

FOR SUBLEASE



Southglen Shopping Centre

710-730 ST. ANNE'S ROAD, WINNIPEG, MB

~ Open concept retail space with building and pylon signage opportunities ~



Southglen Shopping Centre

Property Details

GROSS LEASABLE AREA (+/-)	116,536 sq. ft.
AREA AVAILABLE (+/-)	729 sq. ft.
NET RENTAL RATE	\$36.50 per sq. ft.
PARKING	693 stalls (6/1,000 sq. ft. GLA)
ZONING	C4 – Commercial Region
ADDITIONAL RENT	\$12.76 per sq. ft. inclusive of management fee
HEAD LEASE EXPIRY	September 30, 2026

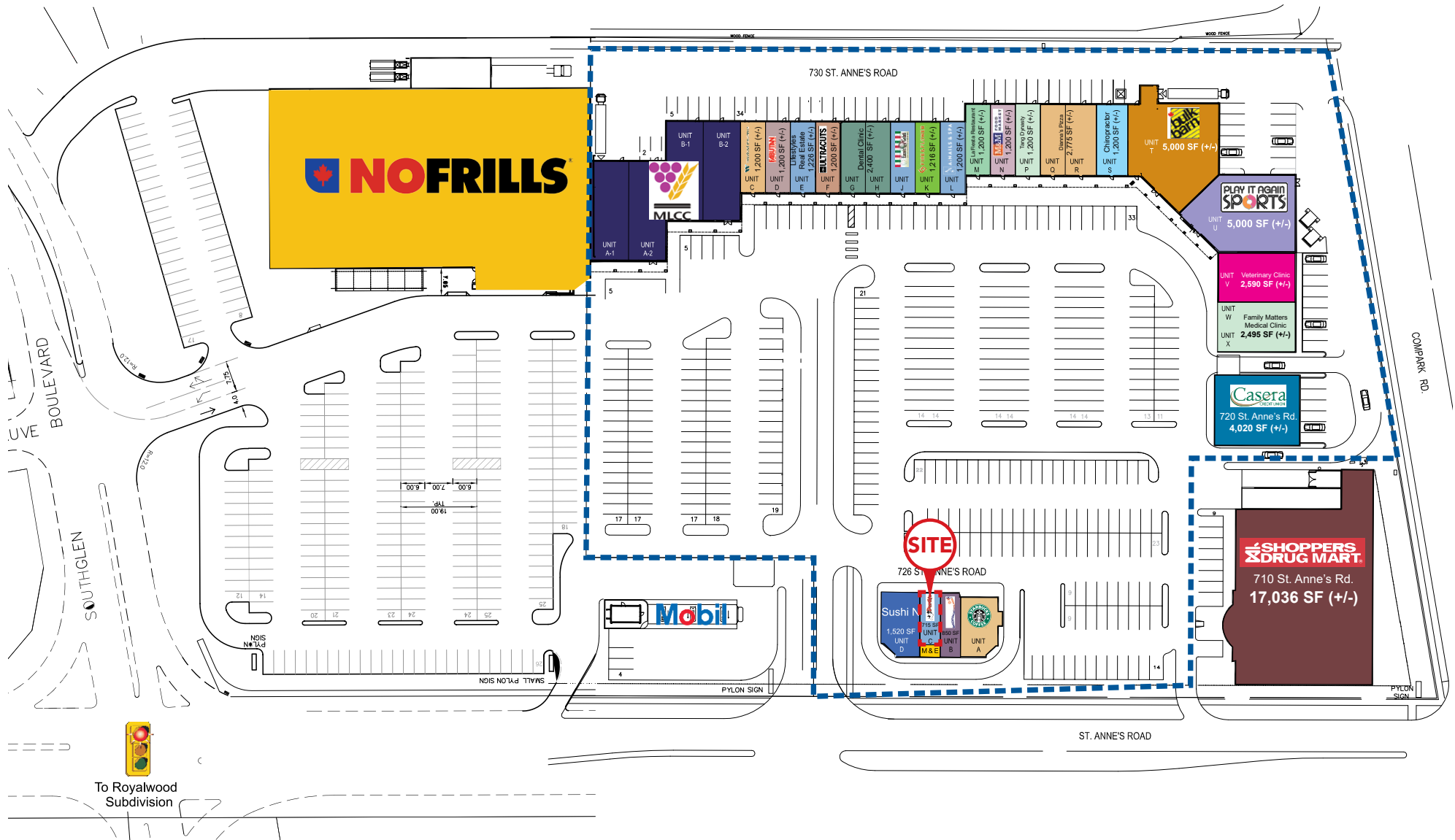
Property Highlights

- Anchor tenants include NoFrills, Liquor Mart, Shoppers Drug Mart, Casera Credit Union, Starbucks, and Bulk Barn
- Excellent access to the site through a light controlled intersection with ingress and egress off of St. Anne's Road
- Highly visible site with building and pylon signage opportunities
- Unit C: fully built out open concept retail space



Southglen Shopping Centre

Site Plan



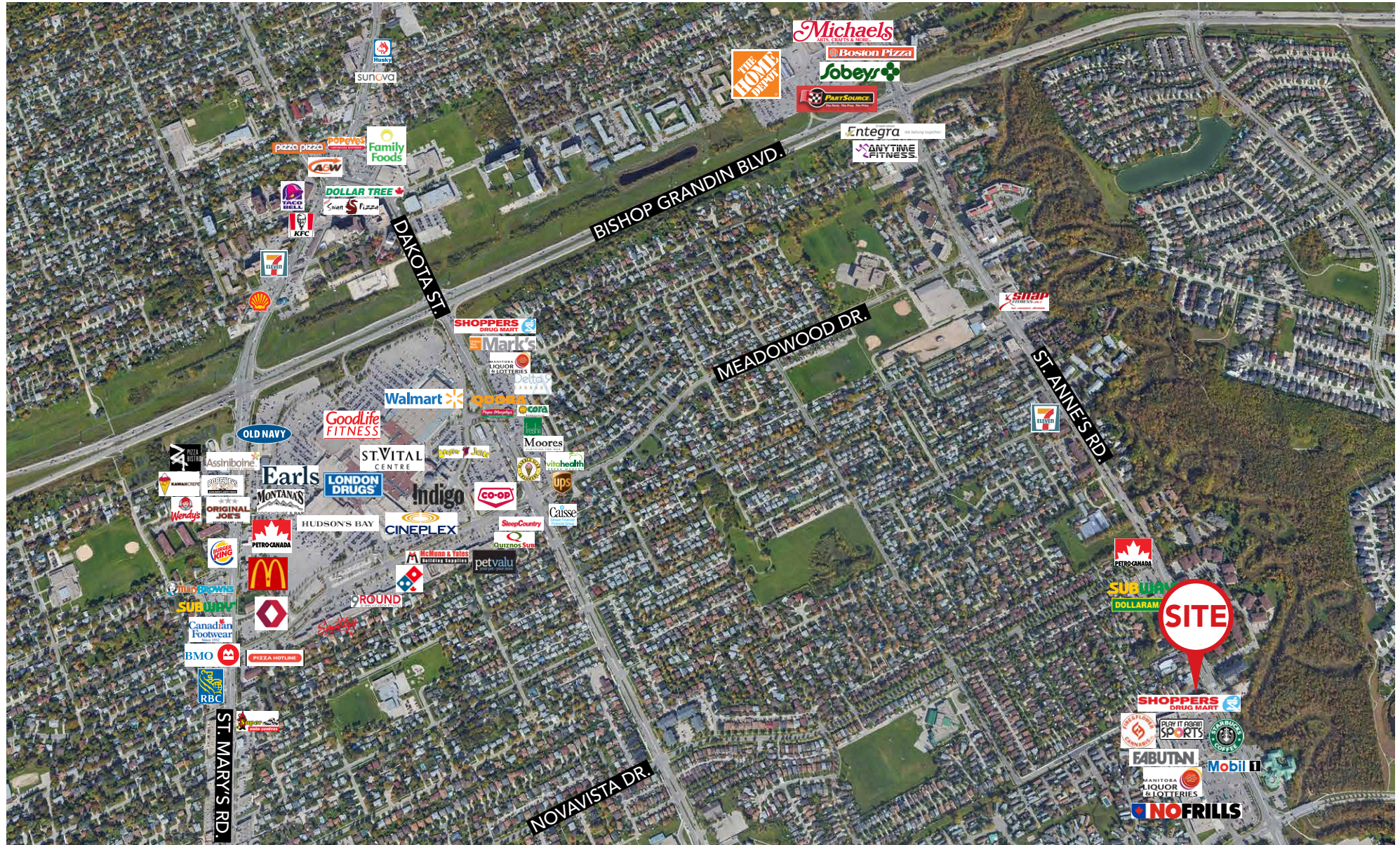
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Anchor Tenants



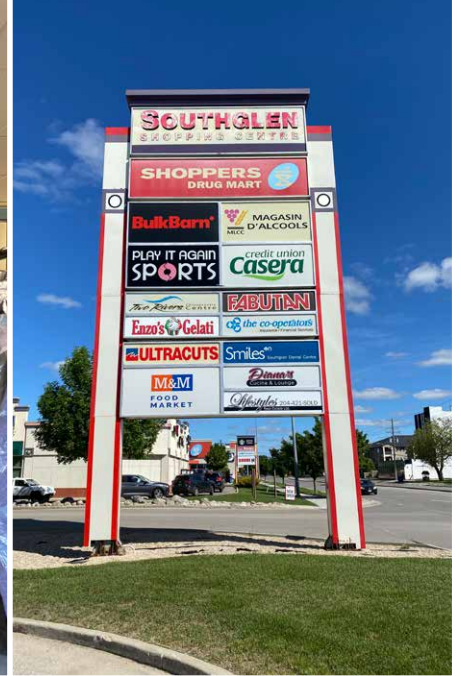
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Retail Aerial



Southglen Shopping Centre

Photographs



Southglen Shopping Centre

Demographic Analysis

POPULATION



	2016	2021 (f)
1 KM	8,624	9,123
3 KM	68,019	73,592
5 KM	123,726	131,638

MEDIAN AGE



	Median Age
1 KM	44.0
3 KM	40.4
5 KM	39.9

HOUSEHOLD INCOME



	2016	2021 (f)
1 KM	\$119,697	\$137,381
3 KM	\$120,909	\$137,782
5 KM	\$117,367	\$134,149

HOUSEHOLDS



	Total Households
1 KM	3,262
3 KM	25,130
5 KM	47,461





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