PRIME RETAIL SPACE IN THE ST. JAMES/POLO PARK AREA

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

915 EMPRESS STREET

WINNIPEG, MB

PROPERTY DETAILS

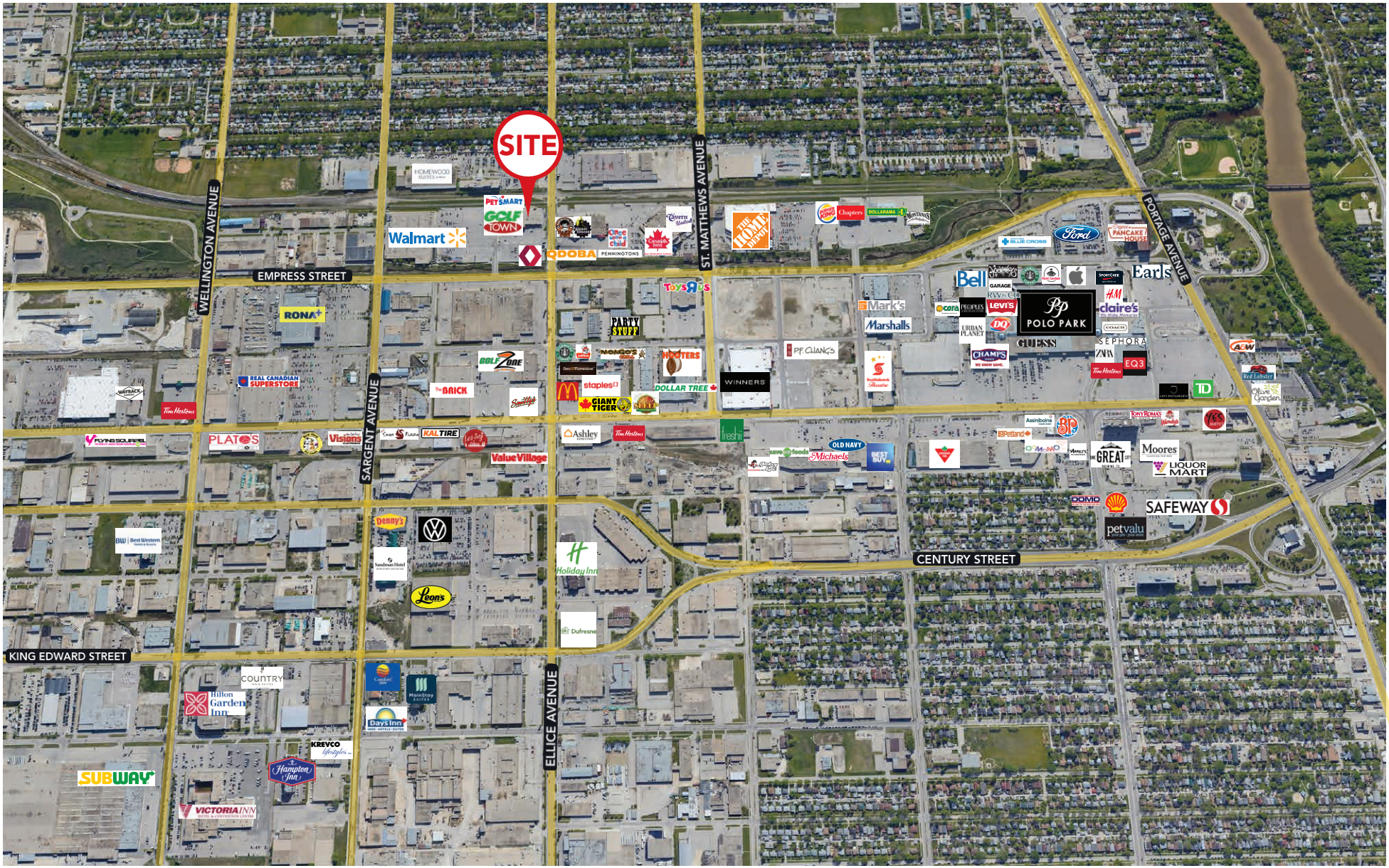
AREA AVAILABLE (+/-)	Unit 100: 1,541 sq. ft.
NET RENTAL RATE	$32.00 per sq. ft.
ADDITIONAL RENT	$12.89 per sq. ft. (est. 2026) *plus 5% mgmt. fee of gross rent*
ZONING	C-4 Commercial
ELECTRICAL/MECHANICAL	225 Amp, 240 Volt, 3 Phase 6-Ton RTU
AVAILABILITY	Immediately

PROPERTY HIGHLIGHTS

- Prime end cap unit
- Walmart anchored retail centre
- Well located in the St. James retail node
- High-traffic, high-visibility location
- Ample on-site parking
- Signage opportunity on two pylon signs
- 15,200 avg. vehicles per day *(2024 City of Winnipeg Traffic Flow Map)*

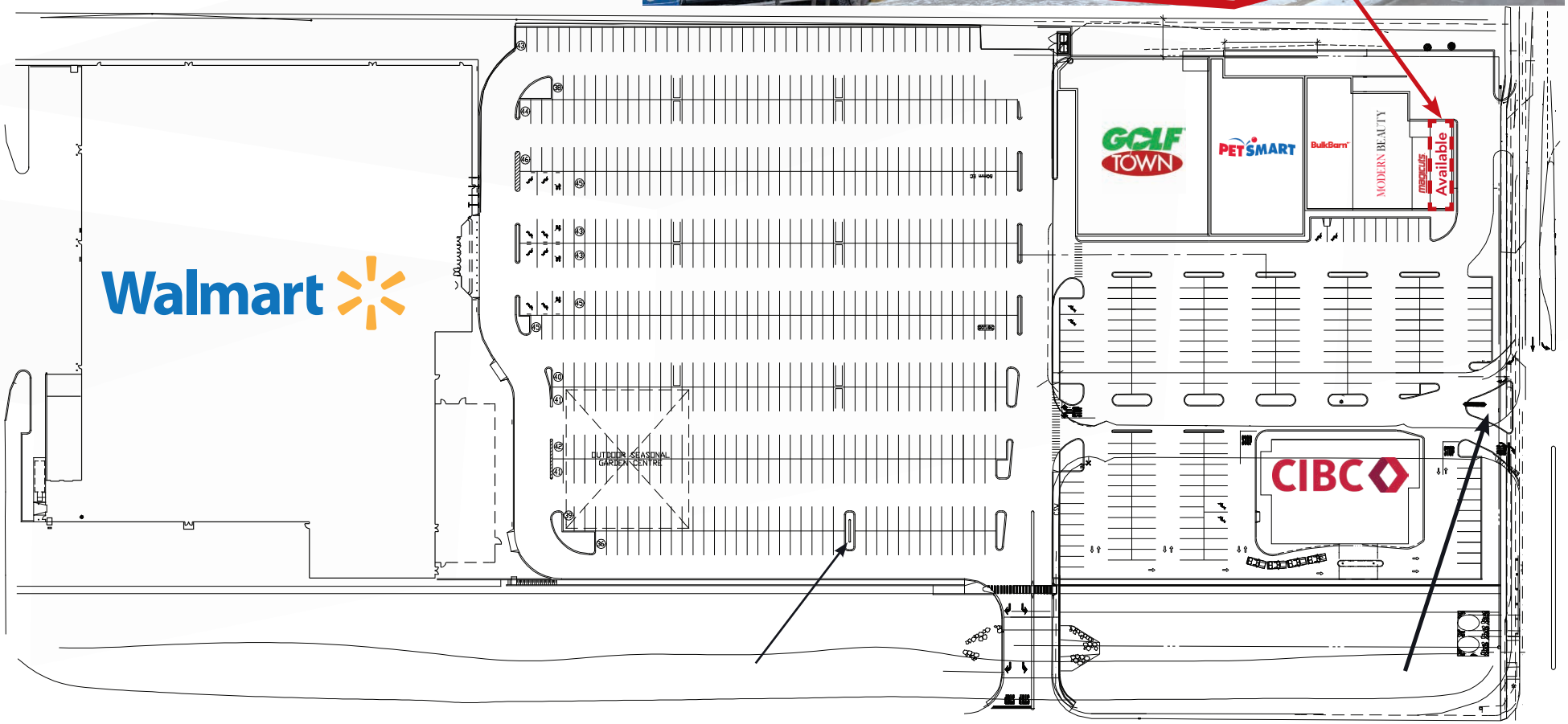
LOCATION OVERVIEW

RETAIL AERIAL

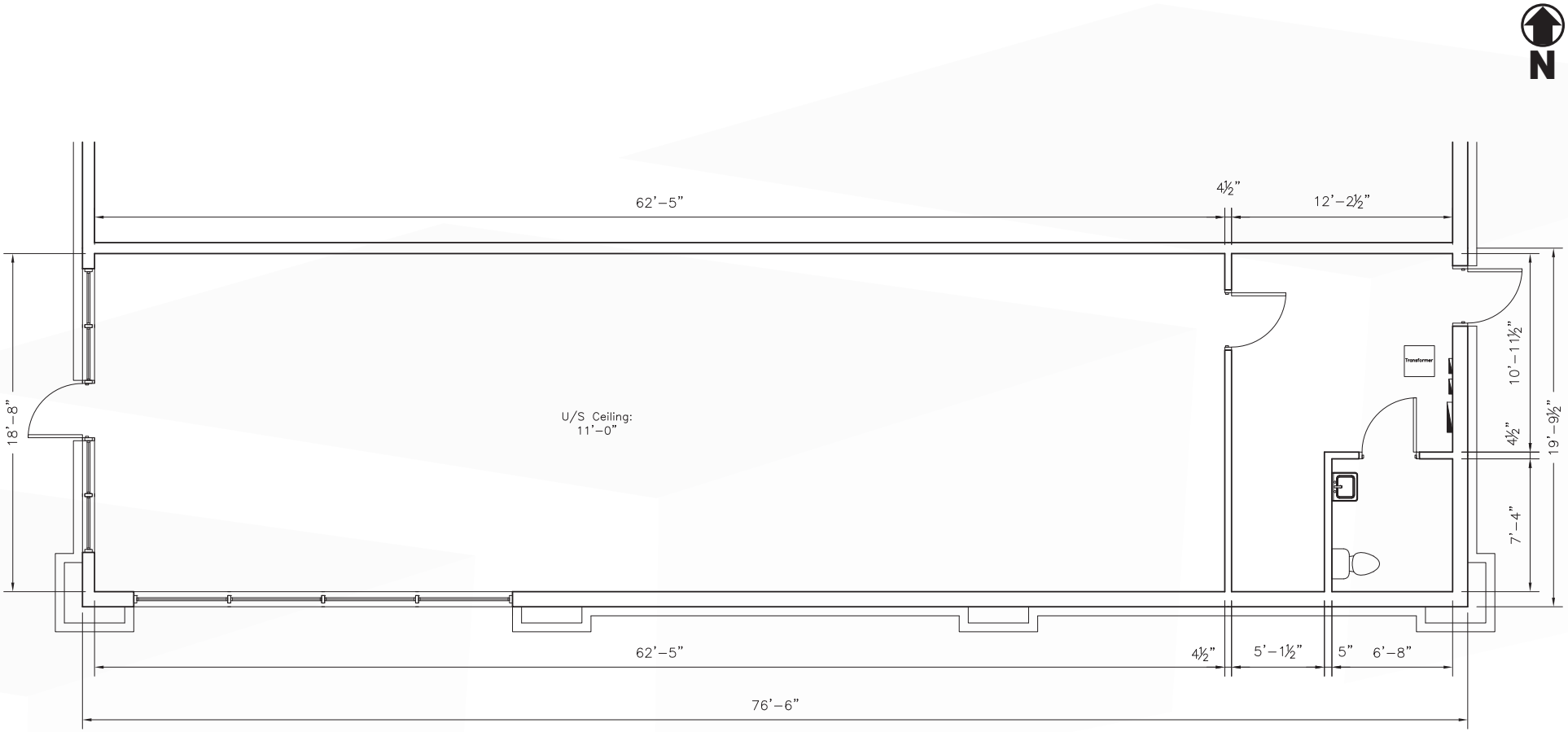


SITE PLAN

MODERN
BEAUTY
magicuts
GameStop
GameStop


Walmart
OUTDOOR SEASONAL
GARDEN CENTRE
GOLF TOWN
PETSMART
BulkBarn
MODERN BEAUTY
magicuts
Available
CIBC

FLOOR PLAN


N
62'–5"
4½"
12'–2½"
18'–8"
U/S Ceiling:
11'–0"
Transformer
10'–11½"
4½"
19'–9½"
7'–4"
62'–5"
4½"
5'–1½"
5"
6'–8"
76'–6"

PROPERTY PHOTOS

INTERIOR PHOTOS

DEMOGRAPHIC ANALYSIS

POPULATION

	1 km	3 km	5 km
Total Population	4,829	74,351	201,790
Projected Population (2030)	4,757	76,170	215,204

MEDIAN AGE

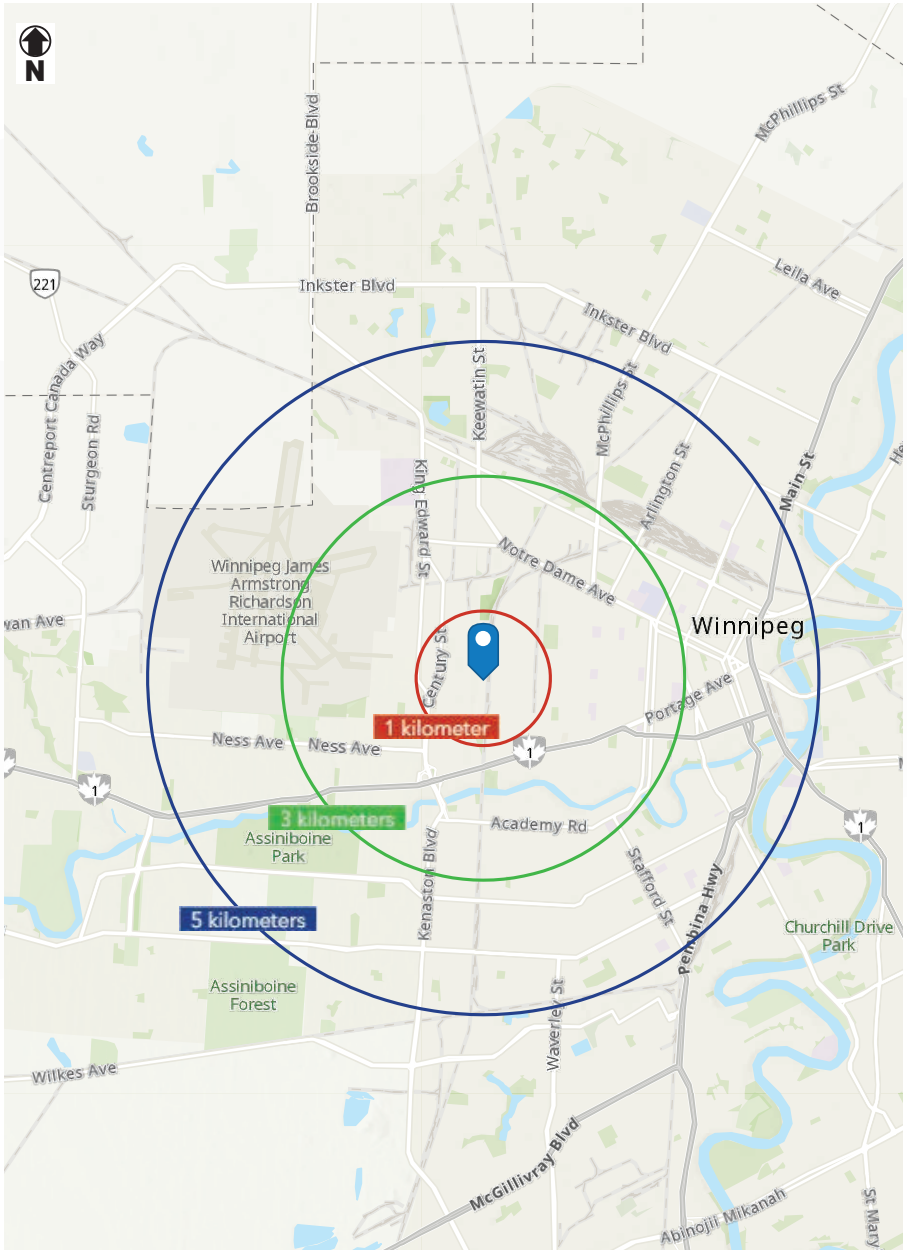
	1 km	3 km	5 km
median age	39.6	37.7	37.8

HOUSEHOLD INCOME

	1 km	3 km	5 km
avg. household income	$94,147	$97,660	$93,789
Proj. household income (2030)	$110,800	$115,637	$109,011

HOUSEHOLDS

	1 km	3 km	5 km
total households	1,956	30,655	89,652



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