

FOR LEASE

Mclvor Mall

1795 HENDERSON HIGHWAY, WINNIPEG, MB

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.



Property Overview

THE CENTRE

Surrounded by a well-established family community, Mclvor Mall serves the mature neighbourhoods in North Kildonan. This 65,000 sq. ft. centre is anchored by a 25,000 sq. ft. No Frills supermarket and includes a variety of tenants such as Rexall Pharma Plus, Mclvor Dental Centre, Team Insurance Broker, River East Medical, Subway, Almond Nail Bar, and more. With approximately 54,000 people living in the near proximity with an average annual household income of over \$100,000, Mclvor Mall offers a convenient shopping venue for residents in the densely populated neighbourhood.

Property Details

CENTRE GLA (+/-)	65,000 sq. ft.
AREA AVAILABLE (+/-)	Unit 4: 1,048 sq. ft. (Leased) Unit 9A: 1,950 sq. ft. Unit 13: 773 sq. ft. (Leased) Unit 17: 577 sq. ft.
ZONING	C4 - Commercial
AVAILABILITY	Immediately
NET RENT	\$23.00 - \$26.00 per sq. ft.
ADDITIONAL RENT (2025)	\$14.53 per sq. ft. (plus 5% mgmt. fee of gross rent) (inclusive of water, gas and hydro)

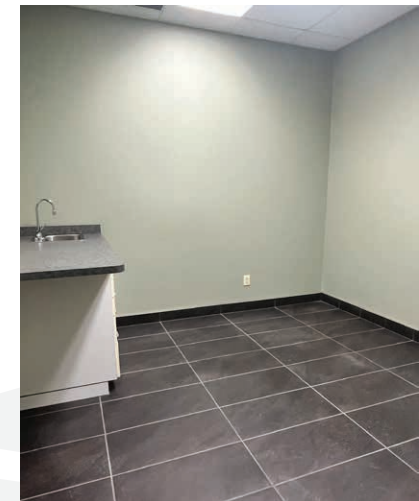
HIGHLIGHTS

- Anchored mall with over 30,000 passersby each day
- Ample on-site parking located off of light controlled intersection
- Located within the established North Kildonan neighbourhood

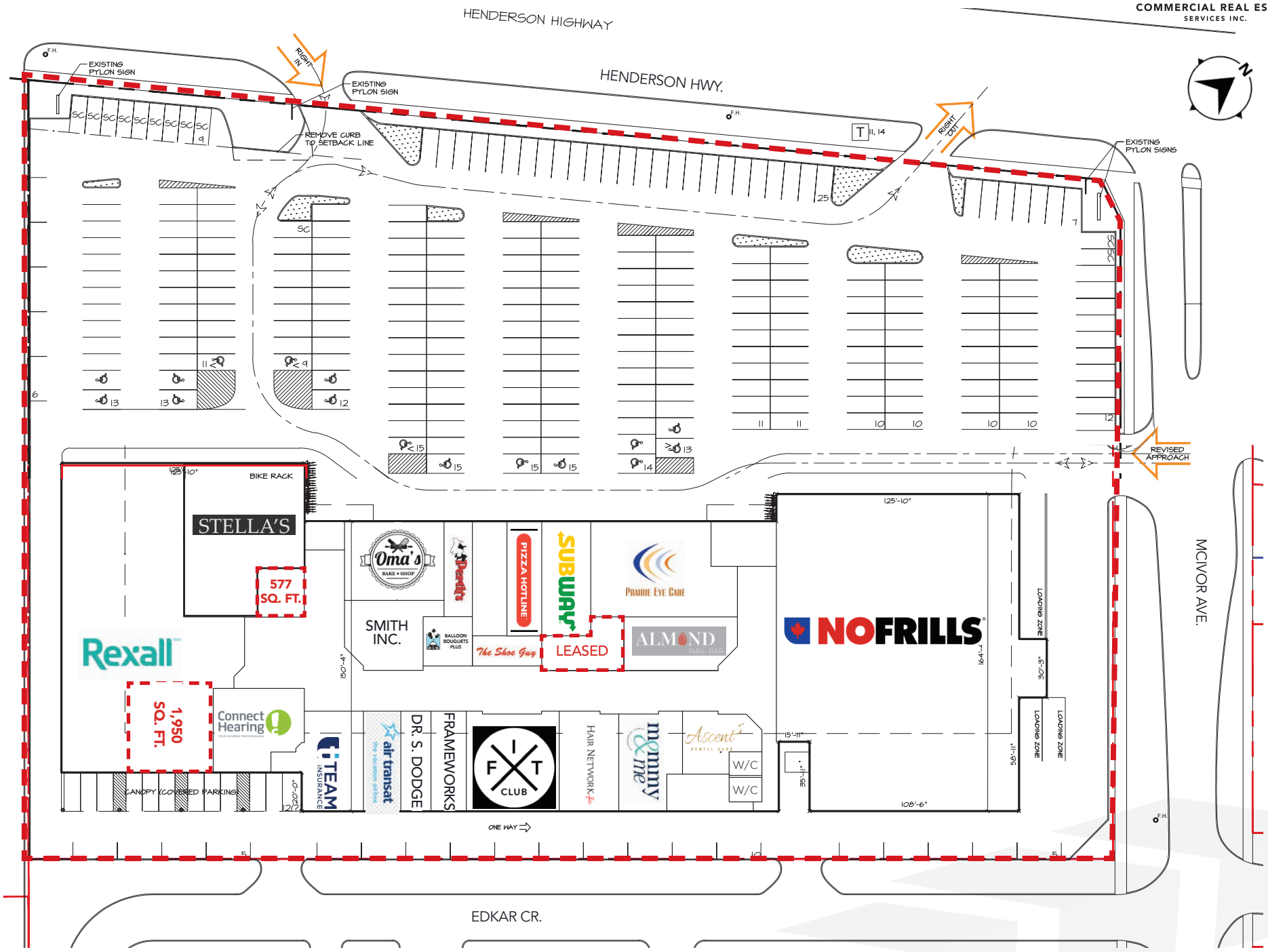
Unit 9A

UNIT 9A HIGHLIGHTS

- Turnkey medical opportunity with seven treatment/clinic rooms, two offices, large reception
- Medical tenant to have additional property signage opportunities
- Potential rent subsidies available for medical tenancies




Site Plan




Demographic Analysis


POPULATION

	2020	2030 (f)
1 KM	8,989	9,119
3 KM	51,829	55,300
5 KM	125,053	135,228


MEDIAN AGE

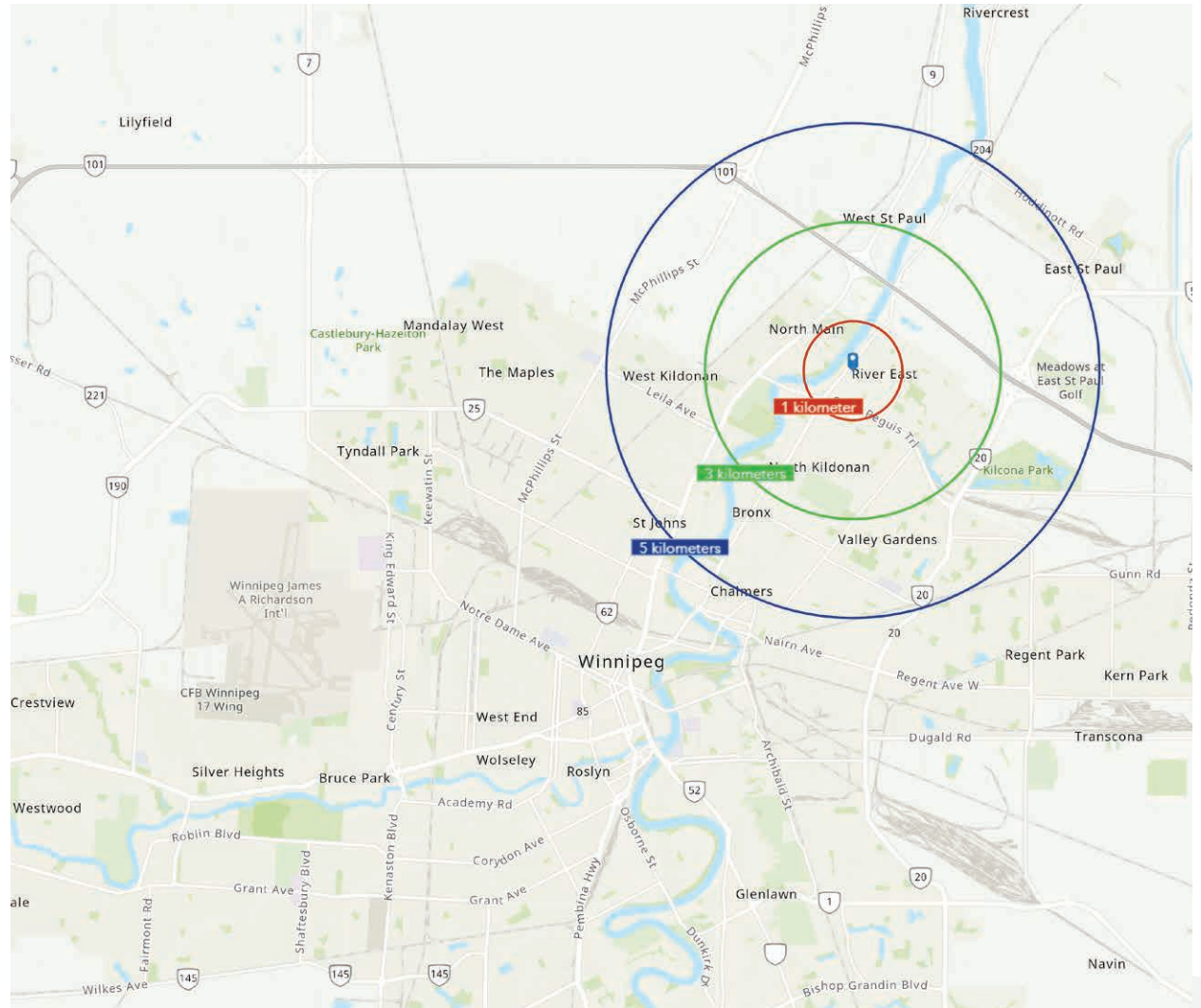
	Median Age
1 KM	50.1
3 KM	42.4
5 KM	39.9

HOUSEHOLD INCOME

	2020	2030 (f)
1 KM	\$79,303	\$101,587
3 KM	\$99,465	\$128,690
5 KM	\$97,934	\$128,901

HOUSEHOLDS

	Total Households
1 KM	4,308
3 KM	20,978
5 KM	48,281





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