

NOW LEASING PHASE 1



POLARIS PLACE

~ WINNIPEG'S NEWEST MIXED-USE DEVELOPMENT ~



COMMERCIAL REAL ESTATE
SERVICES INC.



Developed by:





Introducing POLARIS PLACE

With occupancy set for Summer/Fall 2023, Polaris Place will be Northwest Winnipeg's newest mixed-use development, with Phase 1 bringing over 74,000 sq. ft. of commercial space and approximately 760 proposed multifamily units to one of the fastest-growing areas of the city.

Polaris Place is surrounded by new housing developments including Aurora at North Pointe, Meadowlands, Highland Park, Parkview Pointe, and the future Precinct D.

The site is also adjacent to the future extension of the Chief Peguis Trail which will connect Main Street to Route 90 and provide for a high-speed transit-way through North Winnipeg.




POLARIS PLACE



Future Chief Peguis Trail Extension



SITE RENDERING





POLARIS PLACE

PROPERTY DETAILS

CENTRE GLA (+/-)	74,600 sq. ft.
NET RENTABLE AREA (+/-)	CRU 1 (Main Floor Retail): 11,868 sq. ft. CRU 2 (Main Floor Retail): 11,700 sq. ft. <i>(Pre-Leasing)</i> 2nd Floor Office: 14,234 sq. ft.
UNIT AREA (+/-)	CRU 1 (Main Floor Retail): 873 sq. ft. and up CRU 2 (Main Floor Retail): 1,200 sq. ft. and up Second Floor Office: 1,376 sq. ft. - 4,243 sq. ft.
PARKING (+/-)	271 stalls
ZONING	C4

LEASING DETAILS

NET RENTAL RATE	TBD
ADDITIONAL RENT	CRU 1 (Main Floor Retail): \$10.00 per sq. ft. (est. 2023) CRU 2 (Main Floor Retail): \$10.00 per sq. ft. (est. 2023) Second Floor Office: TBD
OCCUPANCY DATE	Fall 2023

HIGHLIGHTS

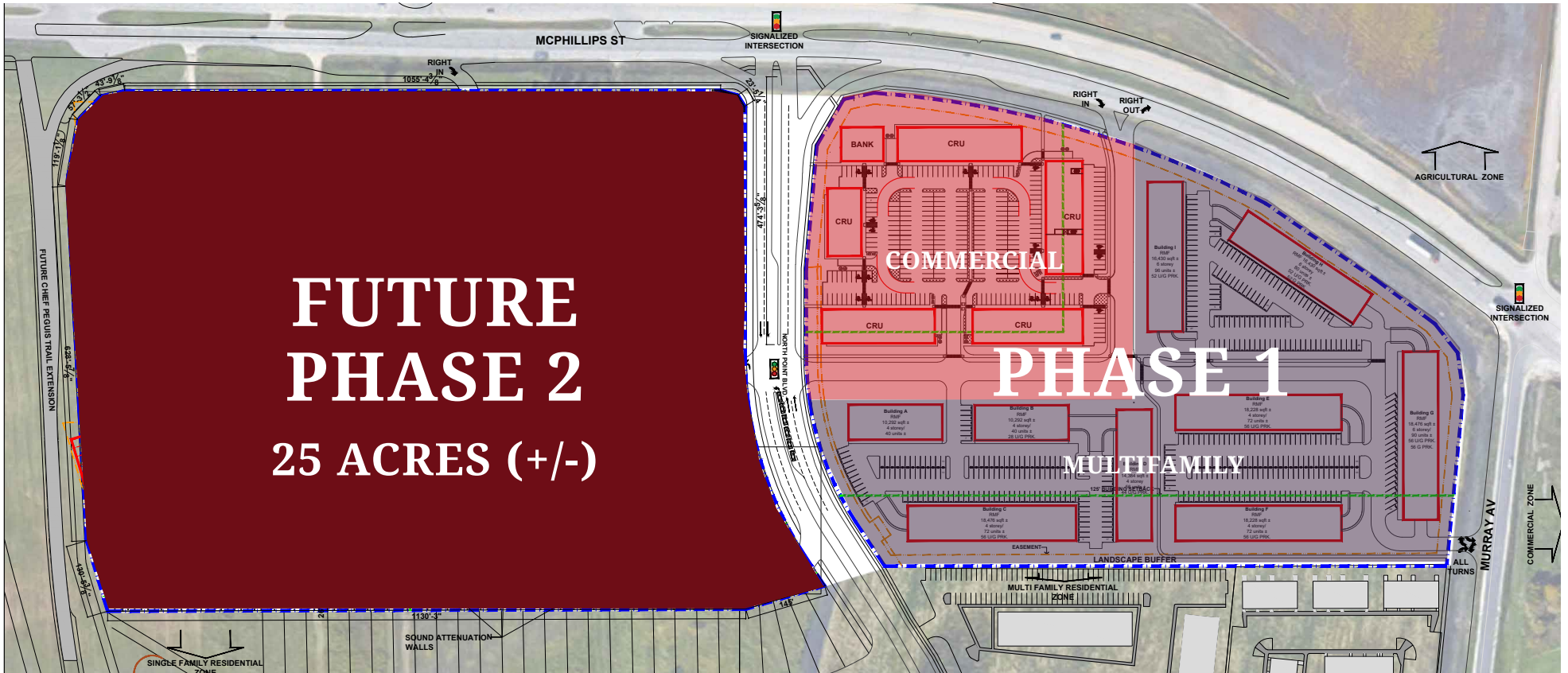
- Strategically located in Northwest Winnipeg near the future Chief Peguis Trail extension
- Surrounded by new and existing residential developments
- Site to be accessed through a light-controlled intersection at the corner of McPhillips Street and North Point Boulevard
- Excellent frontage and visibility from McPhillips Street
- Strong traffic counts of over 40,900 vehicles per day on McPhillips Street north of Leila Avenue



NORTHWEST WINNIPEG OVERVIEW MAP



SITE PLAN



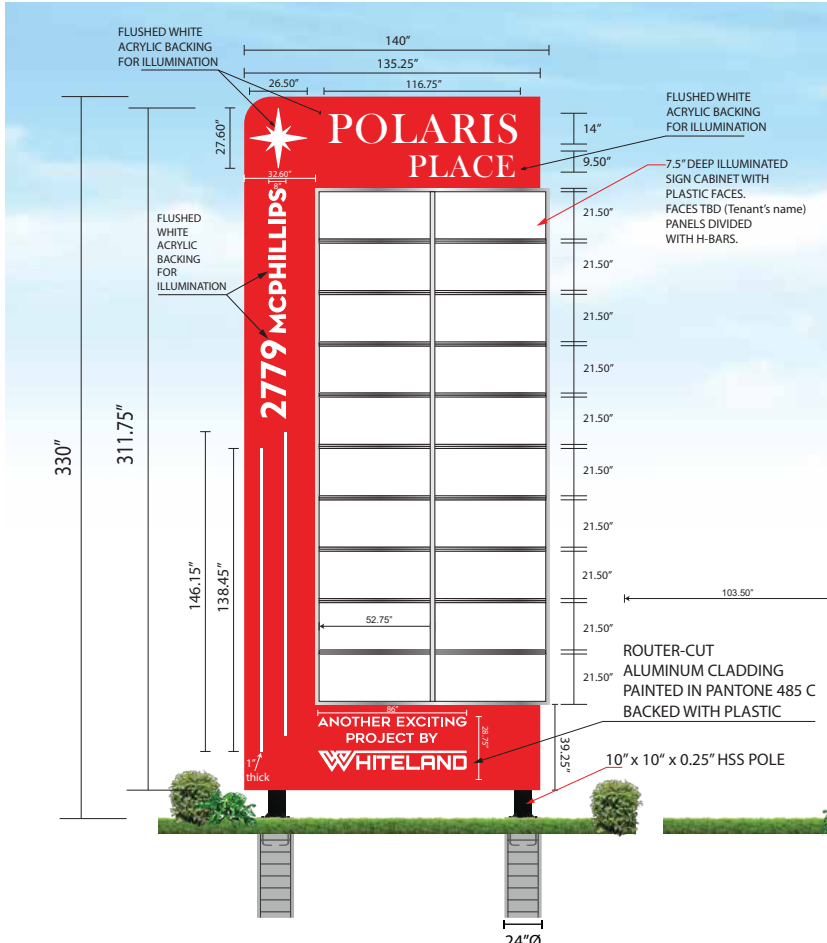

POLARIS PLACE

SITE RENDERINGS





POLARIS PLACE

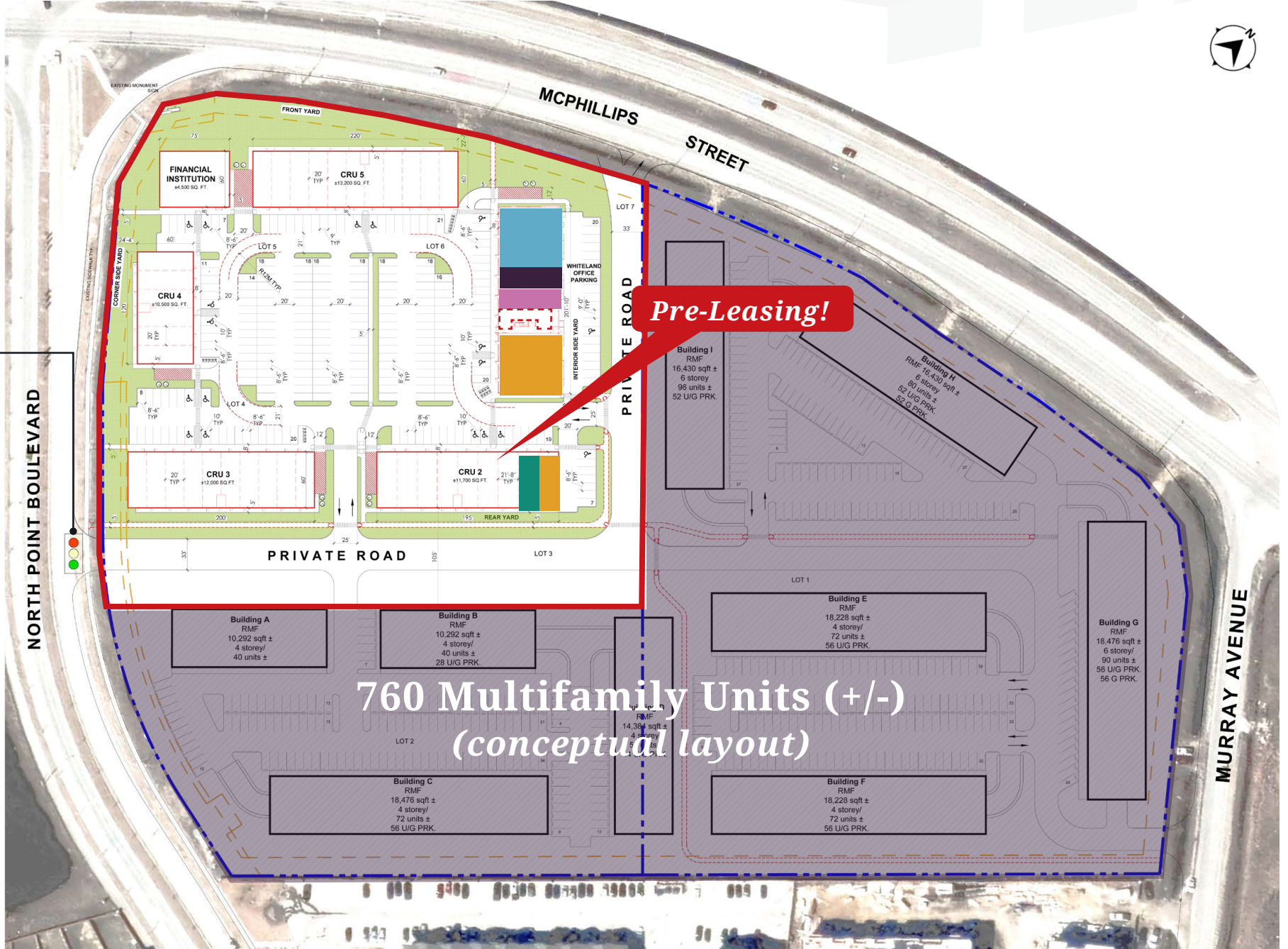



POLARIS PLACE

PHASE 1 SITE PLAN



proposed
future
light
controlled
intersection



Pre-Leasing!

760 Multifamily Units (+/-)
(conceptual layout)

Building A
RMF
10,292 sqft ±
4 storey/
40 units ±

Building B
RMF
10,292 sqft ±
4 storey/
40 units ±
28 U/G PRK

Building C
RMF
18,476 sqft ±
4 storey/
72 units ±
56 U/G PRK

Building D
RMF
14,384 sqft ±
4 storey/
40 units ±
28 U/G PRK

Building E
RMF
18,228 sqft ±
4 storey/
72 units ±
56 U/G PRK

Building F
RMF
18,228 sqft ±
4 storey/
72 units ±
56 U/G PRK

Building G
RMF
18,476 sqft ±
6 storey/
90 units ±
56 U/G PRK,
56 G PRK

Building H
RMF
16,430 sqft ±
6 storey/
96 units ±
52 U/G PRK,
52 G PRK

FINANCIAL
INSTITUTION
84,500 SQ. FT.

CRU 4
810,500 SQ. FT.

CRU 5
813,200 SQ. FT.

CRU 3
812,000 SQ. FT.

CRU 2
811,700 SQ. FT.

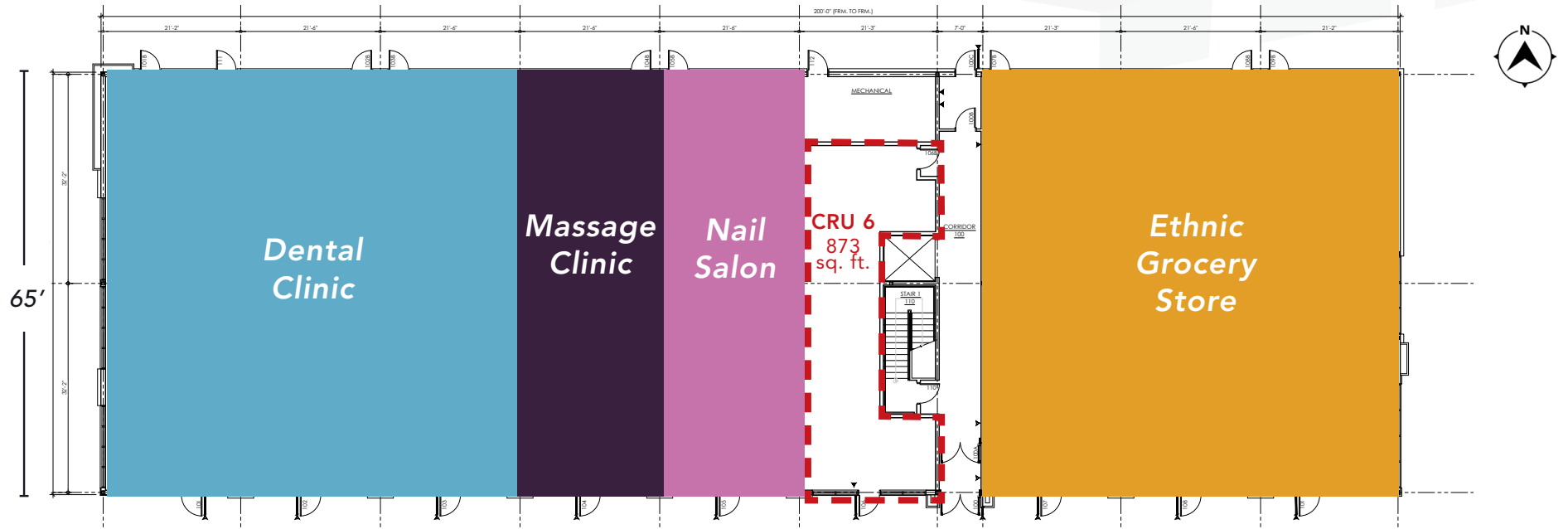
NORTH POINT BOULEVARD

MCPHILLIPS
STREET

PRIVATE ROAD

MURRAY AVENUE

OFFICE/CRU BUILDING - MAIN FLOOR RETAIL PLAN



OFFICE/CRU BUILDING - SECOND FLOOR OFFICE PLAN

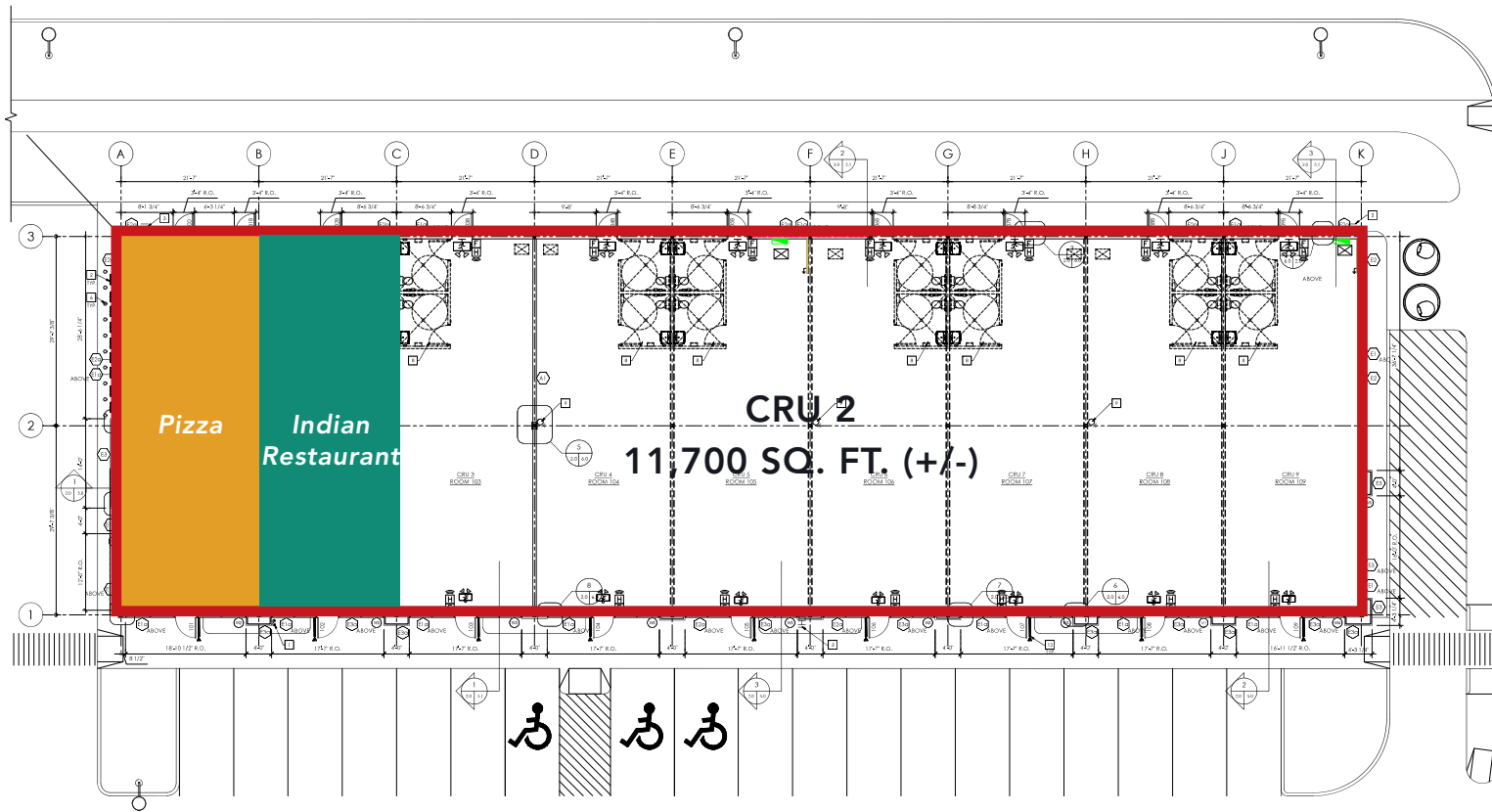




POLARIS PLACE

Now Pre-leasing CRU 2

UNITS STARTING AT 1,300 SQ. FT. (+/-)



Quick Facts

GDP



\$45.6B economy which grew by **3.3%** in 2022 and is forecast to grow by **2.7%** in 2023

POPULATION



Currently **900,000** and expected to exceed **1M** by 2035

EMPLOYMENT



Unemployment rate of **4.8%**, below the historical average

HOUSING



Average house price is **\$350,097** with **5,389** housing starts expected in 2023

RETAIL SALES



After seeing **10.1%** growth in 2022, retail sales grow by another **4.6%** in 2023

INCOME



The current average household income for the Winnipeg CMA is **\$104,001**

SERVICES SECTOR



Employment has reached pre-pandemic levels in Accommodation, Food Services, Arts & w.

RENTAL MARKET



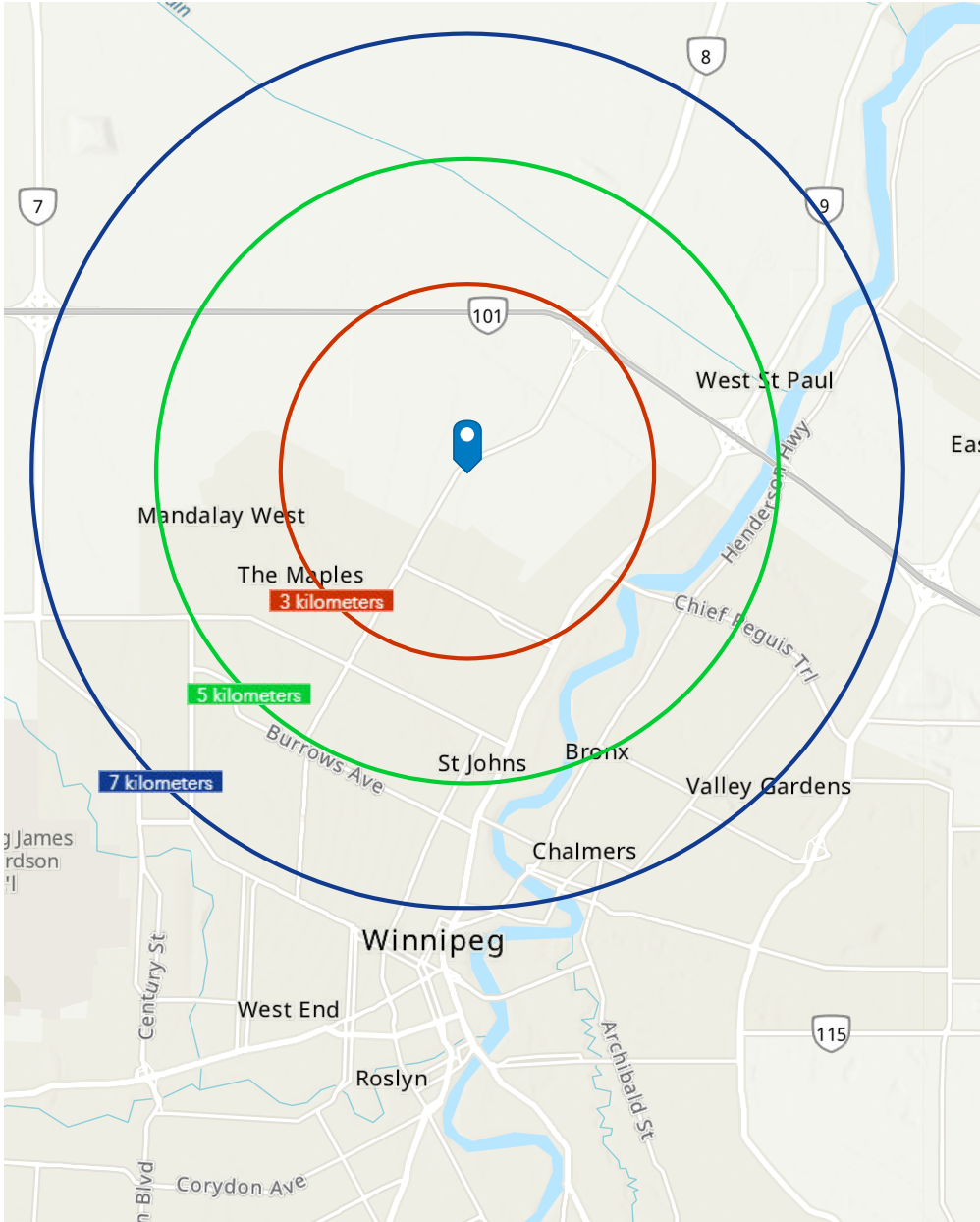
The vacancy rate is **2.7%** with average rent for a two-bedroom at **\$1,350**


KEY ECONOMIC INDICATORS

WINNIPEG	2020	2021	2022	2023	2024	2025	2026	2027
Real GDP at basic prices	41,677	42,950	44,359	45,558	46,099	47,242	48,247	49,214
(% change)	-4.5	3.1	3.3	2.7	1.2	2.5	2.1	2.0
Total Employment (000s)	426	445	464	471	477	483	491	500
(% change)	-4.3	4.4	4.2	1.4	1.3	1.4	1.6	1.7
Unemployment Rate (%)	9.0	6.8	4.7	4.8	5.1	5.0	5.0	5.0
Household Income per capita (\$)	48,859	50,515	51,668	52,620	53,592	54,621	55,818	57,088
(% change)	5.2	3.4	2.3	1.8	1.8	1.9	2.2	2.3
Population (000s)	854	865	880	900	918	932	946	959
(% change)	0.7	1.3	1.8	2.3	2.0	1.5	1.4	1.4
Total Housing Starts	5,040	5,694	5,870	5,389	5,438	5,422	5,441	5,468
Retail Sales (\$ millions)	13,238	15,025	16,540	17,303	17,733	18,213	18,711	19,212
(% change)	-0.4	13.5	10.1	4.6	2.5	2.7	2.7	2.7
Consumer price index (2002=1.000)	1.372	1.415	1.525	1.586	1.622	1.654	1.687	1.721
(% change)	0.6	3.2	7.8	4.0	2.2	2.0	2.0	2.0

Source: Conference Board of Canada, Major Cities Insights, Winnipeg, November 2023

DEMOGRAPHIC ANALYSIS



 **Total Population**


	3km	5km	7km
2021	39,129	123,896	222,264
2026	41,495	128,943	231,109
Growth Rate (2021-2026)	1.18%	0.80%	0.78%

 **Total Households**

	3km	5km	7km
2021	13,548	44,640	79,934
2026	14,263	46,098	82,622
Growth Rate (2021-2026)	1.03%	0.64%	0.66%

 **Avg. Household Income**

	3km	5km	7km
2021	\$100,826	\$94,928	\$93,014
2026	\$117,342	\$110,127	\$107,657
Per Capital (2021)	\$34,910	\$34,203	\$33,451

 **Avg. Household Spending**

	3km	5km	7km
Avg. Spent/Yr.	\$103,309	\$95,961	\$93,934
Food	\$11,609	\$10,899	\$10,647
Shelter	\$18,375	\$17,490	\$17,056
Recreation	4,699	\$4,538	\$4,474

 **Employment Rate**

	3km	5km	7km
2021	94.3%	94.0%	93.4%
2026	95.6%	95.4%	95.0%
Annual Rate (2021-2026)	1.30%	1.40%	1.60%



POLARIS PLACE

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