

HIGH-PROFILE, GROCERY-ANCHORED RETAIL SPACE FOR LEASE



Southglen Shopping Centre

710-730 ST. ANNE'S ROAD, WINNIPEG, MB



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Services provided by Rennie Zegalski Personal Real Estate Corporation

PROPERTY DETAILS

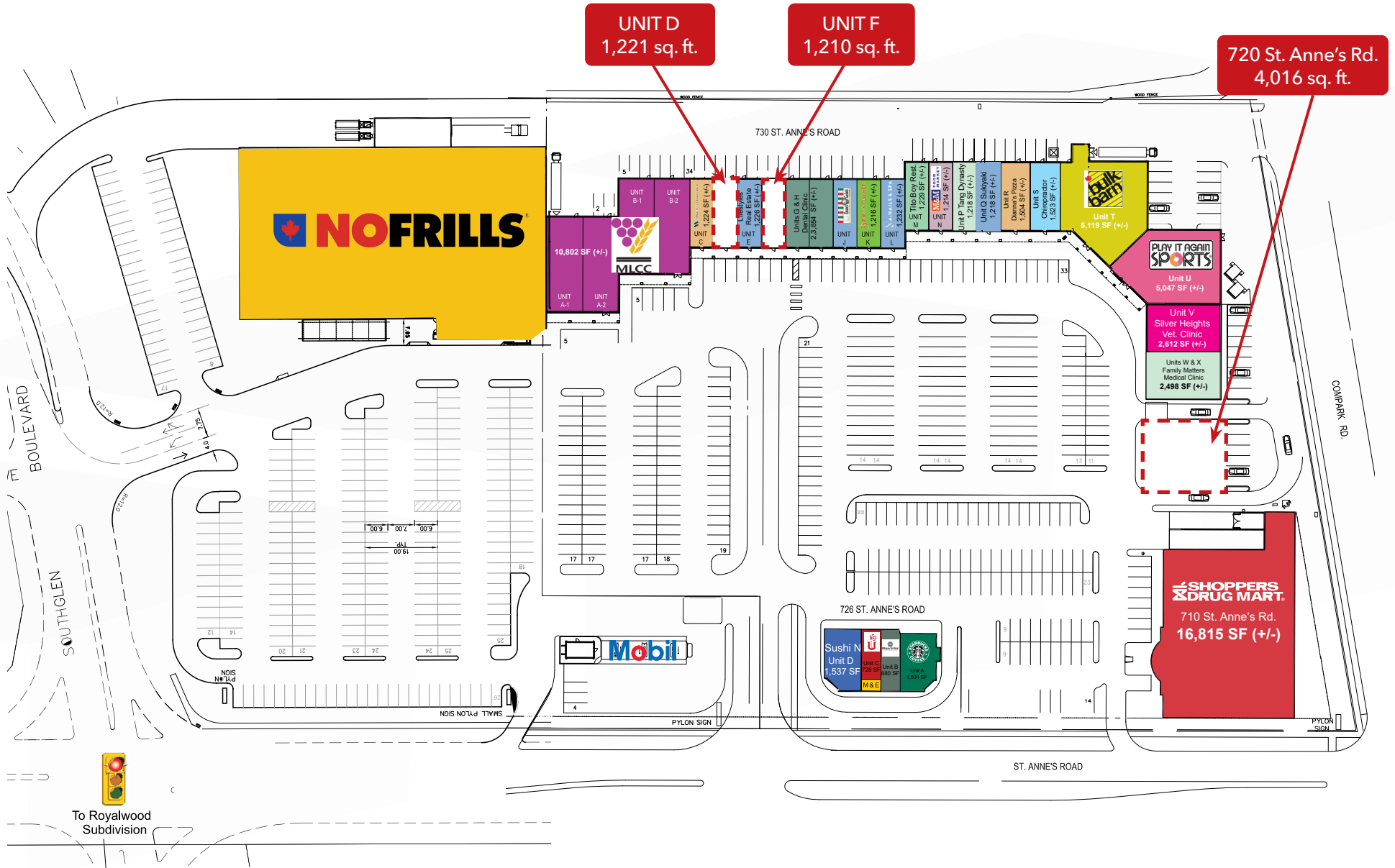
GROSS LEASABLE AREA (+/-)	116,536 sq. ft.
AREA AVAILABLE (+/-)	Unit D: 1,221 sq. ft. (available June 1, 2026) Unit F: 1,210 sq. ft. (available June 1, 2026) Unit 720: 4,016 sq. ft. (available November 1, 2026)
NET RENTAL RATE	\$35.00 per sq. ft. (absolute net to the landlord)
ADDITIONAL RENT	\$11.10 per sq. ft. (plus 5% mgmt. fee of gross rent)
PARKING	693 stalls (6/1,000 sq. ft.)
ZONING	C4 - Commercial Regional
TRAFFIC COUNT	22,100 avg. vehicles/day (2024 City of Winnipeg Traffic Flow Map)

PROPERTY HIGHLIGHTS

- Anchor tenants include: NoFrills, Liquor Mart, Shoppers Drug Mart, Starbucks and Bulk Barn
- Excellent access to the site through a light controlled intersection with ingress and egress off St. Anne's Road as well as bridge access to Royalwood
- New housing development currently underway in the area (1,000+ new homes)
- Highly visible site with building and pylon signage opportunities
- Unit D: open concept former tanning salon
Unit F: fully built-out hair salon
Unit 720: Standalone building with drive-thru



SITE PLAN

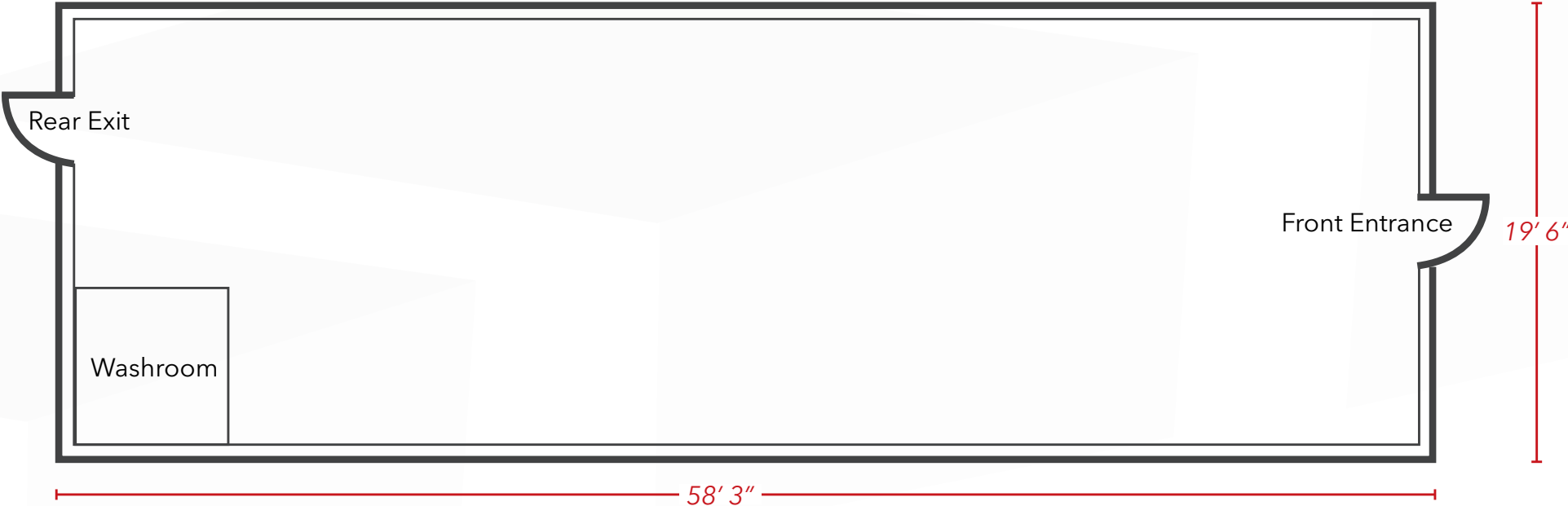


ST. VITAL RETAIL AERIAL



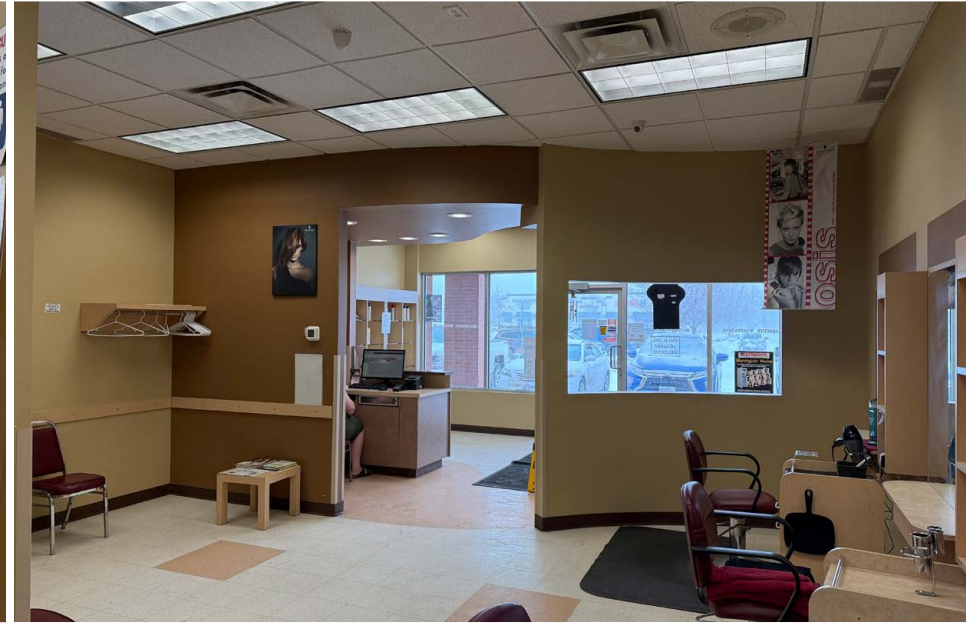
FLOOR PLAN

UNIT D: 730 ST. ANNE'S ROAD



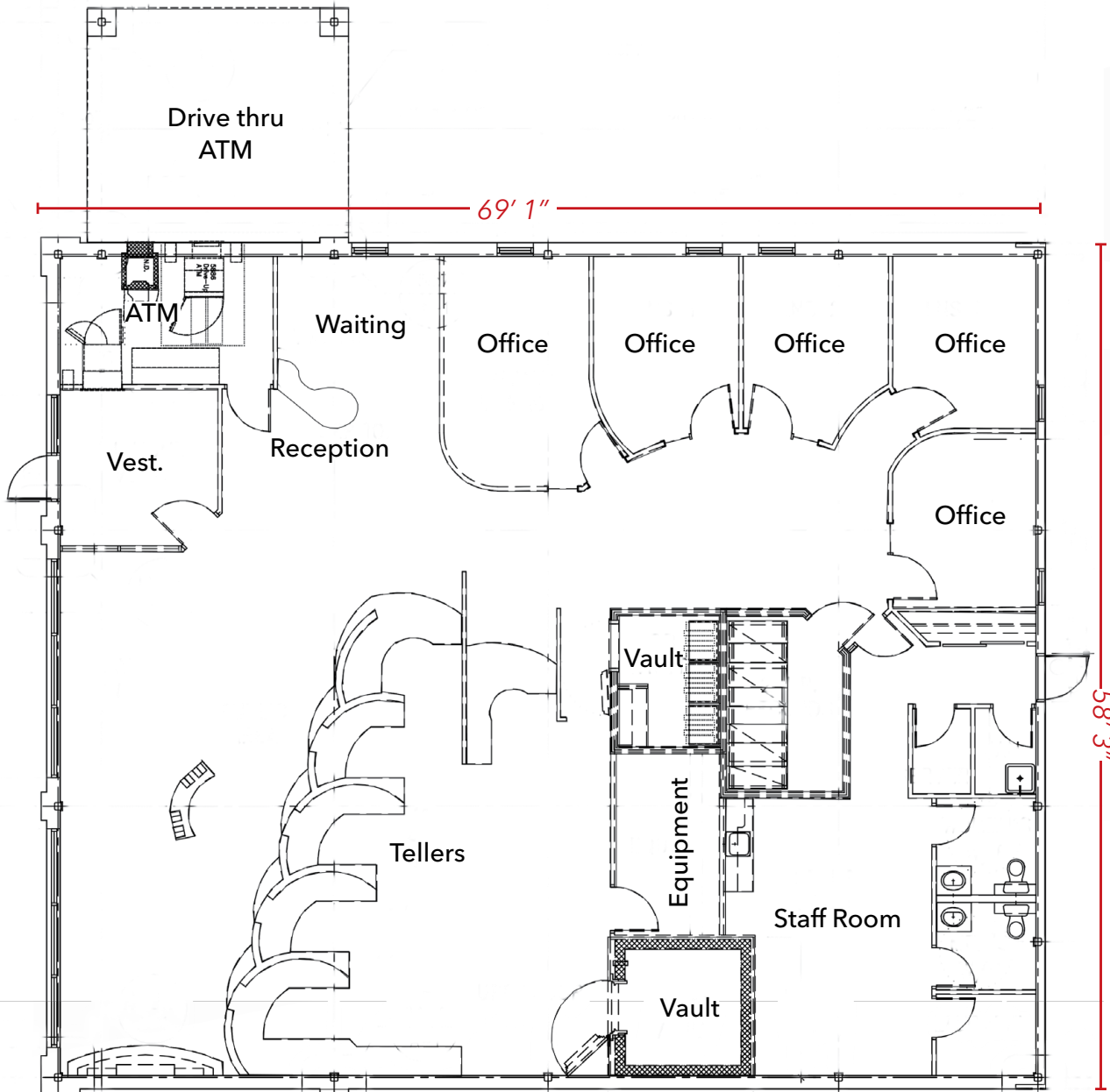
INTERIOR PHOTOS

UNIT F: 730 ST. ANNE'S ROAD

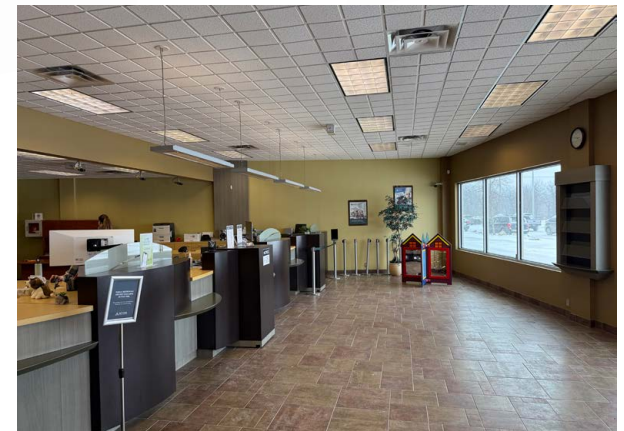


FLOOR PLAN

720 ST. ANNE'S ROAD



**Approximate layout; verify details independently*



DEMOGRAPHIC ANALYSIS



POPULATION

TOTAL POPULATION

1 km 3 km 5 km

9,685 70,697 130,086

PROJECTED POPULATION (2029)

10,805 76,923 141,474



MEDIAN AGE

MEDIAN AGE

1 km 3 km 5 km

45.0 40.8 39.8



HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

1 km 3 km 5 km

\$132,125 \$128,319 \$123,368

PROJ. HOUSEHOLD INCOME (2029)

\$154,260 \$149,518 \$144,117

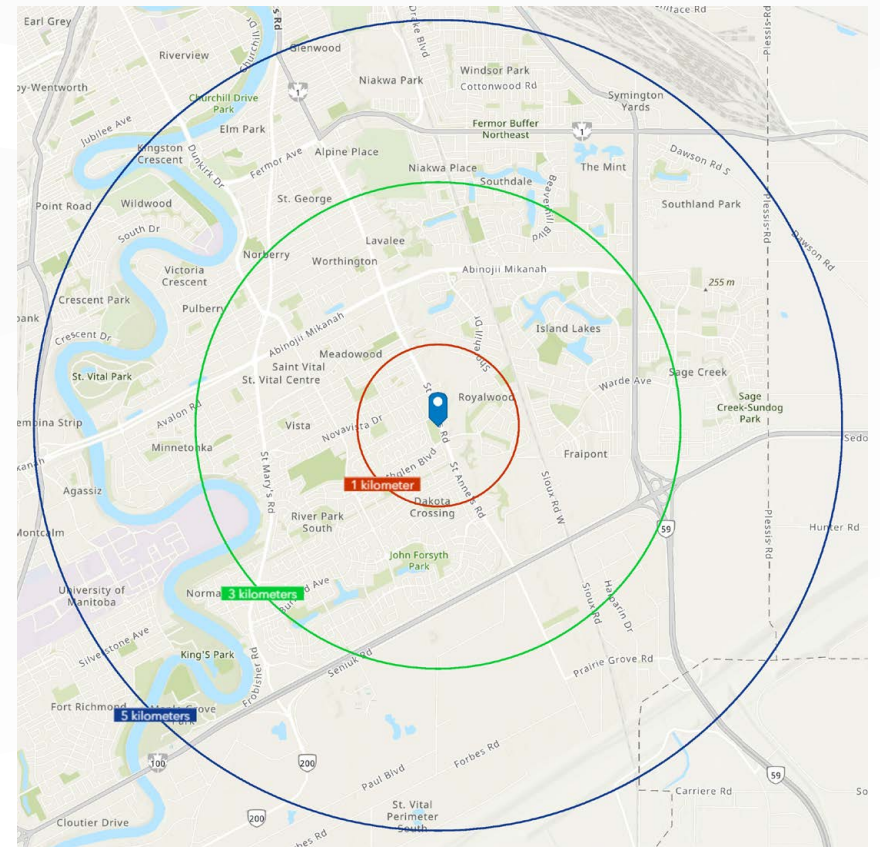


HOUSEHOLDS

TOTAL HOUSEHOLDS

1 km 3 km 5 km

3,805 27,214 51,451





COMMERCIAL REAL ESTATE
SERVICES INC.

LEASING CONTACT

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YOUR SIGN
HERE

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