

FOR LEASE

1510 St. Mary's Road

WINNIPEG, MB

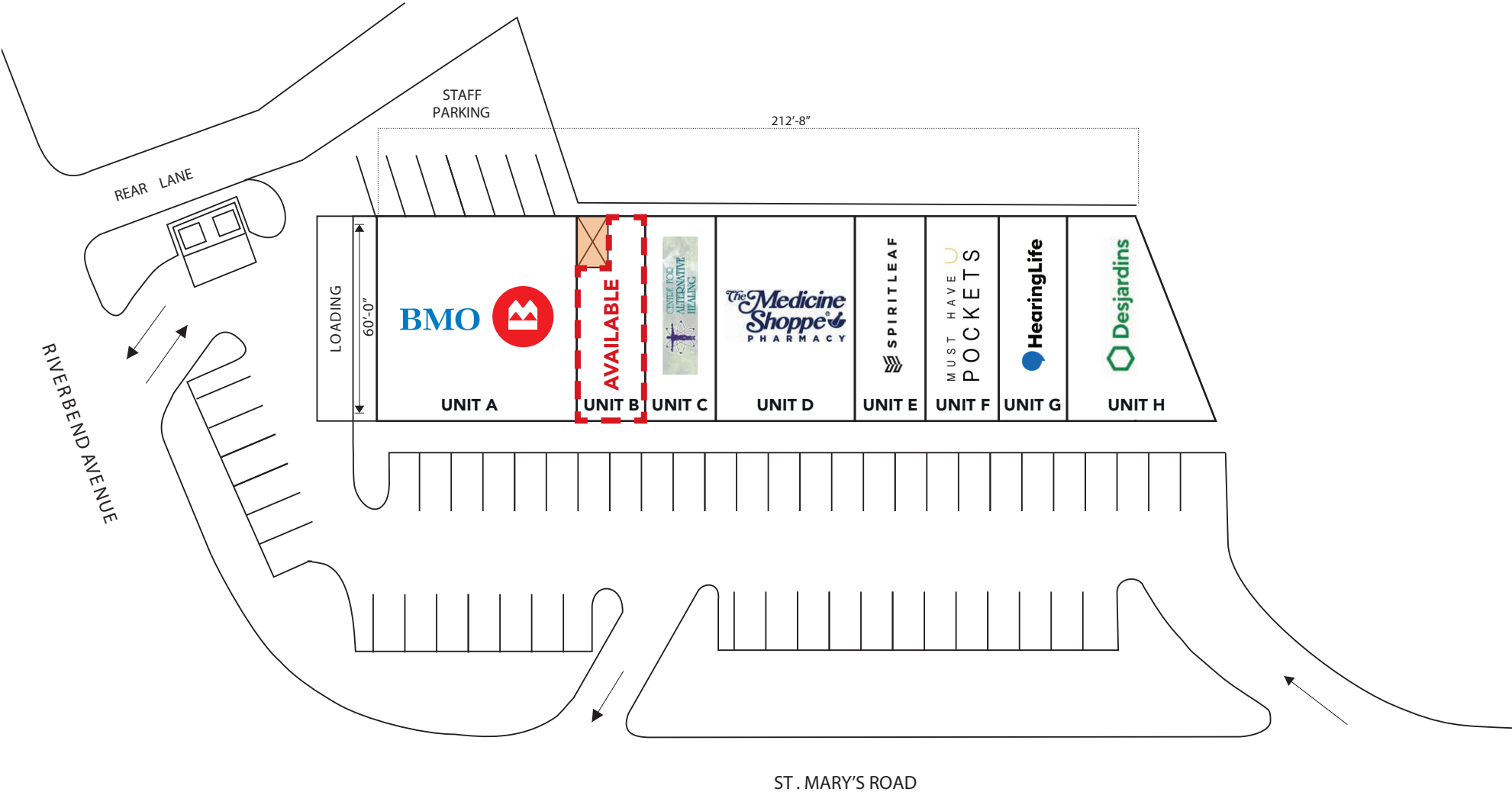
Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

Retail Opportunities in the Heart of the St. Vital Shopping Node



1510 St. Mary's Road

Site Plan



1510 St. Mary's Road

Retail Aerial



1510 St. Mary's Road

Leasing Details

BUILDING AREA (+/-)	13,136 sq. ft.
AREA AVAILABLE (+/-)	Unit B: 1,067 sq. ft. Unit F: 1,166 sq. ft. Leased
NET RENT	\$28.00 per sq. ft.
ADDITIONAL RENT	CAM: \$7.31 per sq. ft. Taxes: \$7.20 per sq. ft. Total: \$14.51 per sq. ft. <i>plus 5% management fee of gross rent</i>
ELECTRICAL CAPACITY	Unit B: 225 Amp
MECHANICAL	Unit B: 3-ton (2015)
PARKING	69 on-site stalls

Property Highlights

- Located in the heart of the St. Vital retail node, steps from St. Vital Mall
- Excellent all-directional access at a light controlled intersection
- Anchored by Bank of Montreal
- Building and pylon sign opportunities
- Average daily traffic count of 33,000 vehicles at St. Mary's Road and Meadowood Drive (City of Winnipeg Traffic Flow Map – 2019)



1510 St. Mary's Road

Demographic Analysis

POPULATION



	2022	2027 (f)
1 KM	7,641	8,302
3 KM	71,067	77,076
5 KM	155,082	166,118

MEDIAN AGE



	Median Age
1 KM	43.8
3 KM	40.4
5 KM	38.8

HOUSEHOLD INCOME

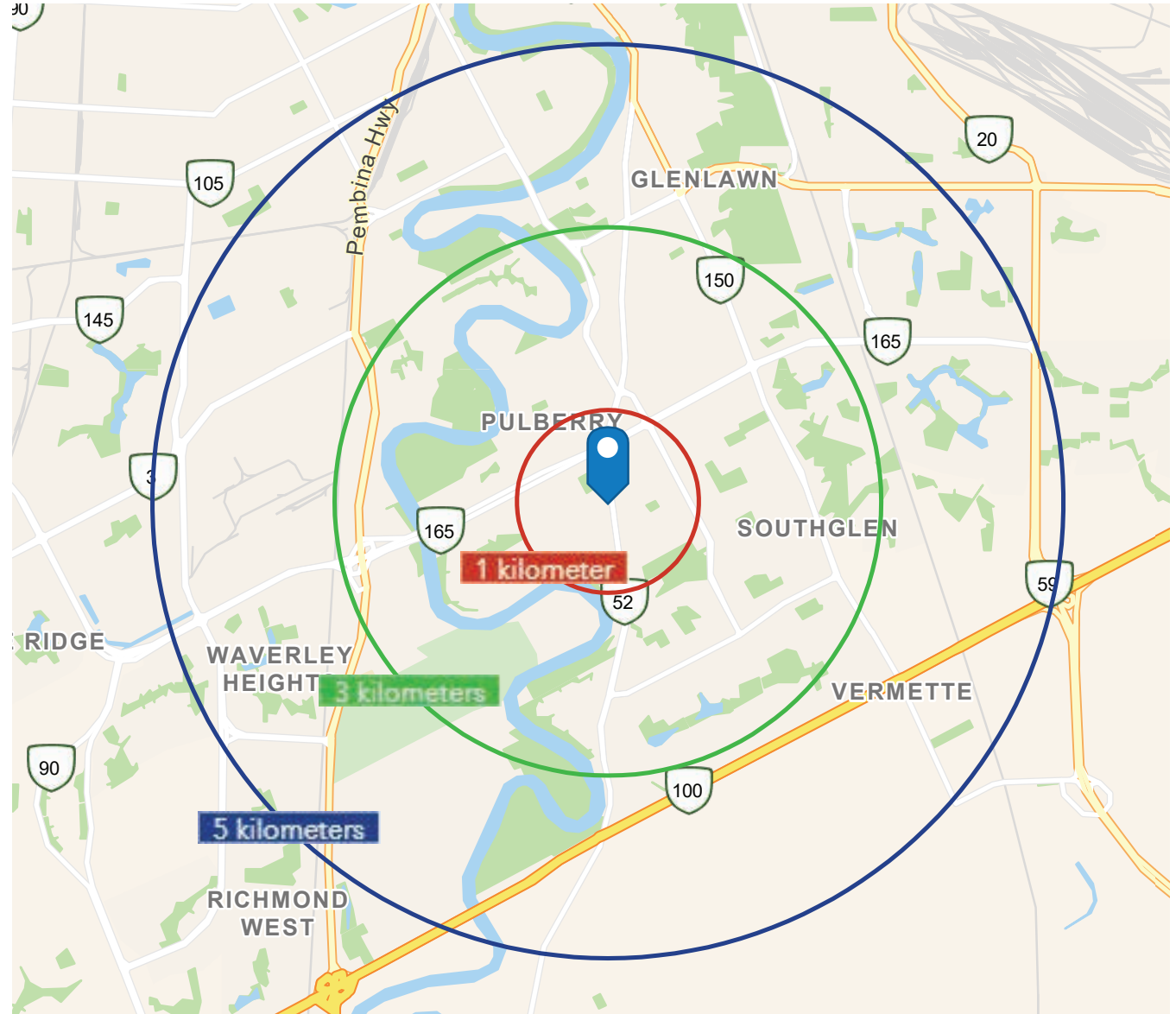


	2022	2027 (f)
1 KM	\$106,472	\$119,547
3 KM	\$109,965	\$126,241
5 KM	\$109,629	\$126,456

HOUSEHOLDS



	Total Households
1 KM	3,054
3 KM	27,219
5 KM	59,466





COMMERCIAL REAL ESTATE
SERVICES INC.



Presley Bordian

Senior Advisor, Sales & Leasing
(204) 985-1356
presley.bordian@capitalgrp.ca

Mario Posillipo

Senior Advisor, Sales & Leasing
(204) 985-1373
mario.posillipo@capitalgrp.ca

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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