

**FOR LEASE**

# **Mclvor Mall**

1795 HENDERSON HIGHWAY, WINNIPEG, MB



# 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

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

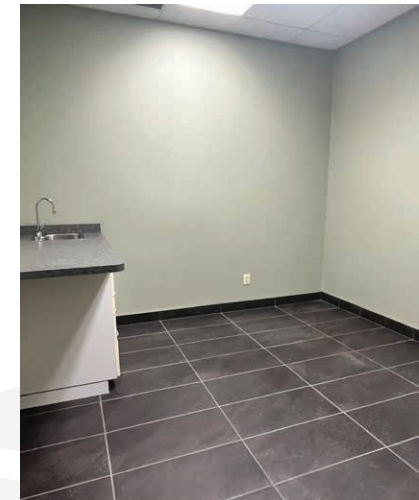
### HIGHLIGHTS

- 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






# Retail Aerial




# 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

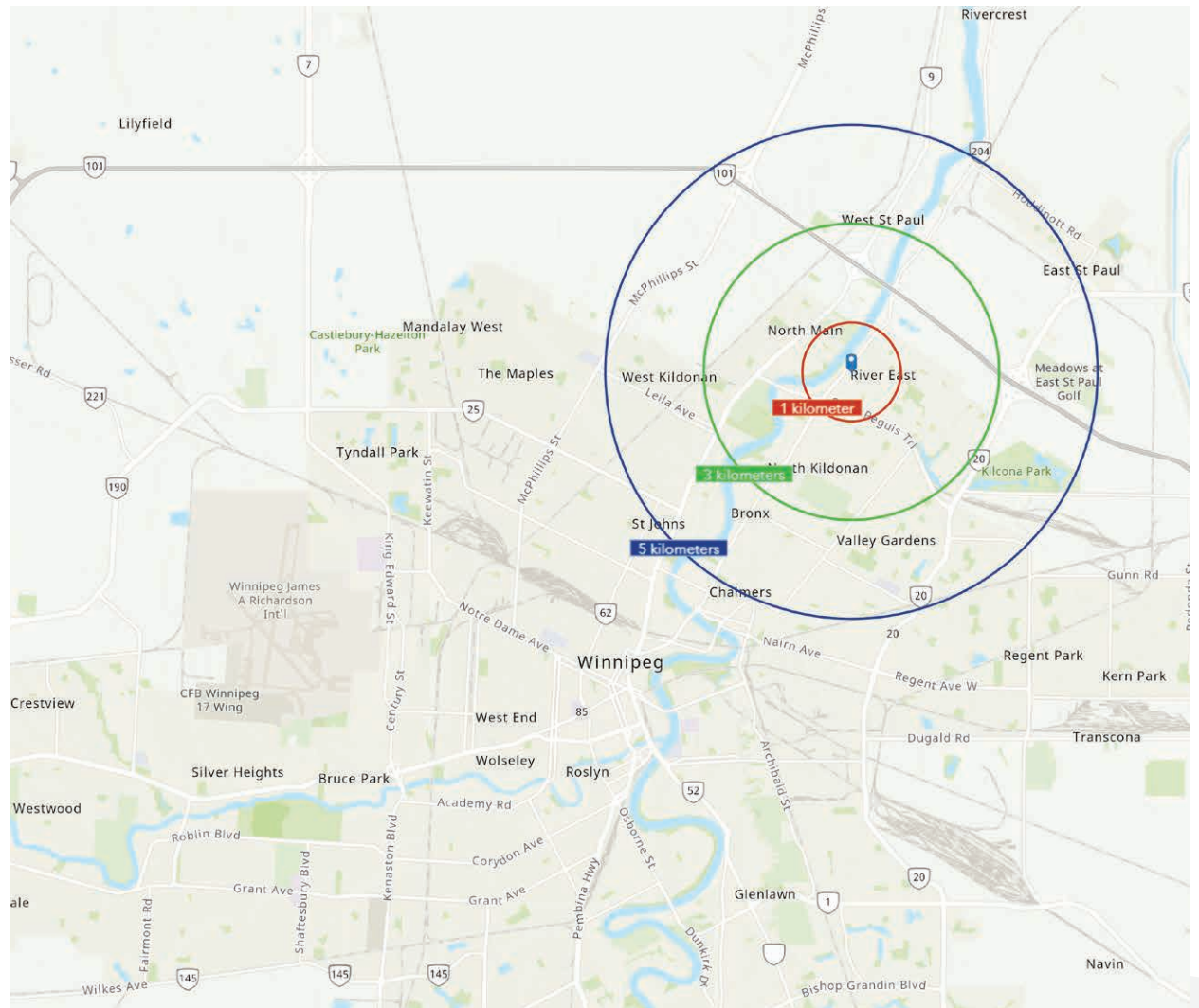
	Median Age
1 KM	50.1
3 KM	42.4
5 KM	39.9

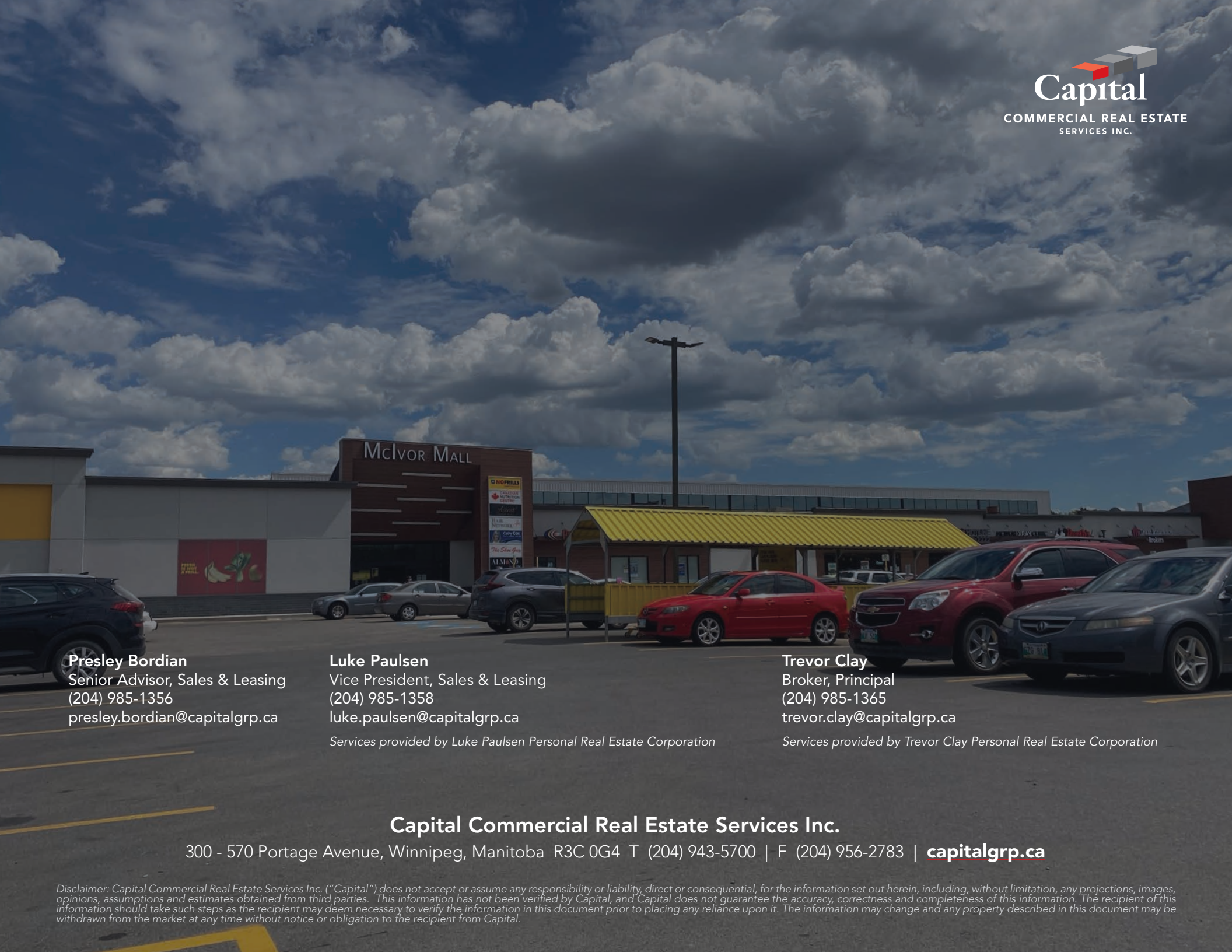
## HOUSEHOLD INCOME

	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





**Presley Bordian**  
Senior Advisor, Sales & Leasing  
(204) 985-1356  
presley.bordian@capitalgrp.ca

**Luke Paulsen**  
Vice President, Sales & Leasing  
(204) 985-1358  
luke.paulsen@capitalgrp.ca

*Services provided by Luke Paulsen Personal Real Estate Corporation*

**Trevor Clay**  
Broker, Principal  
(204) 985-1365  
trevor.clay@capitalgrp.ca

*Services provided by Trevor Clay Personal Real Estate Corporation*

## **Capital Commercial Real Estate Services Inc.**

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4 T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)