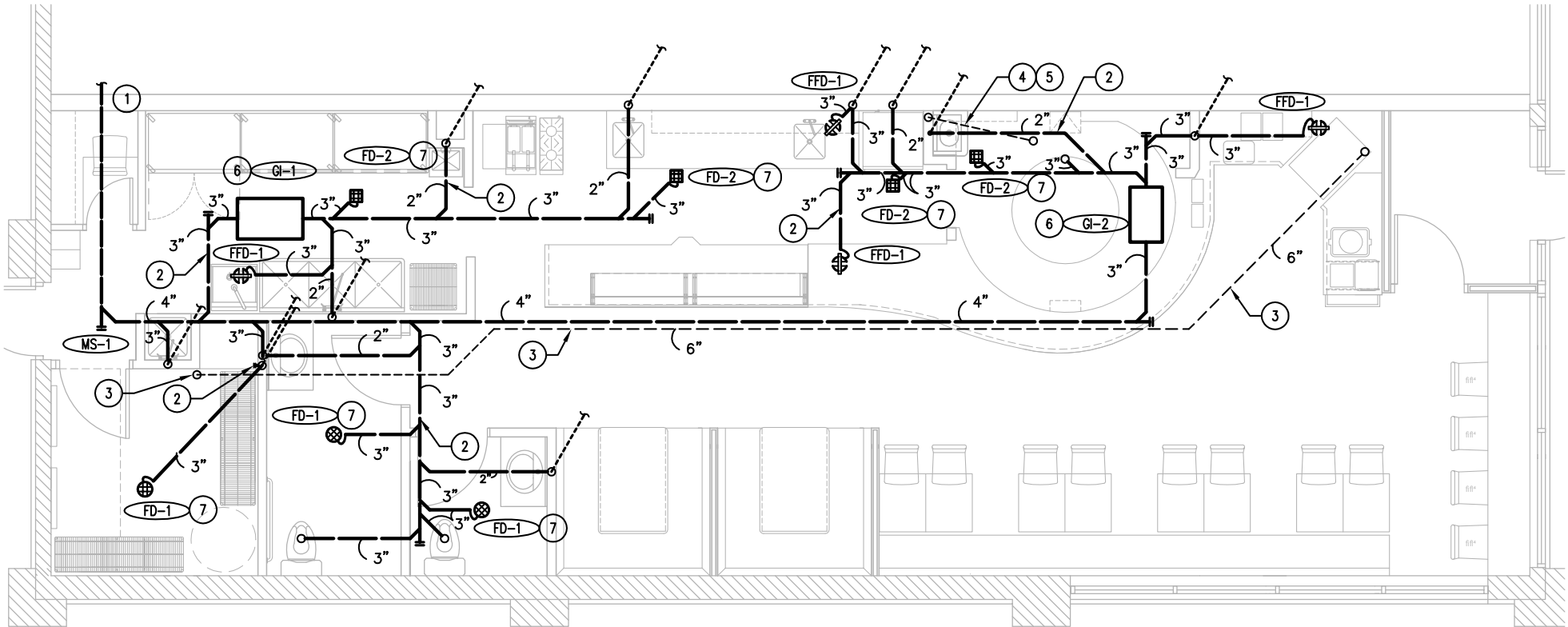
NET RENTAL RATE	\$29.00 per annum (absolute net to the landlord)
ADDITIONAL RENT	\$11.67 per sq. ft. (est. 2023) (plus mgmt. fee of 5% of basic rent)
PYLON SIGNAGE	\$155/month

HIGHLIGHTS

- Located at a major intersection with good access to the site
- Site features 459 parking stalls for staff and customers
- Across from Seven Oaks Hospital - 3rd largest hospital in Winnipeg
- Average daily traffic count of 76,800 vehicles at McPhillips St. & Leila Ave. (City of Winnipeg Traffic Flow Map - 2018)
- Signage opportunity available (Front, Back & Side)
- Unit includes 5 ton RTU and 3 exhaust fans. 200 amp 3phase panel with 62 circuits



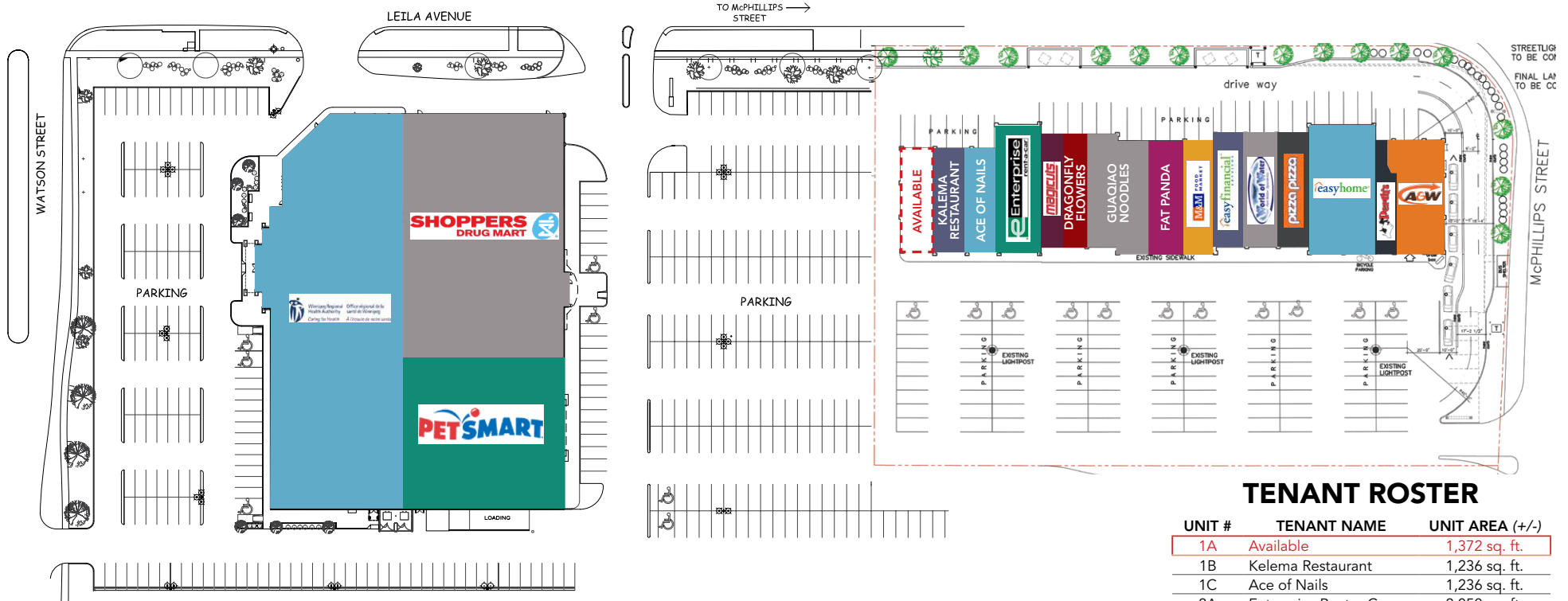
UNIT 1A FLOOR PLAN



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SITE PLAN



TENANT ROSTER

UNIT #	TENANT NAME	UNIT AREA (+/-)
1A	Available	1,372 sq. ft.
1B	Kelema Restaurant	1,236 sq. ft.
1C	Ace of Nails	1,236 sq. ft.
2A	Enterprise Rent-a-Car	2,050 sq. ft.
2B	Magicuts	980 sq. ft.
3	Dragonfly Flowers	1,120 sq. ft.
5	GuaQiao Noodles	2,800 sq. ft.
6	Fat Panda	1,400 sq. ft.
7	M & M Food Market	1,400 sq. ft.
8	Easy Financial	1,865 sq. ft.
9	World of Water	1,200 sq. ft.
10	Pizza Pizza	988 sq. ft.
11	Easyhome	3,200 sq. ft.
12	A & W Canada	3,070 sq. ft.
12A	Perths	969 sq. ft.

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RETAIL AERIAL



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DEMOGRAPHIC ANALYSIS

POPULATION



	2021	2029 (f)
1 KM	7,573	9,839
3 KM	72,884	80,997
5 KM	166,384	186,160

MEDIAN AGE



	Median Age
1 KM	41
3 KM	37
5 KM	37

HOUSEHOLD INCOME

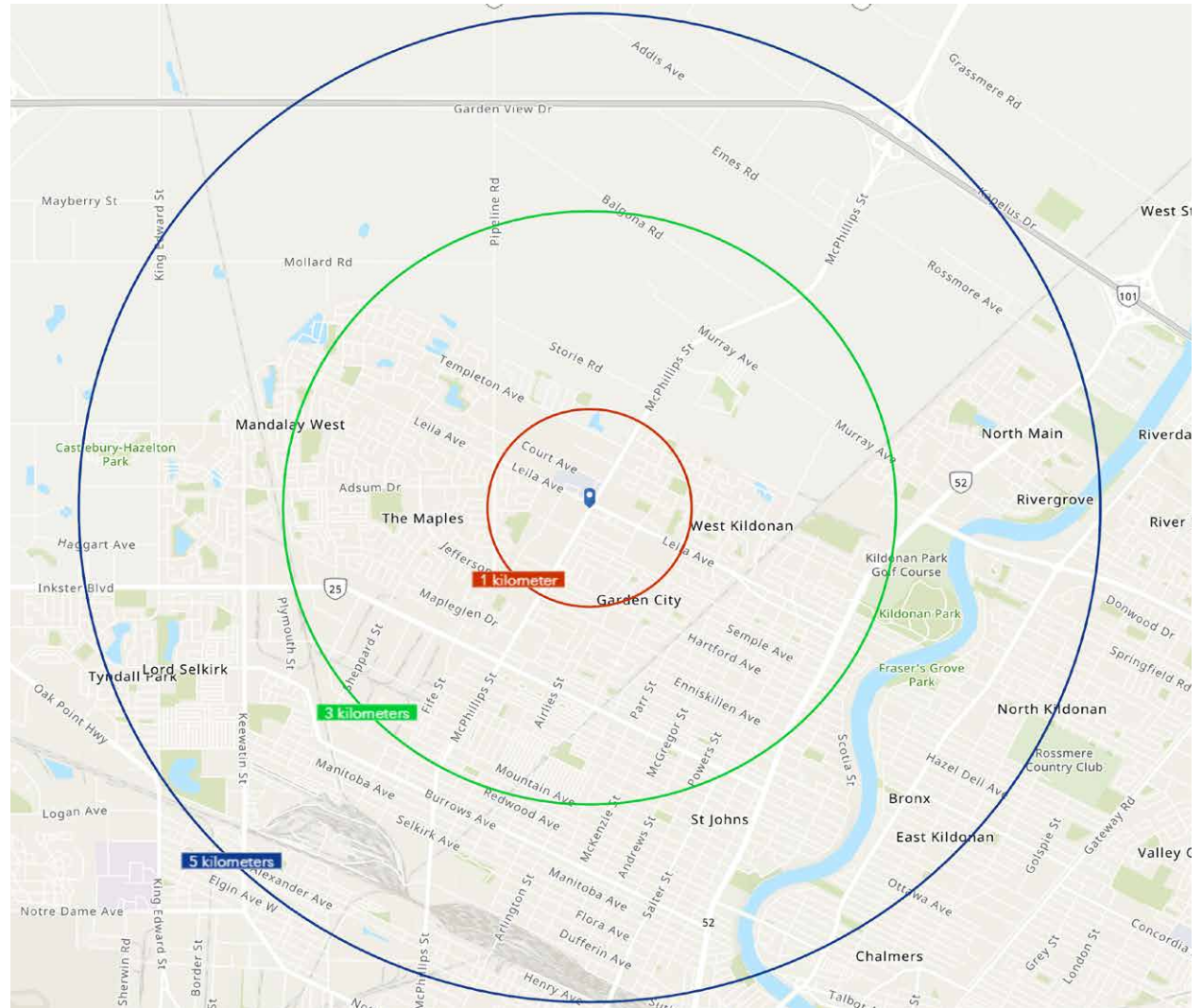


	2021	2031 (f)
1 KM	\$83,908	\$107,144
3 KM	\$86,453	\$111,809
5 KM	\$81,800	\$105,734

HOUSEHOLDS



	Total Households
1 KM	3,062
3 KM	25,252
5 KM	59,633



Derrick Chartier
Principal
(204) 985-1369
derrick.chartier@capitalgrp.ca

Services provided by Derrick Chartier Personal Real Estate Corporation

Rennie Zegalski
Principal
(204) 985-1368
rennie.zegalski@capitalgrp.ca

Services provided by Rennie Zegalski Personal Real Estate Corporation

Capital Commercial Real Estate Services Inc.
300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4
T (204) 943-5700 | F (204) 956-2783 | **capitalgrp.ca**

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