

FOR LEASE

# REENDERS SQUARE

3 REENDERS DRIVE, WINNIPEG, MANITOBA

  
Capital  
COMMERCIAL REAL ESTATE  
SERVICES INC.



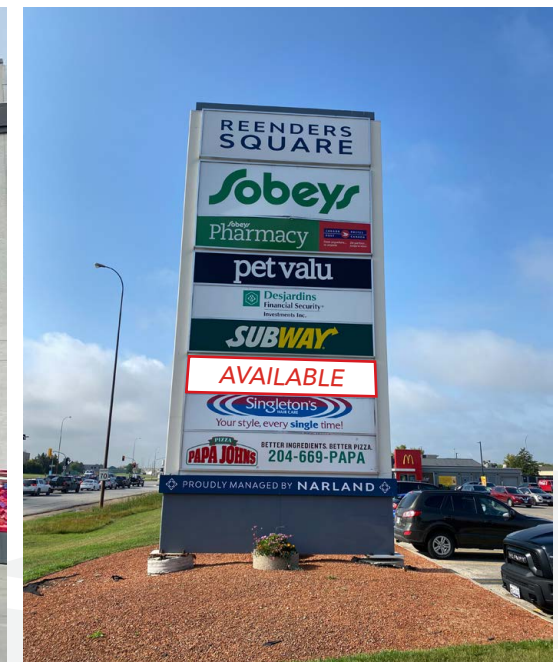


# Property Details

<b>CENTRE GLA (+/-)</b>	65,713 sq. ft. (+/-)
<b>AREA AVAILABLE (+/-)</b>	Unit 35B - 1,235 sq. ft.
<b>BASIC RENT</b>	\$29.00 per sq. ft.
<b>ADDITIONAL RENT</b>	\$11.23 per sq. ft. (est. 2023) <i>(plus 5% mgmt fee of basic rent and operating costs)</i>
<b>PARKING</b>	266 on-site stalls (additional employee parking in rear)
<b>ZONING</b>	C4
<b>MECHANICAL</b>	5-Ton (2011)
<b>ELECTRICAL</b>	400 Amp, 120/208 Volt

## HIGHLIGHTS

- Rare opportunity to join one of Winnipeg's largest retail destinations
- High-profile retail unit located next to Sobeys
- Surrounded by prominent tenants including McDonalds, Sobeys, Pet Value, Famous Dave's, and more
- Pylon signage available at Landlords standard monthly charge
- Exposure to an average of 43,800 vehicles per day at Regent Avenue West and Lagimodiere Boulevard (2019)



# Site Plan





# Site Aerial



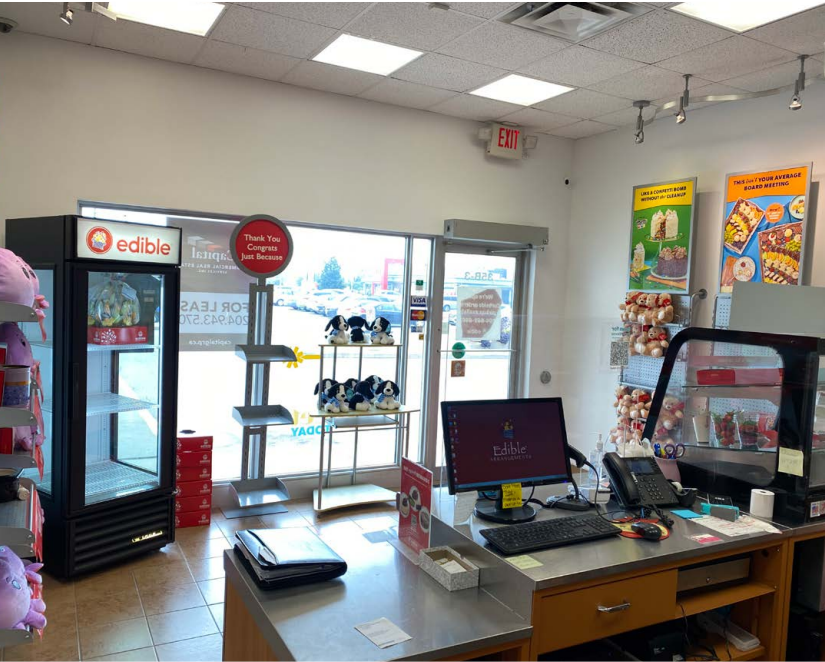


# Retail Aerial





# Interior Photos



# Demographic Analysis

## PRIMARY TRADE AREA



TOTAL POPULATION

**127,629**

1.0% annual growth rate (2017-2027)



MEDIAN AGE

**38.5**

rising to **39.2** by 2027



AVG. HOUSEHOLD INCOME

**\$89,243**

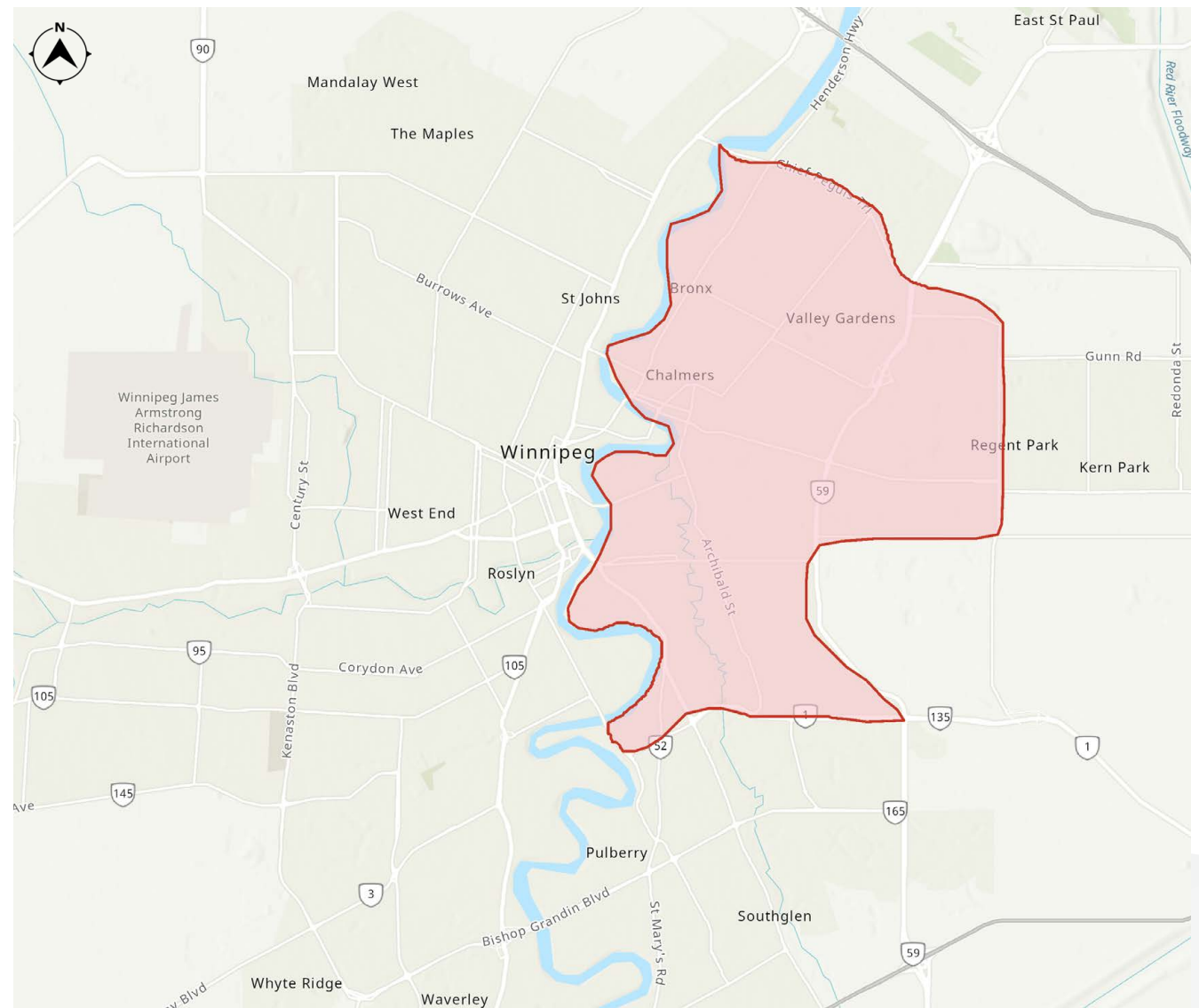
rising to **\$103,926** by 2027



TOTAL HOUSEHOLDS

**50,516**

rising to **52,813** by 2027





## Advisory Team

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## **CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.**

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