

COMMERCIAL SPACE FOR LEASE IN THE RM OF HEADINGLEY



THE GATES VILLAGE

No Business Tax



LEASING BY:

DERRICK CHARTIER, Principal
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Services provided by Derrick Chartier Personal Real Estate Corporation

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DEVELOPED BY:



THE GATES VILLAGE

Introducing a brand new, 15,200 sq. ft. retail building located on the prime lands of The Gates, just off Roblin Boulevard. Nestled amidst highly densified residential neighborhoods and in close proximity to the prestigious Breezy Bend Golf Course, this retail space offers an unparalleled opportunity. The building features ample on-site parking, inviting patio spaces, and a striking, unique aesthetic frontage that is sure to attract attention. Become a part of this exciting new destination and community hub, where convenience and character come together to create an exceptional experience for both residents and visitors.



AERIAL OVERVIEW



SITE AERIAL



PROPERTY DETAILS

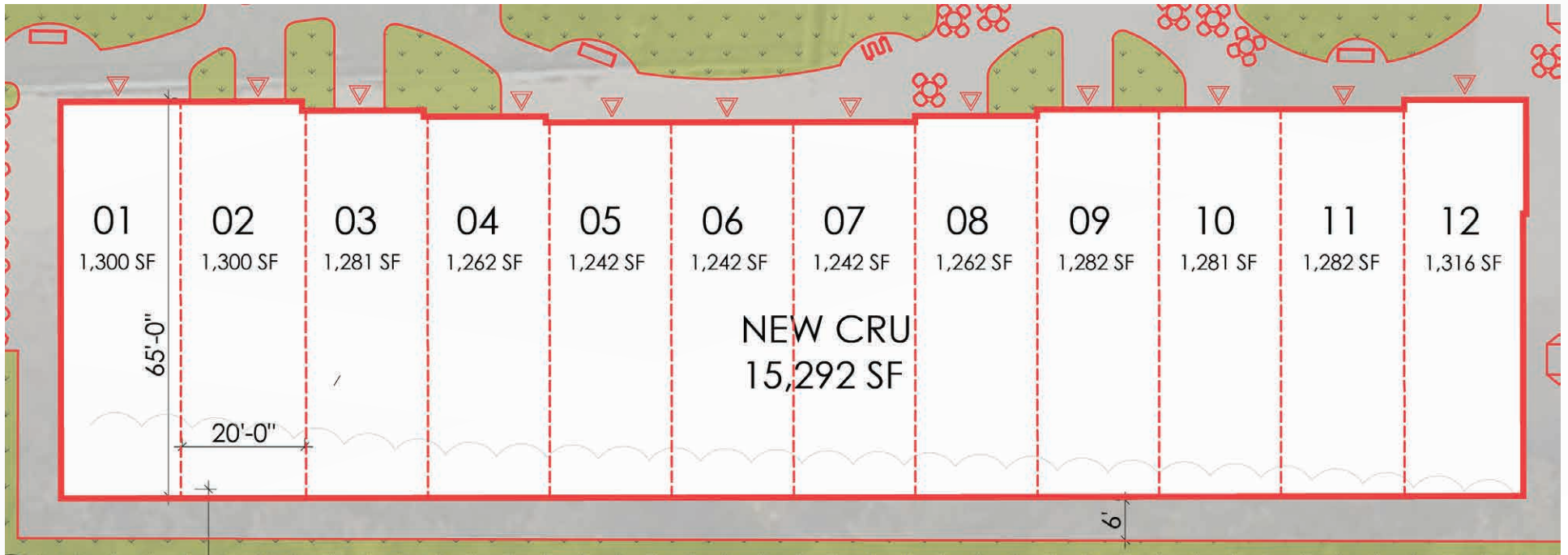
CENTRE GLA (+/-)	15,292 sq. ft.
RETAIL CRU AREA (+/-)	1,262 - 15,292 sq. ft.
NET RENTAL RATE	\$30.00 per sq. ft.
ADDITIONAL RENT	\$10.00 per sq. ft. (est. 2026)
PARKING (+/-)	262 stalls (+/-)
OCCUPANCY	Summer/Fall 2026

PROPERTY HIGHLIGHTS

- Strategically located in affluent southwest Winnipeg and surrounded by new and existing residential developments
- Excellent frontage and visibility from Roblin Boulevard
- Strong average household incomes of \$171,688 in the immediate area
- Nearby attractions include Breezy Bend Country Club, Beaudry Provincial Park and Shelmerdine Greenhouse



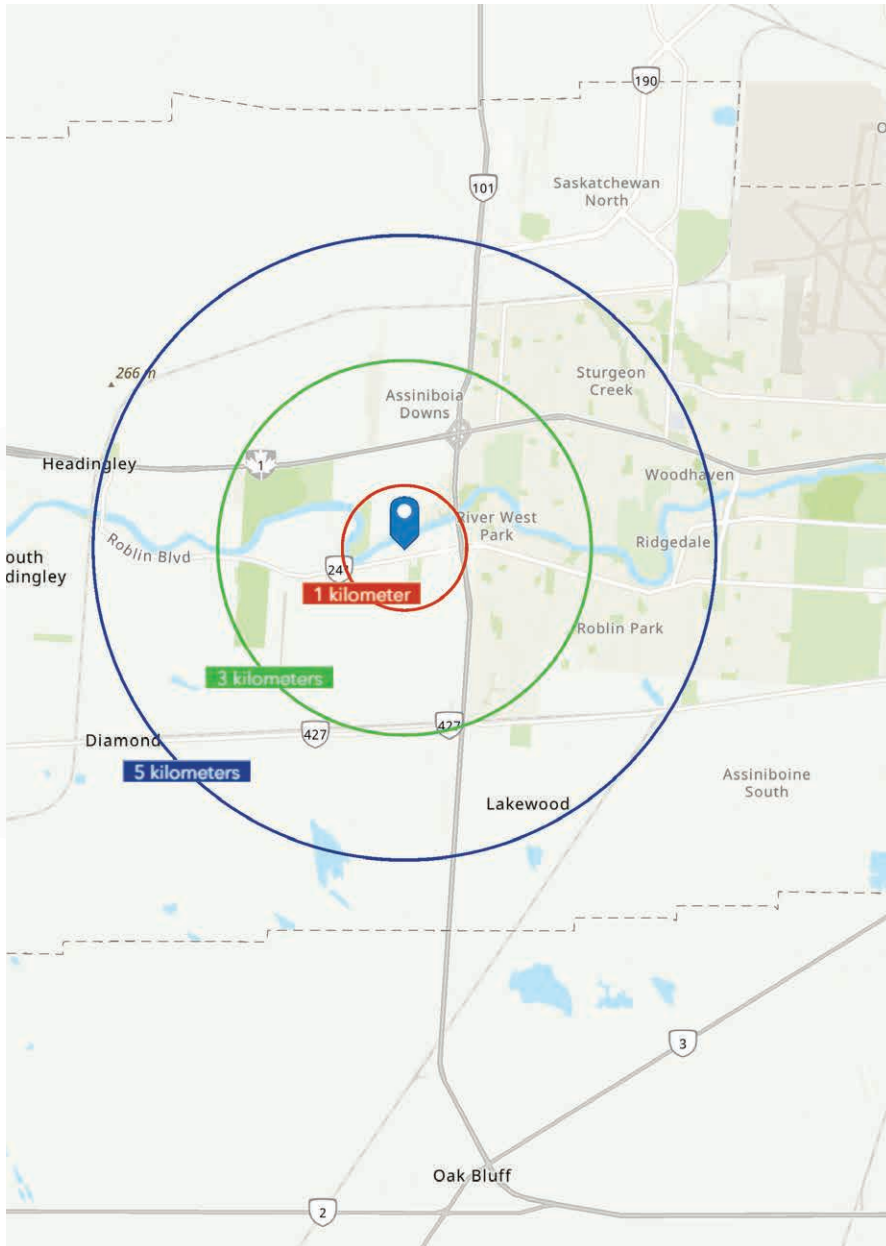
NEW RETAIL CRU



NEARBY ATTRACTIONS



DEMOGRAPHIC ANALYSIS



POPULATION

TOTAL POPULATION

GROWTH RATE (2018-2028)

1 km

3 km

5 km

459

20,999

53,656

7.4%

2.9%

2.1%



HOUSEHOLDS

TOTAL HOUSEHOLDS

GROWTH RATE (2018-2028)

1 km

3 km

5 km

169

8,124

21,942

7.6%

3.0%

2.2%



HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

GROWTH RATE (2018-2028)

1 km

3 km

5 km

\$171,688

\$119,929

\$104,369

13.2%

17.8%

18.1%



AVG. HOUSEHOLD SPENDING

AVG. TOTAL SPEND/YR.

AVG. FOOD SPEND

AVG. SHELTER SPEND

AVG. RECREATION SPEND

1 km

3 km

5 km

\$162,122

\$129,045

\$118,954

\$16,617

\$14,900

\$13,830

\$25,914

\$22,316

\$20,433

\$8,502

\$7,038

\$6,364

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