



**RETAIL SPACE FOR SUBLEASE**

# **1585 Kenaston Boulevard**

**WINNIPEG, MB**

PRESLEY BORDIAN, Vice President, Sales & Leasing

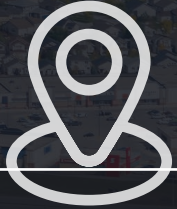
(204) 985-1356

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**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

[capitalgrp.ca](http://capitalgrp.ca)

# SmartCentres Winnipeg Southwest



## LOCATION

PREMIERE SHOPPING DESTINATION  
LOCATED WITHIN WINNIPEG IN  
THE HEART OF WINNIPEG'S MOST  
AFFLUENT COMMUNITIES.



## SIZE

6,047 RENTABLE SQ. FT. WITHIN  
A 481,000 SQ. FT. WALMART  
SUPERCENTRE-ANCHORED  
SHOPPING CENTRE



## ACCESS

TWO LIGHT-CONTROLLED  
INTERSECTIONS WITH SIX  
POINTS OF ACCESS.



## EXPOSURE

AVG. DAILY TRAFFIC COUNT OF  
**82,400** VEHICLES/DAY AT KENASTON  
BLVD. & MCGILLIVRAY BLVD.



## QUALITY

JOIN DOZENS OF NATIONAL  
ANCHOR TENANTS WITHIN A FIVE-  
MINUTE DRIVE INCLUDING IKEA,  
WALMART, COSTCO AND RONA+.

# Retail Snapshot

## SEASONS OUTLET COLLECTION



## SEASONS OF TUXEDO



## SMARTCENTRES WINNIPEG SW



## LINDEN RIDGE



## KENASTON COMMON



WATERLEY WEST  
 3,000 acre housing  
 development bringing  
 over 70,000 new homes  
 and 65,000 residents to  
 southwest Winnipeg over  
 the next 8 years

save on foods



STERLING LYON PKWY.

KENASTON BLVD.

MCGILLVRAV BLVD.

ABINOJII MIKANAH

# Site Plan

- |   |                         |                             |                               |                      |
|---|-------------------------|-----------------------------|-------------------------------|----------------------|
| 1. Walmart Supercentre                  | 12. Floral Fixx         | 23. Homes Alive Pets        | 34. Smitty's Restaurant & Bar | 45. LensCrafters     |
| 2. Safeway                              | 13. HomeSense Megastore | 24. Bank of Nova Scotia     | 35. EB Games                  | 46. Sleep Country    |
| 3. Alter Ego Sports                     | 14. Sephora             | 25. Mr. Big & Tall          | 36. Work Authority            | 47. Mastermind Toys  |
| 4. Reitmans                             | 15. Penningtons         | 26. Ricki's                 | 37. Freshii                   | 48. Qdoba            |
| 5. Invictus Golf                        | 16. Michaels            | 27. Dollarama               | 38. First Choice Haircutters  | 49. Umi Sushi        |
| 6. Aqua Essence Swim Academy            | 17. Medi-Group          | 28. Delta 9 Cannabis Clinic | 39. OPA Souvlaki              | 50. Sherwin Williams |
| 7. Available for Sublet (6,047 sq. ft.) | 18. HomeSense           | 29. Chatters                | 40. Country Nails             | 51. Kitchen Craft    |
| 8. Canadian Appliance Source            | 19. Tip Top             | 30. Ignite Cycle            | 41. Quizno's Subs             | 52. Chilli Chutney   |
| 9. Urban Barn                           | 20. Re Sauna            | 31. Tommy Guns              | 42. Carter's OshKosh          |                      |
| 10. Hallmark                            | 21. Homes Alive Pets    | 32. Shoe Company            | 43. Wyatt Insurance           |                      |
| 11. La Vie en Rose                      | 22. Homes Alive Pets    | 33. Tim Hortons/Wendy's     | 44. Domino's Pizza            |                      |



# Property Details

AREA AVAILABLE (+/-) Unit 7: 6,047 sq. ft.

HEADLEASE EXPIRY DATE March 31, 2029

NET RENTAL RATE Contact Agent

ADDITIONAL RENT \$11.86 per sq. ft.  
inclusive of mgmt. fee

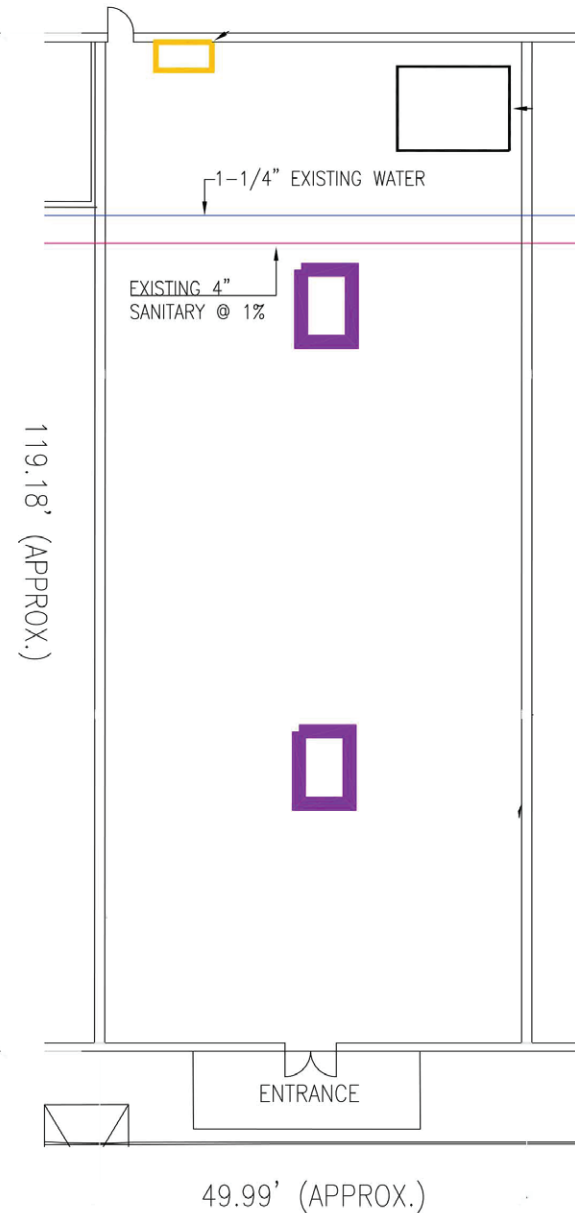
ELECTRICAL 200 Amp, 600 Volt

RTU/HVAC 2 x 7.5 Ton

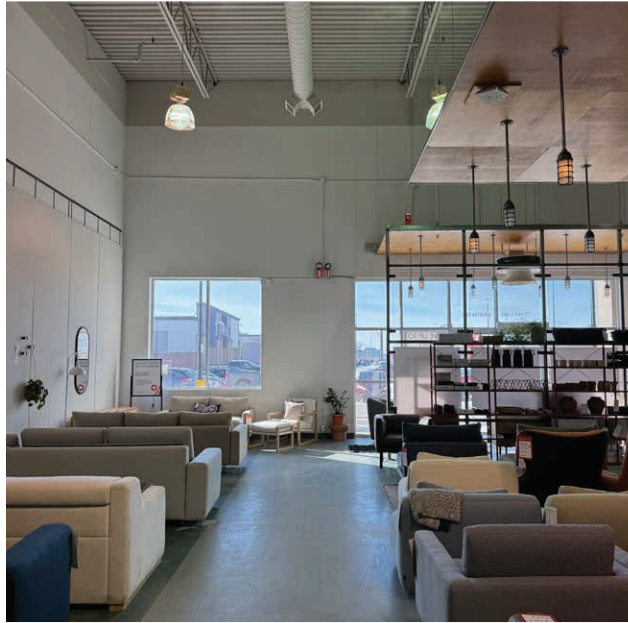
FLOORING Vinyl



## FLOOR PLAN



# Interior Photos





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## Contact

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