



FOR LEASE



Southglen Shopping Centre

710-730 ST. ANNE'S ROAD, WINNIPEG, MB

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Services provided by Rennie Zegalski Personal Real Estate Corporation

Property Details

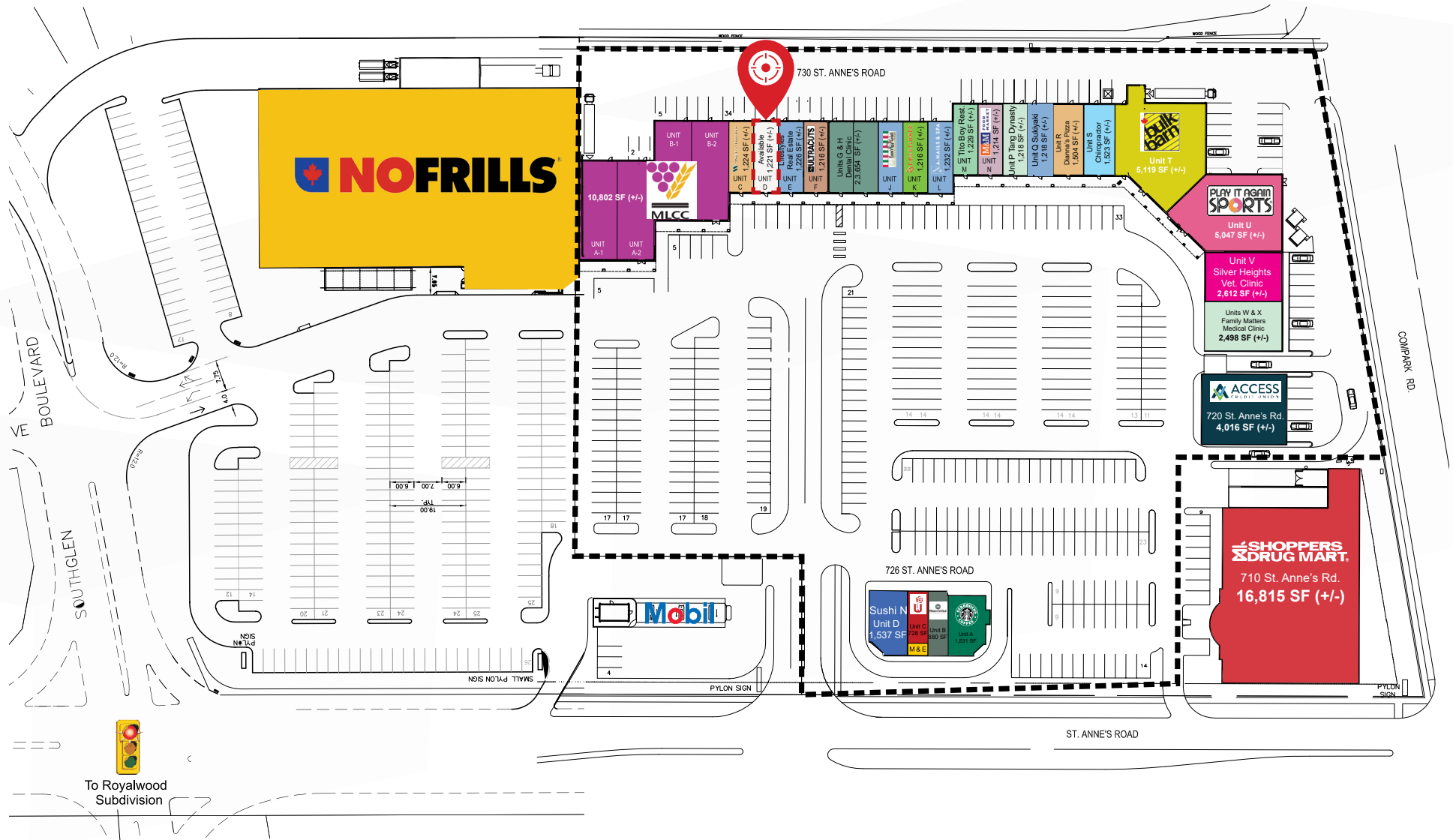
| | |
|---------------------------|---|
| GROSS LEASABLE AREA (+/-) | 116,536 sq. ft. |
| AREA AVAILABLE (+/-) | Unit D: 1,221 sq. ft. (730 St. Anne's Rd.) |
| NET RENTAL RATE | \$37.00 per sq. ft. (absolute net to the landlord) |
| ADDITIONAL RENT | \$10.72 per sq. ft. (plus 5% mgmt. fee of gross rent) |
| PARKING | 693 stalls (6/1,000 sq. ft.) |
| ZONING | C4 - Commercial Reginal |
| MECHANICAL | 7.5 Ton RTU |
| ELECTRICAL SERVICE | 400 Amp, 204 Volt, 3 Phase, 4 Wire |

HIGHLIGHTS

- Anchor tenants include: NoFrills, Liquor Mart, Shoppers Drug Mart, Casera Credit Union, Starbucks and Bulk Barn
- Excellent access to the site through a light controlled intersection with ingress and egress off St. Anne's Road as well as bridge access to Royalwood
- New housing development currently underway in the area (1,000+ new homes)
- Highly visible site with building and pylon signage opportunities
- Unit D: fully built out professional office/retail space



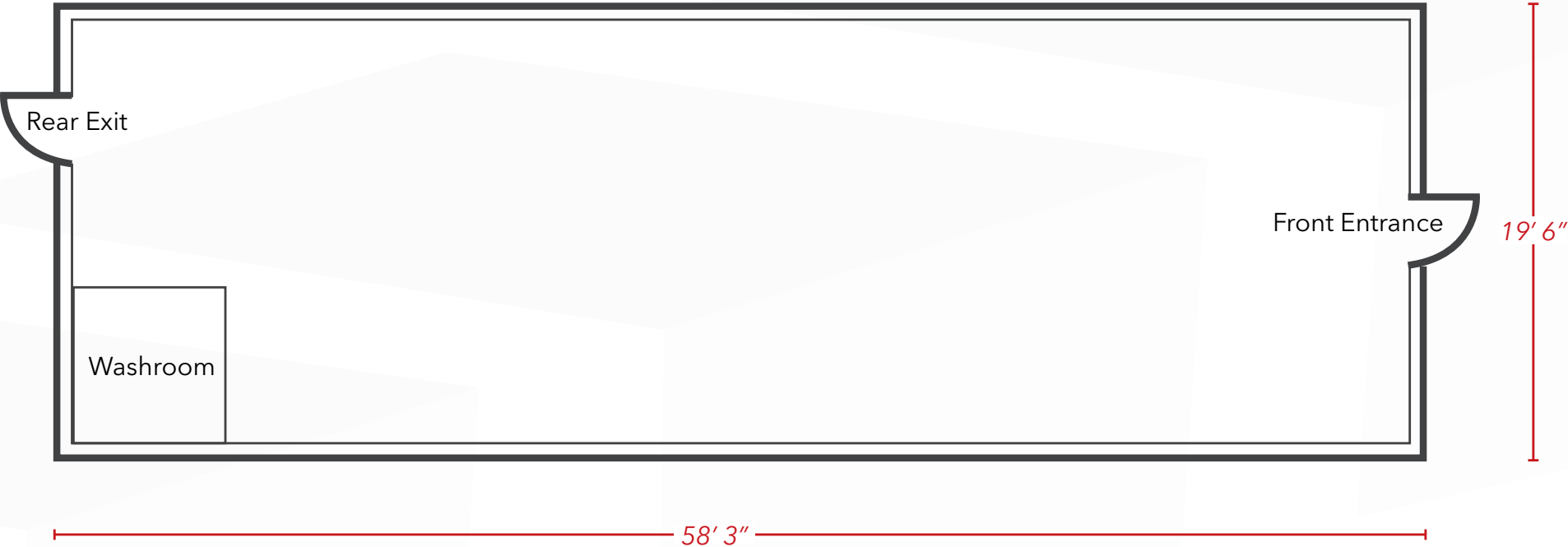
Site Plan



St. Vital Retail Aerial



Floor Plan



Demographics



POPULATION

TOTAL POPULATION

| 1 km | 3 km | 5 km |
|-------|--------|---------|
| 9,685 | 70,697 | 130,086 |

PROJECTED POPULATION (2029)

| | | |
|--------|--------|---------|
| 10,805 | 76,923 | 141,474 |
|--------|--------|---------|



MEDIAN AGE

MEDIAN AGE

| 1 km | 3 km | 5 km |
|------|------|------|
| 45.0 | 40.8 | 39.8 |



HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

| 1 km | 3 km | 5 km |
|-----------|-----------|-----------|
| \$132,125 | \$128,319 | \$123,368 |

PROJ. HOUSEHOLD INCOME (2029)

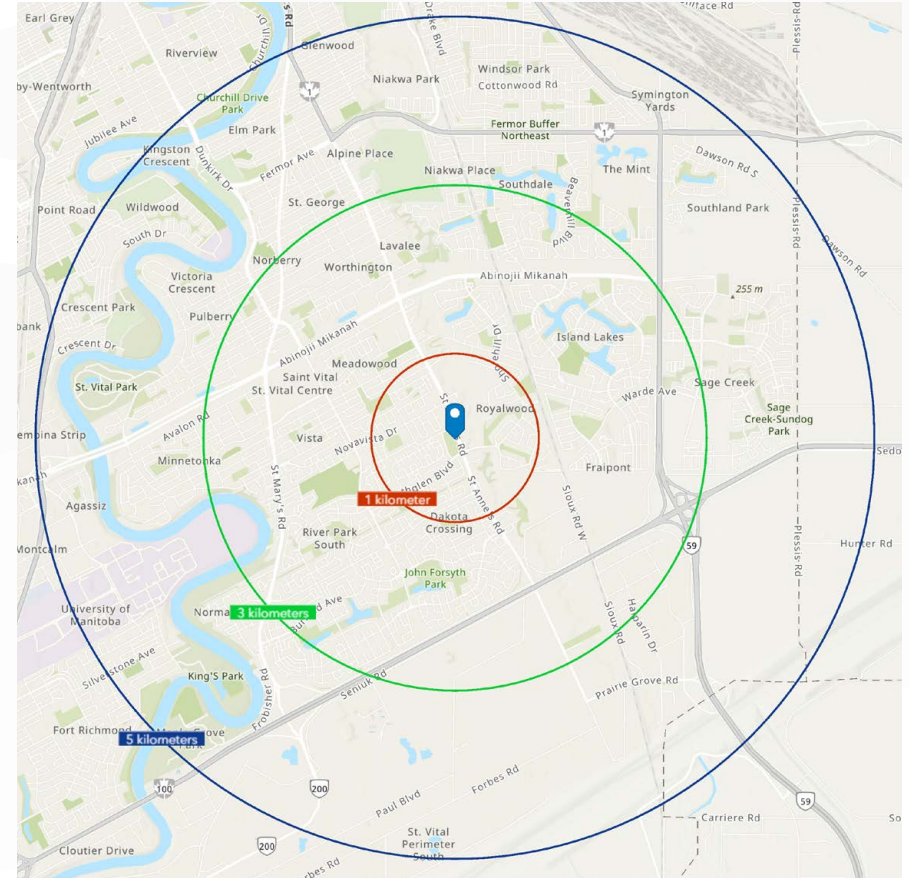
| | | |
|-----------|-----------|-----------|
| \$154,260 | \$149,518 | \$144,117 |
|-----------|-----------|-----------|



HOUSEHOLDS

TOTAL HOUSEHOLDS

| 1 km | 3 km | 5 km |
|-------|--------|--------|
| 3,805 | 27,214 | 51,451 |





COMMERCIAL REAL ESTATE
SERVICES INC.


Westland
Insurance


Lifestyles
Real Estate Ltd.

Contact

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