

NEW RETAIL DEVELOPMENT IN NORTHWEST WINNIPEG FOR LEASE



WATERFORD COMMONS

NW CORNER OF DR. JOSE RIZAL WAY & OLD COMMONWEALTH PATH, WINNIPEG, MB



PROPERTY DETAILS

GROSS LEASABLE AREA (+/-) 43,887 sq. ft.

LAND AREA (+/-) 3.1 acres

AREA AVAILABLE (+/-)

- CRU B9: 1,415 sq. ft.
- CRU C1: 1,573 sq. ft.
- CRU C2: 1,484 sq. ft.

*spaces are contiguous

NET RENTAL RATE \$27.00-\$32.00 per sq. ft.

ADDITIONAL RENT \$10.78 per sq. ft. (2025)
(plus mgmt. fee of 5% of basic rent)

PARKING 188 stalls

UTILITIES Separately metered and paid by Tenant

AVAILABILITY Immediately



HIGHLIGHTS

- Located at a light-controlled intersection
- Fast growing neighbourhood with excellent population density
- Building and pylon signage available
- 20,400 avg. vehicles per day (2023 City of Winnipeg Traffic Flow Map)



SITE PLAN



EXTERIOR PHOTOS



NORTHWEST WINNIPEG DEVELOPMENT AERIAL



DEMOGRAPHIC ANALYSIS



POPULATION

TOTAL POPULATION

1 km

3 km

5 km

9,504

57,339

104,870

PROJECTED POPULATION (2029)

12,543

68,715

120,208



MEDIAN AGE

MEDIAN AGE

1 km

3 km

5 km

36

36

36



HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

1 km

3 km

5 km

\$111,488

\$97,967

\$88,150

PROJ. HOUSEHOLD INCOME (2029)

\$141,857

\$126,135

\$114,090



HOUSEHOLDS

TOTAL HOUSEHOLDS

1 km

3 km

5 km

2,618

16,642

33,690





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