

Walmart
Shadow-Anchor

895-915
EMPRESS STREET
WINNIPEG

PET SMART
magicuts BulkBarn+
GameStop CIBC
GOLF TOWN

JLL

Capital
COMMERCIAL INVESTMENT
SERVICES

FOR SALE

895-915 Empress Street
Winnipeg, Manitoba

Property Specifications

Address	895-915 Empress Street, Winnipeg, MB
Intersection	Empress Street and Ellice Avenue
Property Type	Retail Plaza
Tenants	CIBC (with drive-thru), PetSmart, Golf Town, Bulk Barn, GameStop, Magicuts



Investment Highlights

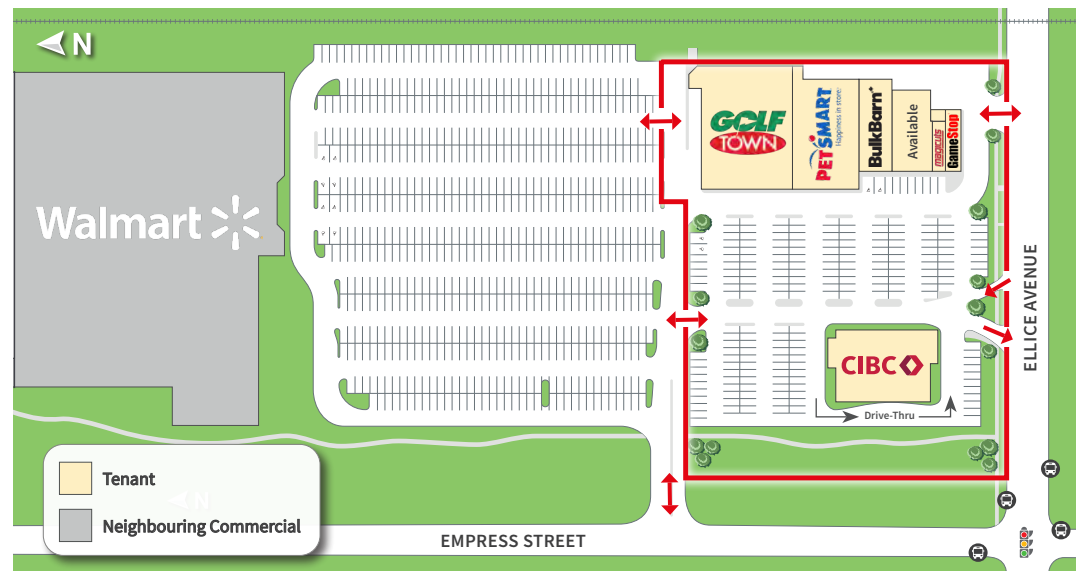
- **Strategically located on a large 4.53 acre lot in the St. James retail node just minutes from downtown Winnipeg, and less than 1 km from CF Polo Park** which draws 10,000,000 visitors annually. The Property is surrounded by top national and international retailers drawing consumers from across the province.
- **Winnipeg is the eighth largest Census Market Area (CMA) in Canada** with nearly 890,000 residents and has seen record growth in recent years.
- The Property is strategically located **4.5 km from Portage Avenue & Main Street and 2.3 km from James Richardson International Airport.**
- Over recent years many infrastructure improvement projects have taken place in the immediate area to ease traffic flow, reduce congestion and delays.
- Two of the City's primary thoroughfares, Portage Avenue and Route 90, service this area and provide direct access to all quadrants of the city.

The Offering

JLL's National Retail Investment Group and Capital Commercial Investment Services, collectively, are pleased to offer for sale a 100% freehold interest in **895-915 Empress Street**, a Walmart shadow-anchored retail shopping centre situated on 4.53 acres in the heart of Winnipeg's most dominant retail node. Comprised of 56,999 SF, the centre is 91.3% leased and boasts a superior roster of national tenants which account for 100% of the leased GLA, including CIBC (with drive-thru), PetSmart, Golf Town, Bulk Barn, GameStop, and Magicuts. The site capitalizes on sharing access and signage with the adjacent Walmart Supercentre providing seamless traffic flow between both centres. This investment offers secure and increasing future cash flow with a healthy weighted averaged lease term of 4.38 years.

895-915 Empress Street is located just minutes from downtown Winnipeg, and less than 1 km from CF Polo Park which draws 10,000,000 visitors annually. This area of Winnipeg is home to top national and international retailers as well as dining and entertainment options that draw shoppers and tourists from across the Province of Manitoba. Surrounding the commercial node is densely populated residential neighbourhoods with over 72,500 residents living within 3 km.

The Property has been institutionally owned and professionally managed and carefully leased to a diverse mix of needs-based and service-oriented tenancies which create a healthy draw to the site while mitigating future leasing risk. It capitalizes on premium visibility and access from two high traffic thoroughfares, Empress Street and Ellice Avenue.



WINNIPEG
RICHARDSON
INTERNATIONAL AIRPORT

St. James Station

save on foods



staples |
GIANT
TIGER



The Brick Plaza

The BRICK | SHERWIN
WILLIAMS.

Walmart
Supercentre

895-915
EMPRESS STREET
WINNIPEG

PETSMART
magicuts BulkBarn+
GameStop CIBC
GOLF
TOWN

Madison Square

LIQUOR MART | SAFEWAY
DOLLARAMA | petvalu
your pet - your store

CF Polo North

Marshall's
Mark's

CF POLO PARK MALL

HUDSON'S BAY
Apple | SPORTCHEK

Plaza at Polo Park

WINNERS
HOMESENSE

Ellice Centre

RBC | Lee Valley
THE SHOE COMPANY

Canada Centre Polo Park

QDOBA | planet
fitness | Once
upon a
child

Aaron's
DOLLARAMA

Polo Festival

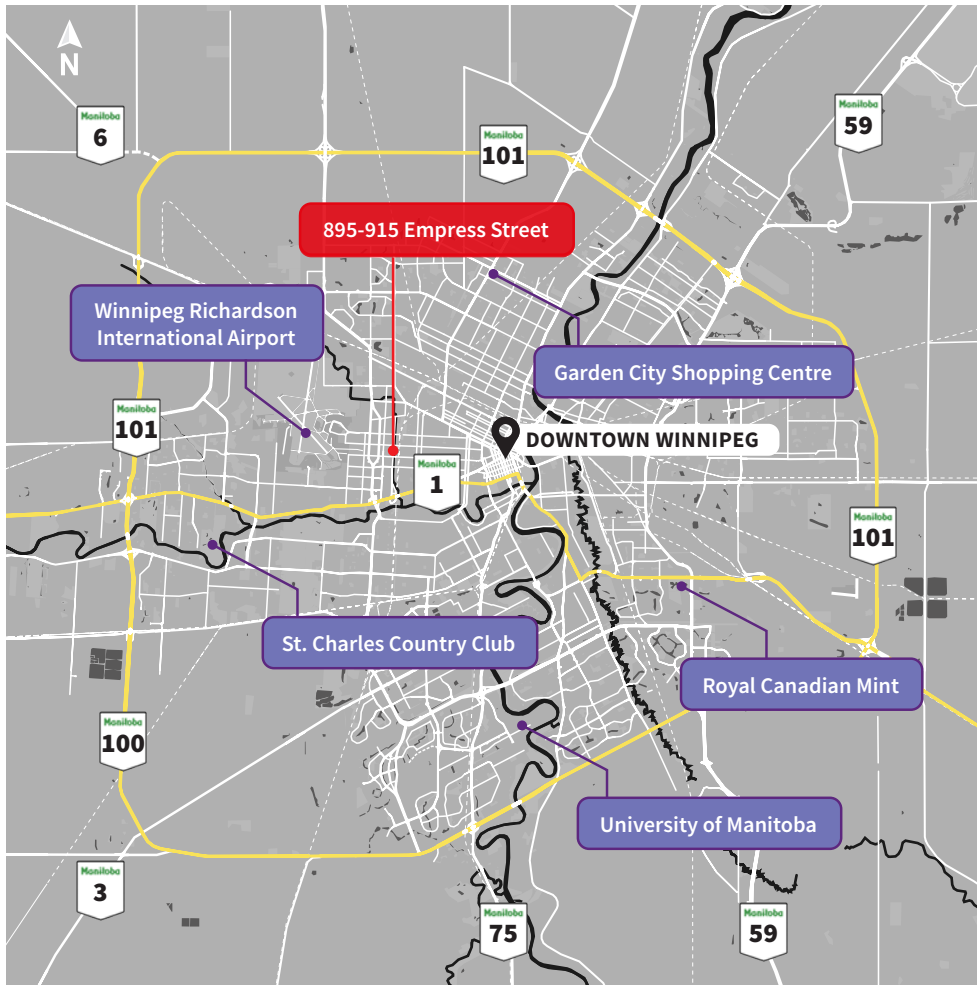
Chapters | HOME
FRONT | MONTANA'S

STARBUCKS
COFFEE | ups | Jollibee
Pita Pit | Speedy Glass



Location Overview

895-915 Empress Street is located just minutes from downtown Winnipeg, in the heart of the city's main shopping destination. This retail node is highlighted by CF Polo Park, less than 1 km from the Property, a 889,270 SF shopping centre which is recognized as the only superregional mall between Toronto and Calgary, drawing over 10,000,000 visitors annually. The area is home to top national and international brand retailers as well as dining and entertainment options that draws shoppers and tourists from across the Province of Manitoba who are looking for the very latest in fashion and lifestyle trends, products and services.



Economic Indicators: Winnipeg Demographics

	Total Population	888,777
	Total Households	351,001
	Average Household Size	2.5
	Average Household Income	\$111,488
	Projected Pop. Change (% 2023-2028)	9.34%

Radius Demographics (Distance from Site)

	3 km	5 km	
	Total Population	72,518	202,069
	Total Households	29,684	89,343
	Average Household Size	2.4	2.2
	Average Household Income	\$97,700	\$93,681
	Projected Pop. Change (% 2023-2028)	2.30%	6.61%



Essential Service Retail Tenants



For more information **please contact:**



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