

LARGE BOX RETAIL FOR LEASE

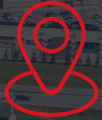


# 1636 KENASTON BOULEVARD

## WINNIPEG, MB



# KENASTON COMMON



## LOCATION

PREMIERE SHOPPING DESTINATION  
LOCATED IN THE HEART OF  
WINNIPEG'S MOST AFFLUENT  
COMMUNITY



## SIZE

CENTRE SIZE OF 257,222 SQ. FT. ON  
30.7 ACRES OF LAND WITH 1,238 TOTAL  
PARKING STALLS



## ACCESS

LIGHT-CONTROLLED  
INTERSECTION WITH TWO  
POINTS OF ACCESS.



## EXPOSURE

AVERAGE 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+.



## RENTS

VERY ATTRACTIVE RENTAL RATES  
AND LOW OPERATING COSTS.  
CONTACT AGENT FOR MORE INFO.

# PROPERTY OVERVIEW

## DETAILS

CENTRE GLA (+/-)	257,222 sq. ft.	
AREA AVAILABLE (+/-)	80,218 sq. ft.	
EXCLUSIVE BUILDING SITE AREA (+/-)	10.0 acres	
YEAR BUILT	2006	
ZONING	C4 Commercial	
CONSTRUCTION	C - Masonry Wall	
COLUMN GRID	29' x 29' column grid spacing ( <i>varies, see plan</i> )	
ELECTRICAL	1600 amps 347/600V 3 Phase, 4wire	
CEILING HEIGHT	24' 7" to underside of steel beams 26' 6" to underside of roof deck	
LOADING	<b>Exterior</b> 8'x5' dock door ( <i>north corner</i> ) Two 8'x10' dock doors with levelers ( <i>south corner</i> )	
	<b>Interior</b> 12'x12' loading door to warehouse 31'5" wide loading door to shipping area ( <i>north corner</i> ) 11'x12' loading door to enclosed cold storage ( <i>south corner</i> ) 19'x14' loading door to secured outdoor compound ( <i>north corner</i> )	
	MECHANICAL	Eight - 20 ton units & One - 6 ton unit ( <i>166 total tons</i> )
	LIFE SAFETY	Full sprinkler system
	HEATING	Roof top units, radiant heat and A/C
INTERIOR LIGHTING	T5	
PARKING	up to 501 dedicated stalls ( <i>1,238 total parking stalls</i> )	
YARD	Secured, fenced-in area with 3,909 sq. ft. of greenhouse space	
OCCUPANCY	Summer 2026 or Sooner	

## AVAILABILITY

NET RENT	Contact agent
ADDITIONAL RENT	Taxes \$4.42 per sq. ft.
	CAM \$4.87 per sq. ft. (with 4% annual increases)
	Total \$9.29 per sq. ft.

## HIGHLIGHTS

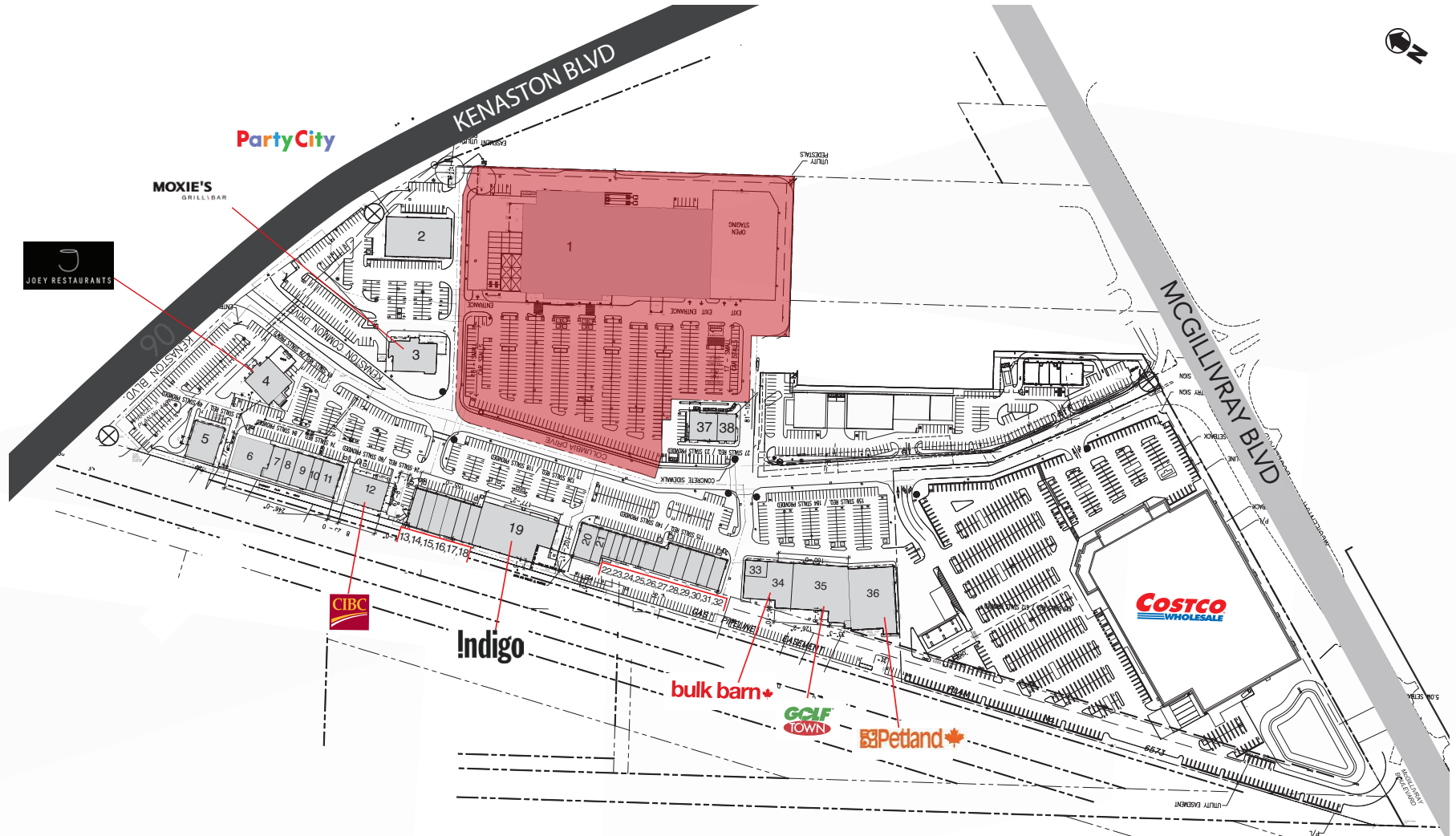
- **80,218 sq. ft. large format standalone building** with flexible open floor plan
- **Flexible demising plan** starting at 17,034 sq. ft.
- **24' clear ceiling height** with generous column spacing
- **Ample on-site parking** – over **500 dedicated stalls**
- **Two large, gated loading & compound areas** for secure shipping/receiving
- **Prime exposure** in Winnipeg's **2nd largest retail shopping node**
- **Surrounded by national retailers** including Costco, Walmart, Safeway, Sobeys, Home Depot, Canadian Tire, The Brick, Homesense, Marshalls, and more



# AERIAL OVERVIEW



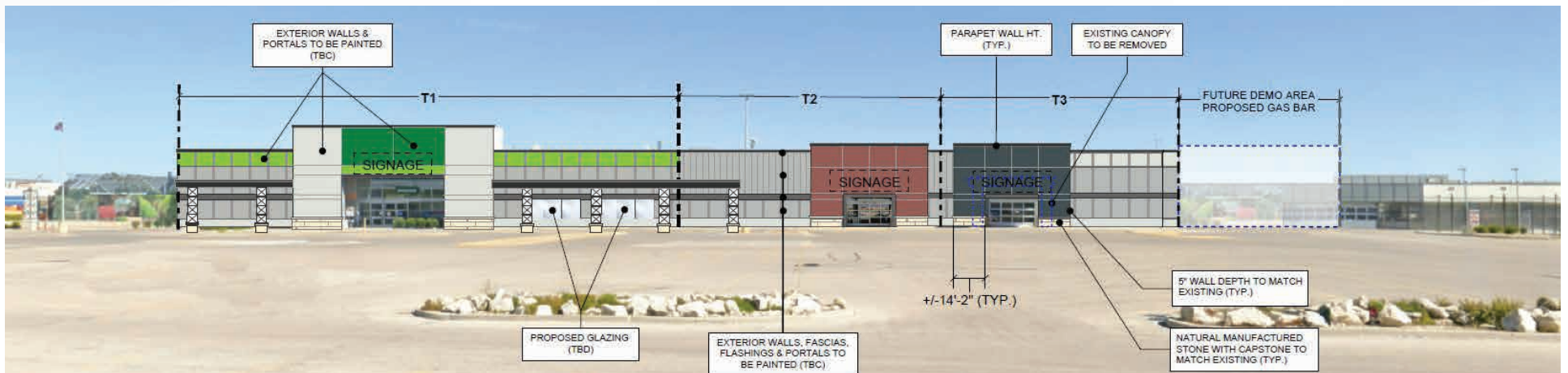
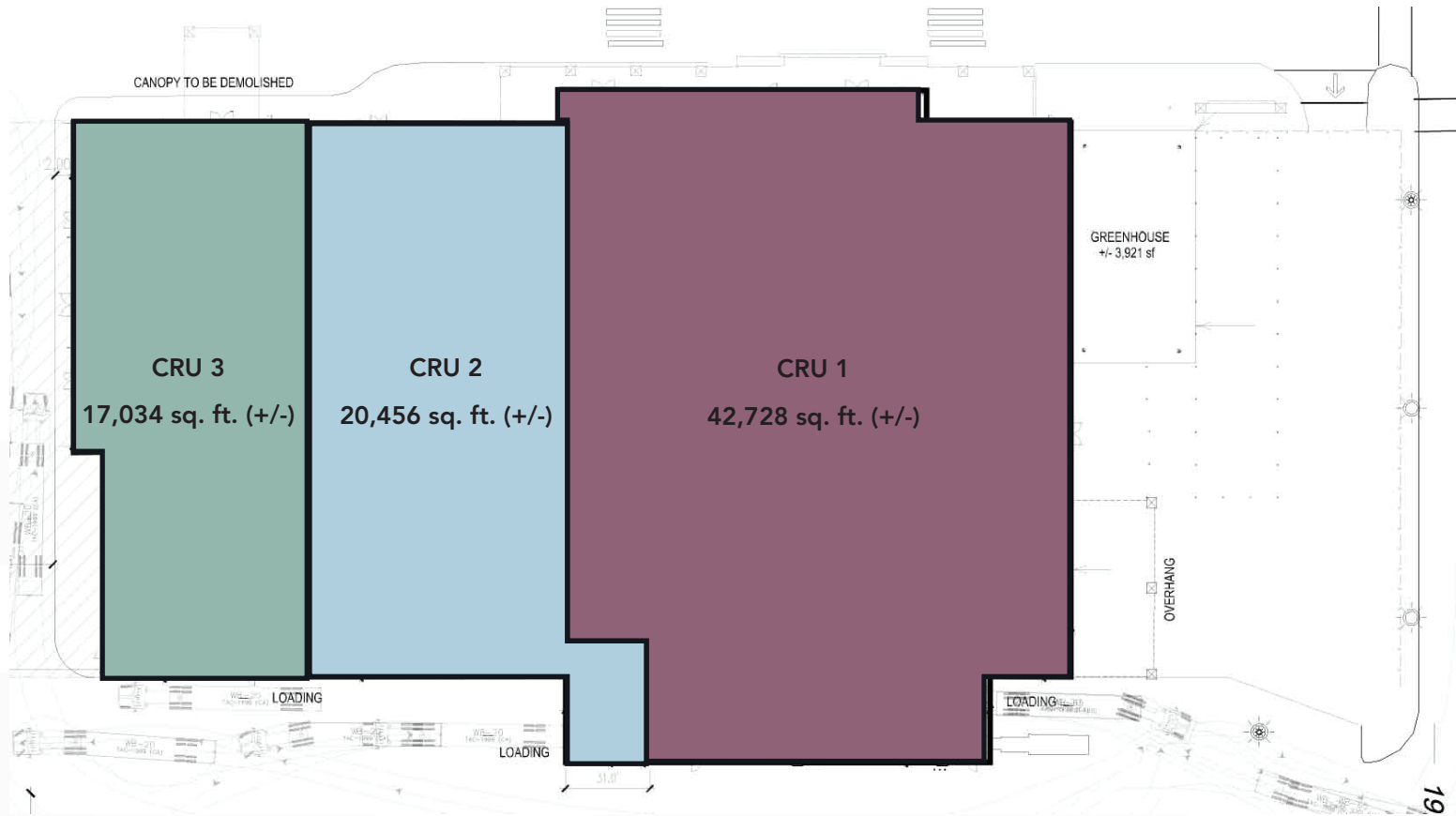
# KENASTON COMMON TENANCY



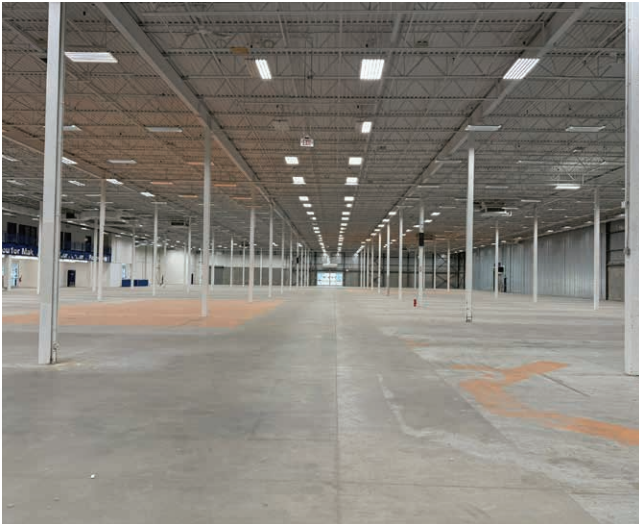
- |                               |                               |                          |                           |
|-------------------------------|-------------------------------|--------------------------|---------------------------|
| 1. Available (80,218 sq. ft.) | 11. Appelts Diamonds          | 21. Rogers               | 31. Stacked Pancake       |
| 2. Party City                 | 12. CIBC                      | 22. UPS Store            | 32. The Winehouse         |
| 3. Moxies Classic Grill       | 13. Wok Box                   | 23. Booster Juice        | 33. Supper Central        |
| 4. Joeys Restaurant           | 14. Sally Beauty              | 24. Ramallah Cafe        | 34. Bulk Barn             |
| 5. HSBC                       | 15. Physiotherapy             | 25. Marble Slab Creamery | 35. Golf Town             |
| 6. David's Bridal             | 16. Physiotherapy             | 26. Cinnaholic           | 36. Petland               |
| 7. Nesterra Massage           | 17. Available (1,880 sq. ft.) | 27. Stitch City          | 37. RBC                   |
| 8. Daniadown Home             | 18. Henry's                   | 28. Daye Chiropractic    | 38. Nation West Insurance |
| 9. Oakley Optical             | 19. Indigo                    | 29. Dental Centre        |                           |
| 10. Sushi Hon                 | 20. Clay Oven                 | 30. Popeyes Supplements  |                           |



# POTENTIAL DEMISING PLAN AND PROPOSED ELEVATION



# INTERIOR PHOTOGRAPHS



# DEMOGRAPHIC ANALYSIS



## POPULATION

TOTAL POPULATION

1 km      3 km      Trade Area

6,150      35,880      151,429

PROJECTED POPULATION (2029)

7,240      40,383      168,382



## MEDIAN AGE

MEDIAN AGE

1 km      3 km      Trade Area

44.3      39.7      36.3



## HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

1 km      3 km      Trade Area

\$164,121      \$187,145      \$139,357

PROJ. HOUSEHOLD INCOME (2029)

\$192,233      \$212,443      \$163,050

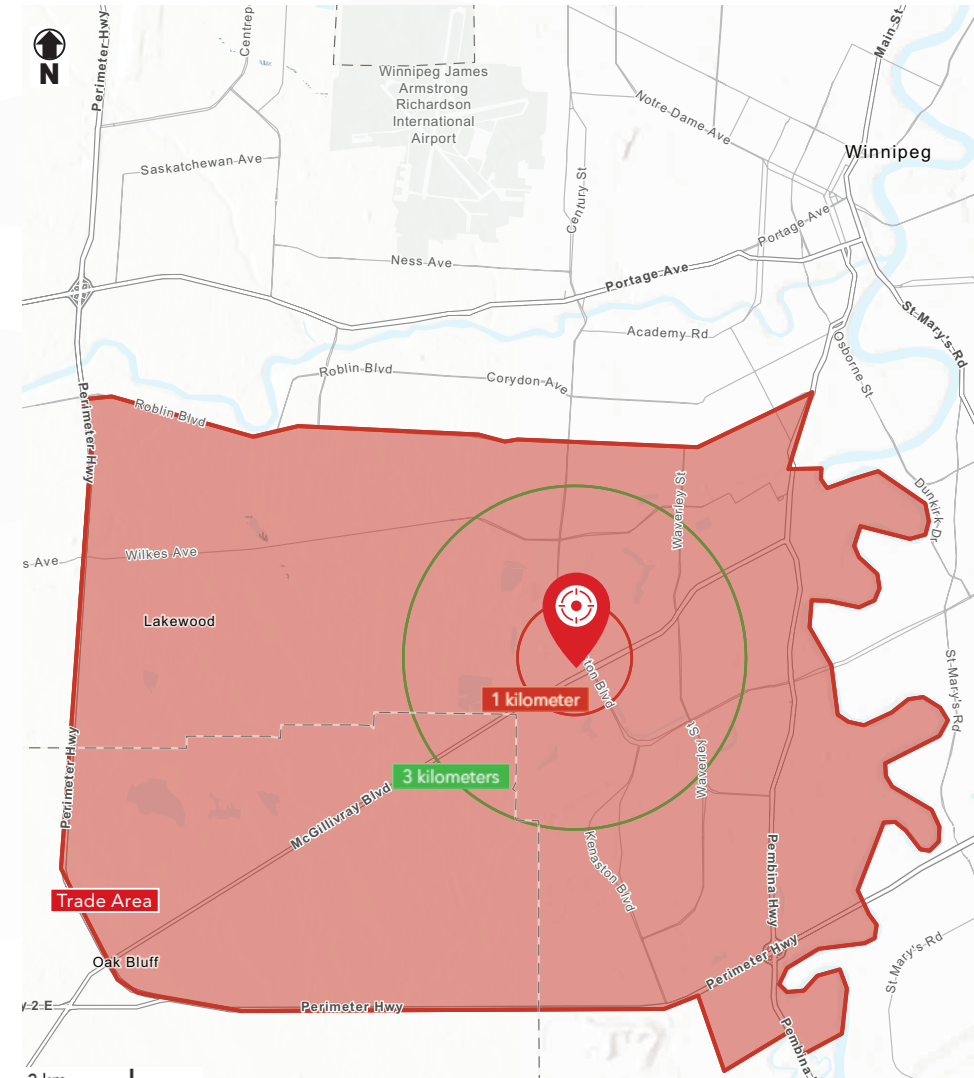


## HOUSEHOLDS

TOTAL HOUSEHOLDS

1 km      3 km      Trade Area

2,609      15,233      57,461



## CONTACT

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