

PRIME RETAIL SPACE AVAILABLE FOR LEASE

# Seasons of Tuxedo

KENASTON BLVD. @ STERLING LYON PKWY., WINNIPEG, MB

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

**NADG**





# THE SEASONS OF TUXEDO ADVANTAGE



SEASONS OF  
**TUXEDO**

up to **1.8M** sq. ft.

Retail development on **200 acres**  
(Seasons of Tuxedo-85 ac. & Seasons-115 ac.).  
Largest Regional Shopping Centre in Winnipeg



Home to the only IKEA in Manitoba, Saskatchewan, northwest Ontario and North Dakota as well as Winnipeg's only Cabela's



OUTLET  
COLLECTION  
WINNIPEG

**570k** sq. ft.

Winnipeg's newest fully enclosed mall and the only hybrid outlet mall in Manitoba, Saskatchewan, NW Ontario & North Dakota



**\$200,000**

Average household income which is **60%** higher than the Canadian Average making this the most affluent community in the city



**108,000**

Vehicles pass the site every day making Kenaston @ Sterling Lyon the highest traffic count intersection in the city



**HYATT**  
house™

THE  
REC  
ROOM  
MANITOBA

**STRUCTUBE**

**PÜR&SIMPLE**  
BREAKFAST • LUNCH



**35%**

Population of the Primary Trade Area with a university degree making this the most educated community in the city



up to **4,000**

People living on-site upon completion making Seasons of Tuxedo/Seasons a fully realized Lifestyle Centre





**Clean Energy**


The site is fully powered by an on-site geothermal system


# WINNIPEG MARKET OVERVIEW

## Economic Highlights

 **\$50.2B** economy which is forecasted to grow by 1.0% in 2025 and average 2.4% annually from 2026-2030


 **5.0%** growth in retail sales in 2025 with an additional 1.5% growth expected in 2026

 **4.3M** passengers through the Richardson International Airport in 2024


 **3.5M** tourists visited Winnipeg in 2024 bringing in \$3.5B

## Population & Labour Force

 **966,000** people in Winnipeg's CMA and expected to exceed 1M by 2035

 **6.0%** unemployment rate, expected to fall to 5.6% in 2026 and 4.7% in 2030

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

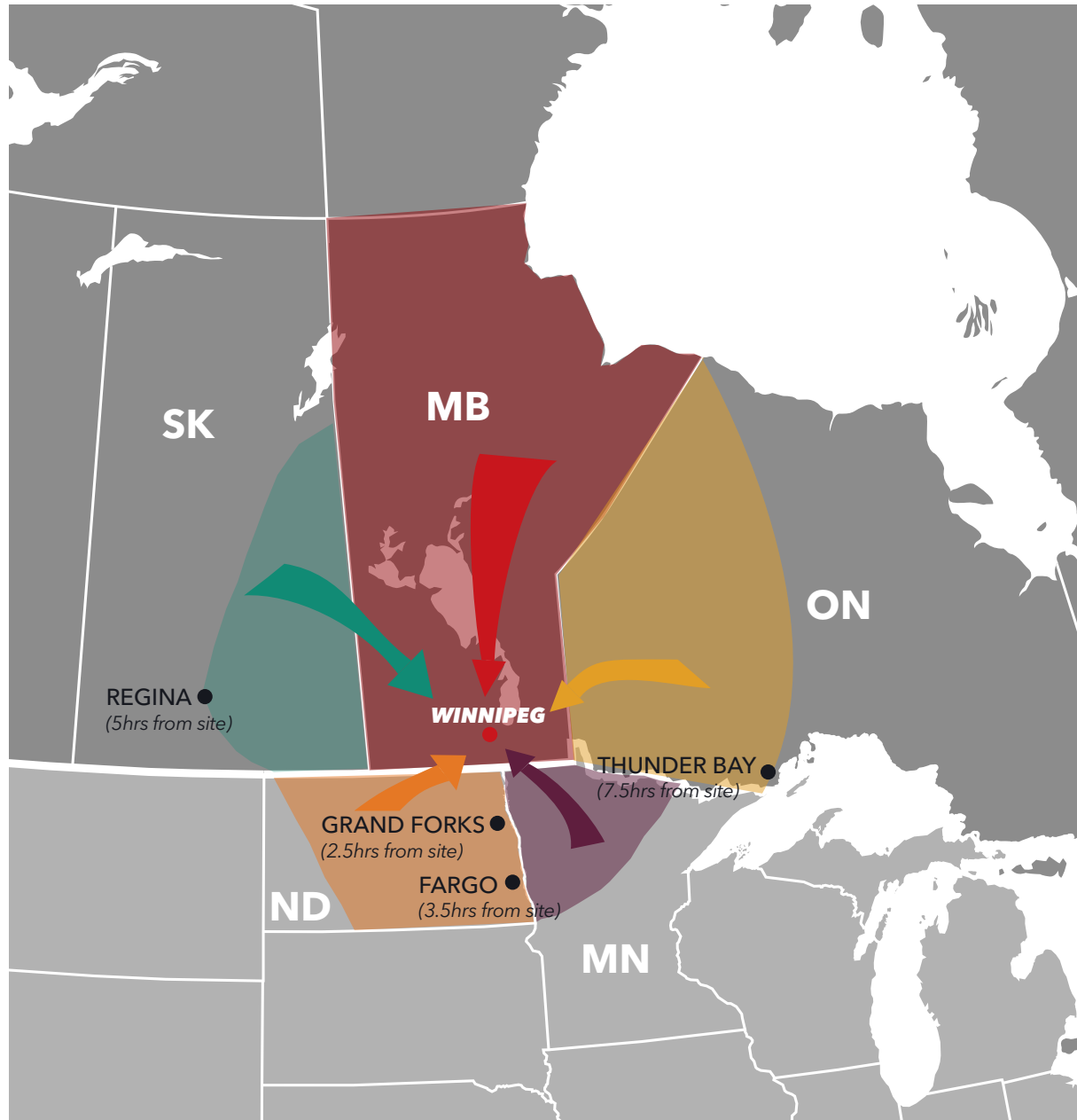
 **11,230** International migrants to Manitoba in 2025-2026

## KEY ECONOMIC INDICATORS

| WINNIPEG                          | 2023   | 2024   | 2025   | 2026   | 2027   | 2028   | 2029   | 2030   |
|-----------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|
| Real GDP at basic prices          | 49,184 | 49,696 | 50,189 | 51,098 | 52,441 | 53,781 | 55,154 | 56,574 |
| (% change)                        | 1.7    | 1.0    | 1.0    | 1.8    | 2.6    | 2.6    | 2.6    | 2.6    |
| Total Employment (000s)           | 482    | 496    | 510    | 512    | 517    | 524    | 531    | 539    |
| (% change)                        | 2.1    | 2.9    | 2.28   | 0.5    | 0.9    | 1.4    | 1.4    | 1.5    |
| Unemployment Rate (%)             | 4.7    | 4.9    | 5.5    | 6.1    | 5.8    | 5.4    | 5.1    | 4.9    |
| Household Income per capita (\$)  | 52,997 | 55,072 | 56,224 | 57,518 | 59,204 | 60,926 | 62,546 | 64,230 |
| (% change)                        | 4.0    | 3.9    | 2.1    | 2.3    | 2.9    | 2.9    | 2.7    | 2.7    |
| Unemployment Rate (%)             | 4.9    | 5.5    | 6.0    | 5.6    | 5.2    | 5.0    | 4.9    | 4.7    |
| Population (000s)                 | 926    | 955    | 966    | 967    | 970    | 978    | 989    | 999    |
| (% change)                        | 3.7    | 3.1    | 1.2    | 0.2    | 0.3    | 0.8    | 1.1    | 1.0    |
| Total Housing Starts              | 5,454  | 5,151  | 5,933  | 6,450  | 6,400  | 6,610  | 6,620  | 6,630  |
| (% change)                        | -7.1   | -5.6   | 15.2   | 8.7    | -0.8   | 3.3    | 0.2    | 0.2    |
| Retail Sales (\$ millions)        | 16,678 | 17,085 | 17,938 | 18,199 | 18,973 | 19,086 | 20,612 | 24,431 |
| (% change)                        | 1.9    | 2.4    | 5.0    | 1.5    | 4.3    | 4.4    | 4.1    | 4.0    |
| Consumer price index (2002=1.000) | 1.583  | 1.601  | 1.642  | 1.647  | 1.717  | 1.741  | 1.776  | 1.812  |
| (% change)                        | 3.8    | 1.2    | 2.5    | 1.9    | 2.0    | 2.0    | 2.0    | 2.0    |

Source: Signal 49, Major Cities Insights, Winnipeg, January 2026

# TRADE AREA OVERVIEW



## 7.5 HOUR DRIVE TIME PULL

| Region                     | Population (+/-) |
|----------------------------|------------------|
| NORTHERN MANITOBA          | 95,000           |
| SOUTHERN MANITOBA          | 1,274,000        |
| EASTERN SASKATCHEWAN       | 425,000          |
| NORTHWEST ONTARIO          | 215,000          |
| NORTHEAST NORTH DAKOTA     | 380,000          |
| NORTHWEST MINNESOTA        | 275,000          |
| <b>REGIONAL TRADE AREA</b> | <b>2,664,000</b> |

## REGIONAL RETAIL TRADE AREA

# 2.66M

Winnipeg is the largest metropolitan city in the area offering an NHL Hockey Team, national museums, world class arts and host of many concerts, national and international sporting events and conventions.



# DEMOGRAPHIC ANALYSIS

## TRADE AREA



TOTAL POPULATION

**220,957**

2.1% annual growth rate (2018-2028)



MEDIAN AGE

**38.4**

rising to **38.8** by 2028



AVG. HOUSEHOLD INCOME

**\$120,353**

rising to **\$141,041** by 2028



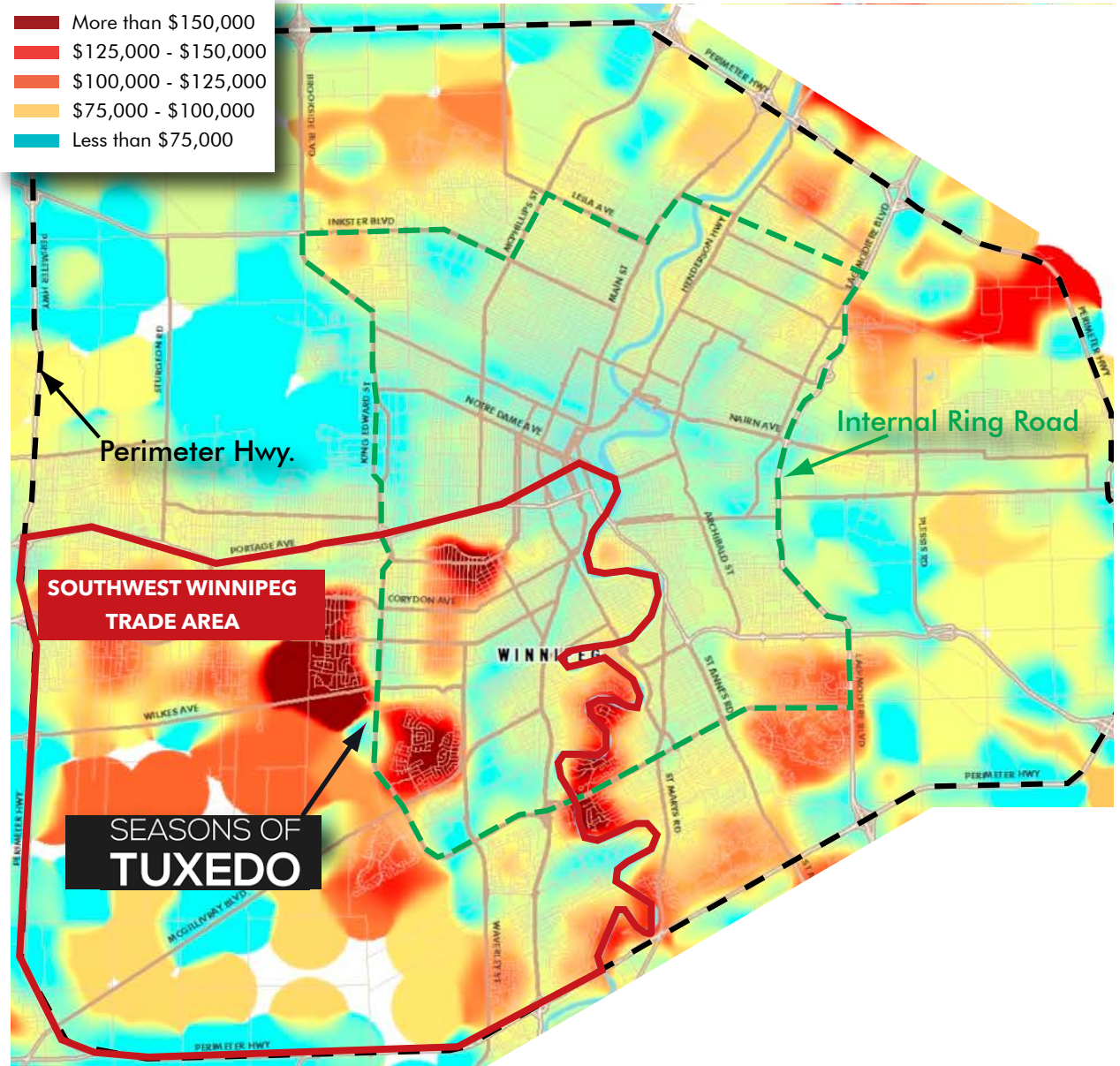
TOTAL HOUSEHOLDS

**99,987**

rising to **111,211** by 2028

## AVERAGE HOUSEHOLD INCOME HEAT MAP

- More than \$150,000
- \$125,000 - \$150,000
- \$100,000 - \$125,000
- \$75,000 - \$100,000
- Less than \$75,000



# SOUTHWEST WINNIPEG



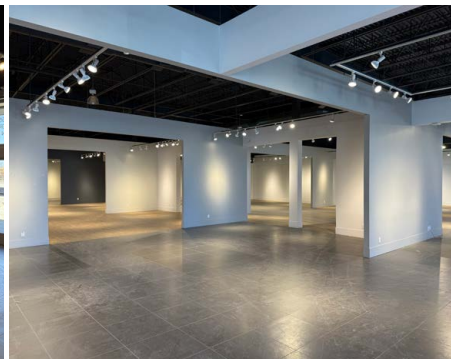
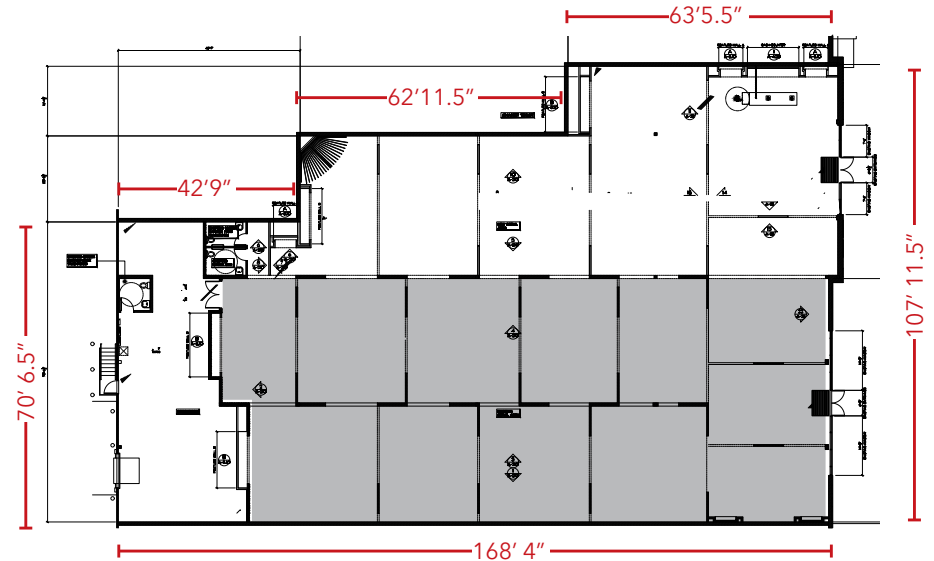




# 550 STERLING LYON PARKWAY

**LEASED**

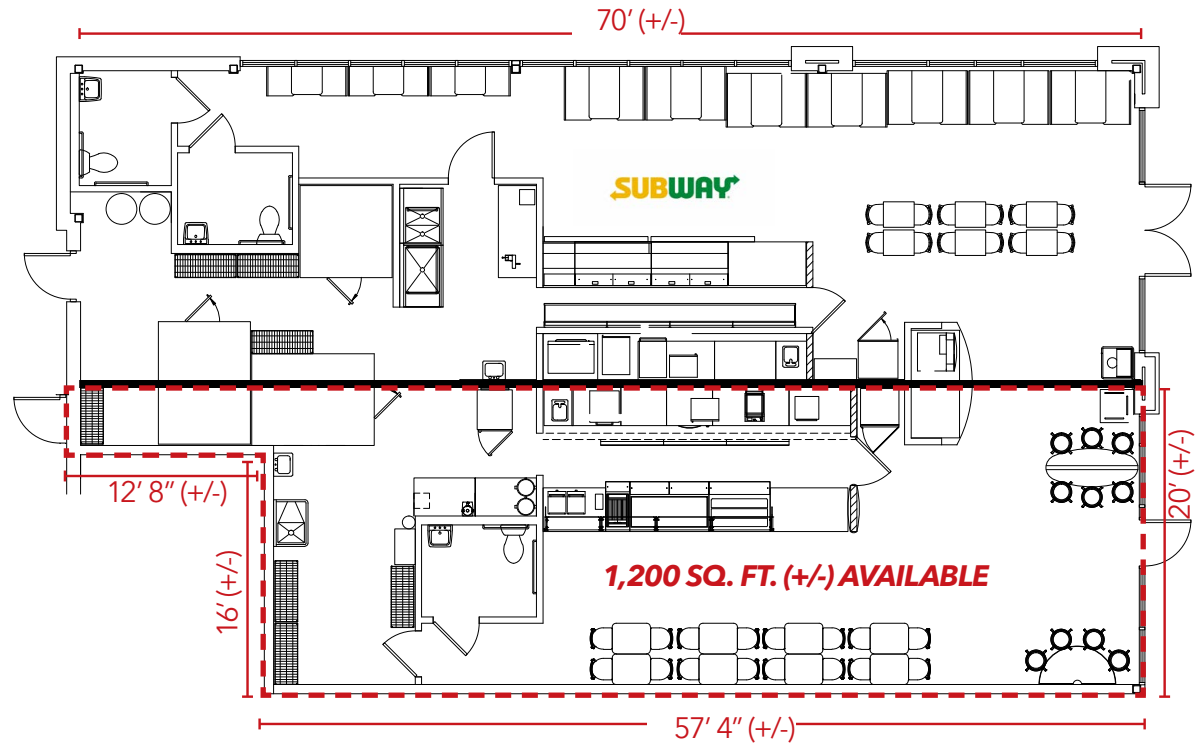
| UNIT   | AREA AVAILABLE      | RENTAL RATE         | ADDITIONAL RENT  | COMMENTS  |
|--------|---------------------|---------------------|--|---|
| UNIT 3 | 15,620 sq. ft (+/-) | \$22.00 per sq. ft. | \$13.95 per sq. ft. (2025 est.)<br>(plus mgmt fee of 5% of basic rent) | <ul style="list-style-type: none"> <li>» Dock loading</li> <li>» Fully finished retail space</li> <li>» 108' feet of frontage</li> <li>» Prominent facade with excellent signage</li> </ul> |



# 640 STERLING LYON PARKWAY

## FORMER RESTAURANT SPACE AVAILABLE IMMEDIATELY

| UNIT   | AREA AVAILABLE  | RENTAL RATE         | ADDITIONAL RENT   | COMMENTS   |
|--------|---|---------------------|---|--|
| UNIT 3 | 1,200 sq. ft. (+/-)<br><i>*subject to final measurement</i> | \$35.00 per sq. ft. | \$19.68 per sq. ft. (2026 est.)<br><i>(plus mgmt fee of 15% of CAM costs)</i> | <ul style="list-style-type: none"> <li>» Electrical: 100 Amp, 3 Phase with transformer</li> <li>» Mechanical: 5 Tons heat pump unit</li> <li>» 2 Hour fire rated demising wall</li> <li>» Existing handicap accessible washroom</li> </ul> |

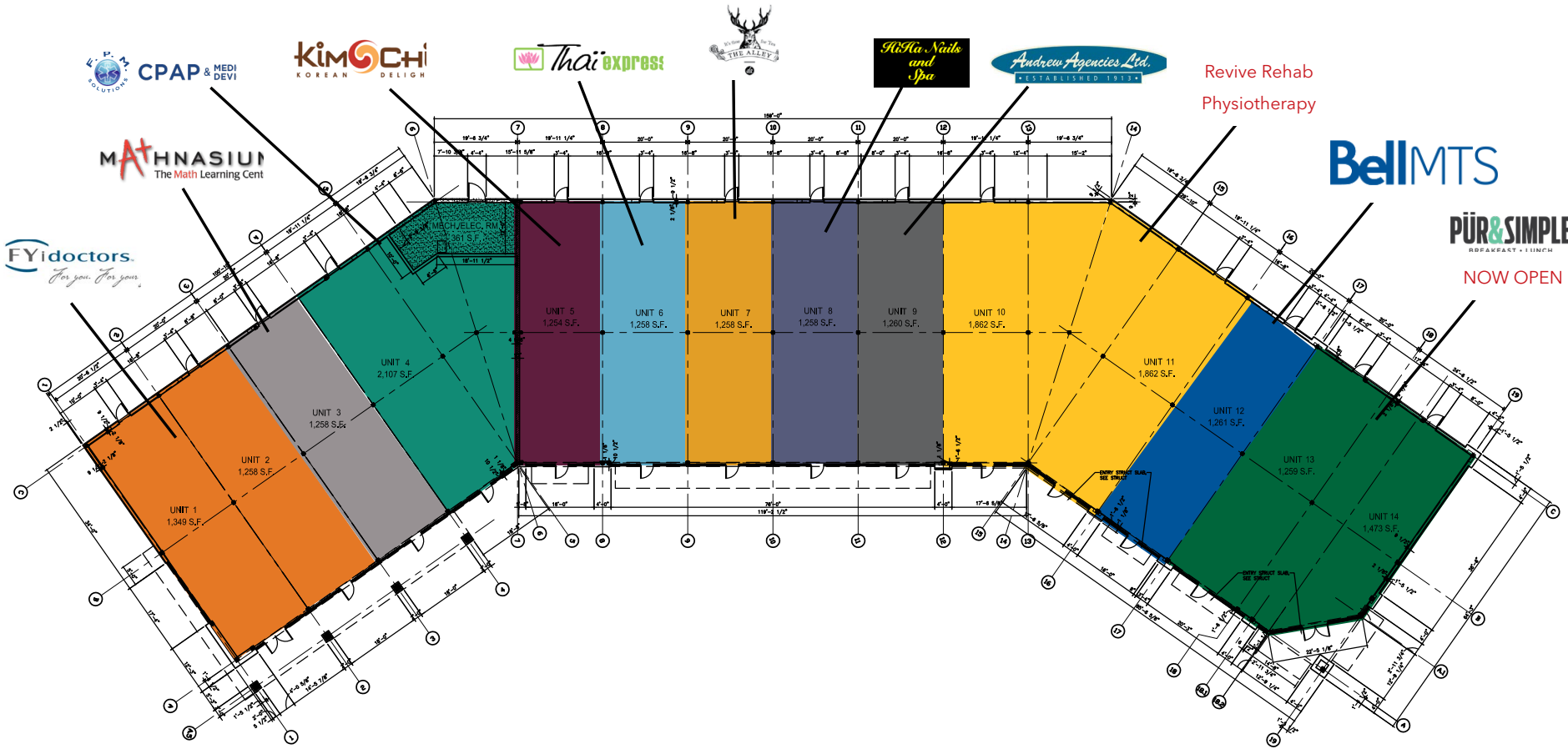


# 620-690 STERLING LYON PARKWAY



# 660 STERLING LYON PARKWAY

**FULLY LEASED!**



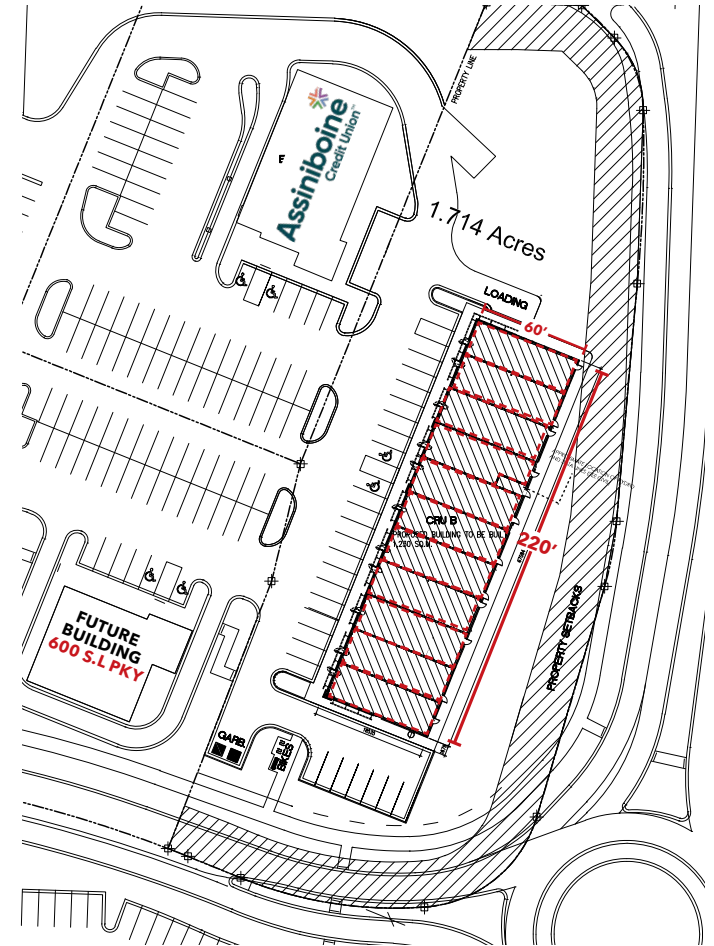
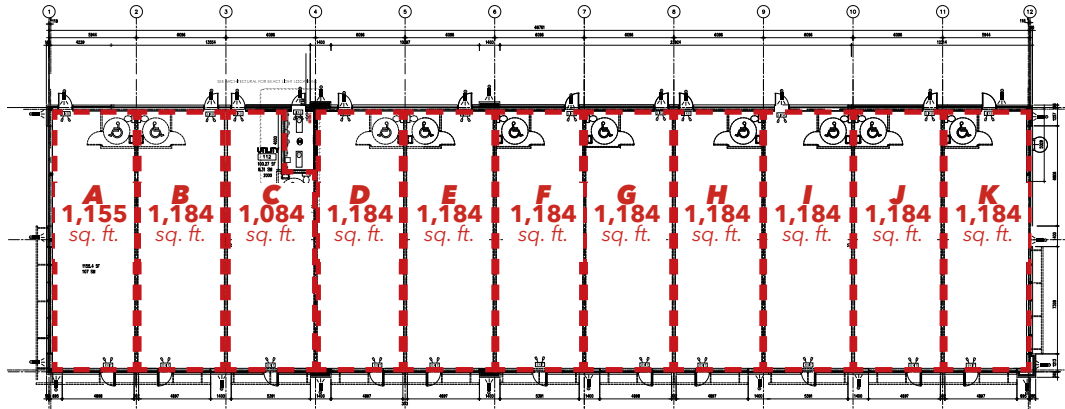
# 606-610 STERLING LYON PARKWAY

## FUTURE 13,200 SQ. FT. BUILDING

| UNIT         | AREA AVAILABLE | RENTAL RATE         | ADDITIONAL RENT (est. 2025)<br>(plus mgmt fee of 15% of CAM costs) |
|--------------|----------------|---------------------|--|
| UNIT A       | 1,155 sq. ft.  | \$35.00 per sq. ft. | \$19.68 per sq. ft.  |
| UNIT C       | 1,084 sq. ft.  | \$35.00 per sq. ft. | \$19.68 per sq. ft.  |
| UNITS B, D-K | 1,184 sq. ft.  | \$35.00 per sq. ft. | \$19.68 per sq. ft.  |

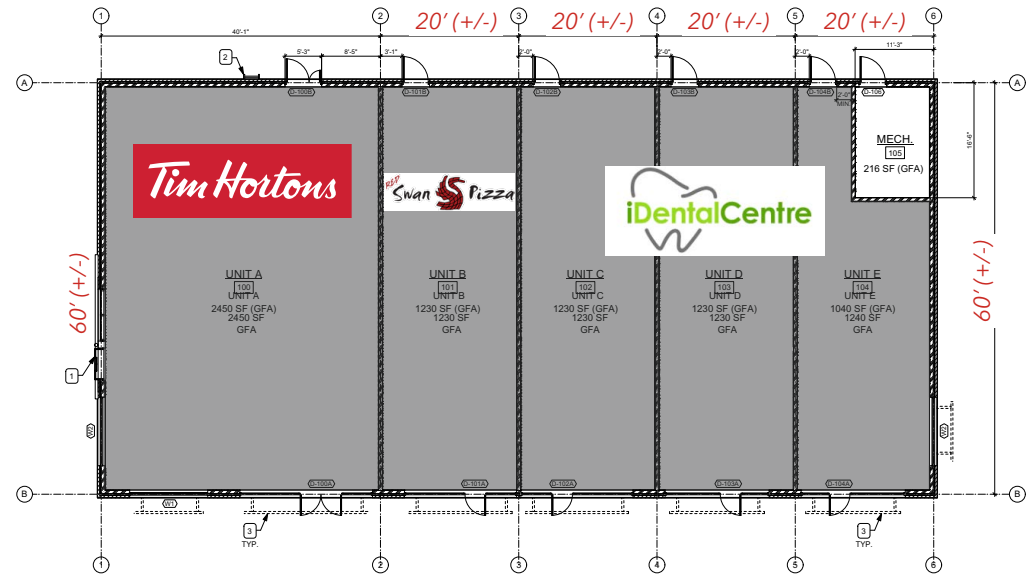
\* up to 13,200 sq. ft. available (+/-)

\* Typical Unit Dimensions are 20'x 60' (+/-)



# 670 STERLING LYON PARKWAY

**FULLY LEASED!**



## Contact



Spence Mueller, *VP - Western Canada, Broker*  
smueller@nadg.com  
(780) 907-5037

Anna Ierokhina, *Director, Retail Leasing*  
aierokhina@nadg.com  
(780) 884-0752

205-14127-23 AVENUE, EDMONTON, AB | [nadg.com](http://nadg.com)



Derrick Chartier, *Principal*  
derrick.chartier@capitalgrp.ca  
*Services provided by Derrick Chartier Personal Real Estate Corporation*

Rennie Zegalski, *Principal*  
rennie.zegalski@capitalgrp.ca  
*Services provided by Rennie Zegalski Personal Real Estate Corporation*

300-570 PORTAGE AVENUE, WINNIPEG, MB | [capitalgrp.ca](http://capitalgrp.ca)

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.