

LARGE FORMAT RETAIL SPACE FOR SUBLEASE



1485 Portage Avenue

CF POLO PARK, WINNIPEG, MB



PRESLEY BORDIAN

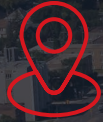
Vice President, Sales & Leasing
(204) 985-1356
presley.bordian@capitalgrp.ca

RENNIE ZEGALSKI

Principal
(204) 985-1368
rennie.zegalski@capitalgrp.ca
Services provided by Rennie Zegalski Personal Real Estate Corporation

TREVOR CLAY

Broker, Principal
(204) 985-1365
trevor.clay@capitalgrp.ca
Services provided by Trevor Clay Personal Real Estate Corporation



LOCATION

Winnipeg's premier shopping destination, situated within the city's largest retail shopping hub.



SIZE

The St. James/Polo Park retail node covers more than 2.8 million square feet of gross leasable area. Polo Park spans nearly 1.3 million square feet and generates over \$1,200 per square foot, achieving the highest sales productivity per square foot in Manitoba.



ACCESS

Multiple vehicular access points provide seamless entry to Polo Park from Portage Avenue, St. James Street, and surrounding arterial routes.



EXPOSURE

Avg. Daily traffic count of 77,800 vehicles/day at Portage Avenue & St. James Street and 23,200 vehicles/day at St. James Street and Ness Avenue



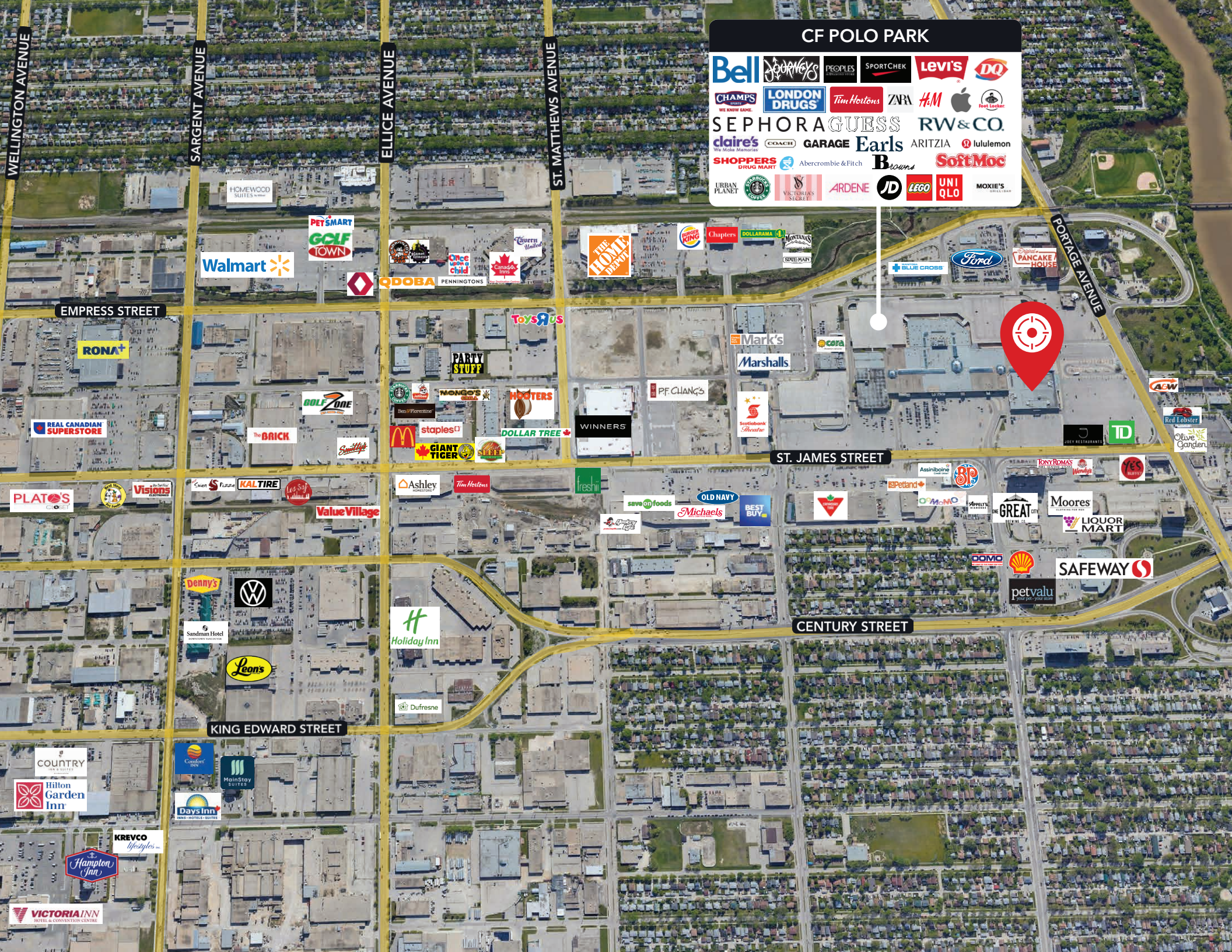
QUALITY

Join hundreds of national anchor tenants within Polo Park Mall, and surrounding area.



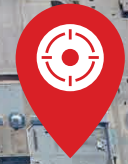
RENTS

Attractive sublet rental rate. Contact agent for more info.



CF POLO PARK

Bell | JORDAY'S | PEOPLES | SPORTCHEK | LEVI'S | DO
 CHAMPS | LONDON DRUGS | Tim Hortons | ZARA | H&M | Apple | Foot Locker
 SEPHORA | GUESS | RW & CO.
 claires | COACH | GARAGE | Earls | ARITZIA | lululemon
 SHOPPERS | Abercrombie & Fitch | Browns | SoftMoc
 URBAN PLANET | STARBUCKS | VICTORIAS SECRET | ARDENE | JD | LEGO | UNI QLO | MOXIE'S



WELLINGTON AVENUE

SARGENT AVENUE

ELlice AVENUE

ST. MATTHEWS AVENUE

PORTAGE AVENUE

EMPRESS STREET

ST. JAMES STREET

CENTURY STREET

KING EDWARD STREET

HOMEWOOD SUITES
 Walmart
 PET SMART
 GOLF TOWN

QDOBA
 PENNINGTONS
 Once Upon A Child
 Canada Inns
 The Home Depot
 Chapters
 DOLLARAMA
 MONTANA'S
 SNEE MARY

THE HOME DEPOT
 Chapters
 DOLLARAMA
 MONTANA'S
 SNEE MARY

BLUE CROSS
 Ford
 PANCAKE HOUSE

RONA+

REAL CANADIAN SUPERSTORE

GOLF ZONE

ToysRUs
 PARTY STUFF
 MONGO'S
 HOOTERS
 DOLLAR TREE
 WINNERS
 GIANT TIGER
 McDonald's
 staples

Mark's
Marshalls

PF CHANG'S

WINNERS

PLATO'S

VISIONS

KAL TIRE

Value Village

Ashley

Tim Hortons

freshii

save on foods

OLD NAVY

Michaels

BEST BUY

ESPETLAND

OPANO

GREAT CITY

LIQUOR MART

SAFeway

petvalu

Denny's

VW

Sandman Hotel

Leons

Holiday Inn

Dufresne

COUNTRY
Hilton Garden Inn

Comfort Inn

MainStay SUITES

Days Inn

KREVCO
lifestyles

Hampton Inn

VICTORIA INN
HOTEL & CONVENTION CENTRE

Property Details

AREA AVAILABLE (+/-)	43,500 rentable sq. ft.
NET RENTAL RATE	Contact Agent
ADDITIONAL RENT	Contact Agent
ACCESS	One interior entrance and two exclusive exterior entrances
LOADING	Direct connection from mall loading dock to exclusive lower-level storage; freight elevator to main retail floor
SIGNAGE	Three exterior fascia signs and one interior mall sign installed above the premises.
HEAD LEASE EXPIRY	August 13, 2031

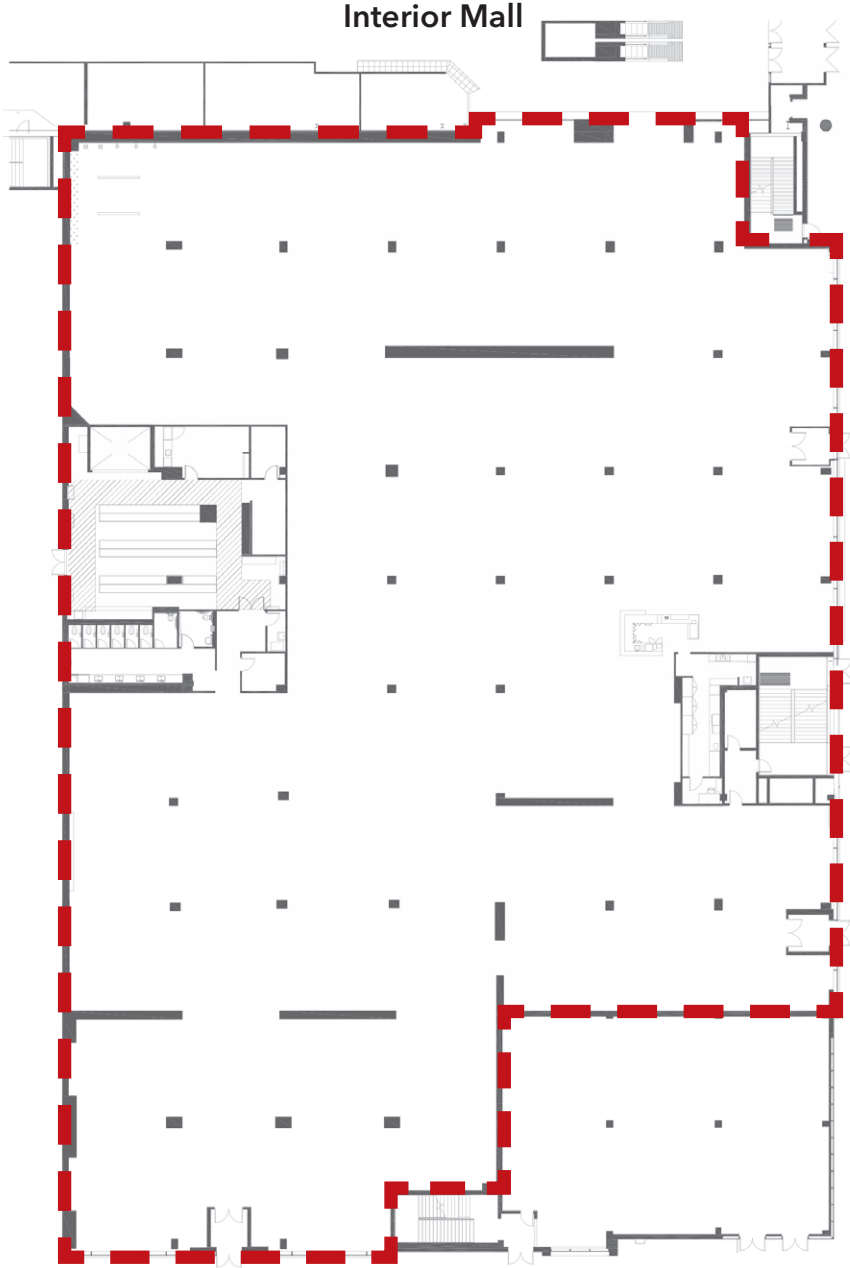
PROPERTY HIGHLIGHTS

- Convenient access from both the interior mall and two direct exterior entrances
- Direct connection from the internal loading dock to the lower-level storage area
- Freight elevator linking the retail level to the lower-level storage for efficient product movement
- Prominent exterior signage opportunities on three façade locations facing Portage Avenue and St. James Street, plus interior mall signage
- Highly visible location within Winnipeg's premier shopping destination district



Floor Plan

MAIN FLOOR

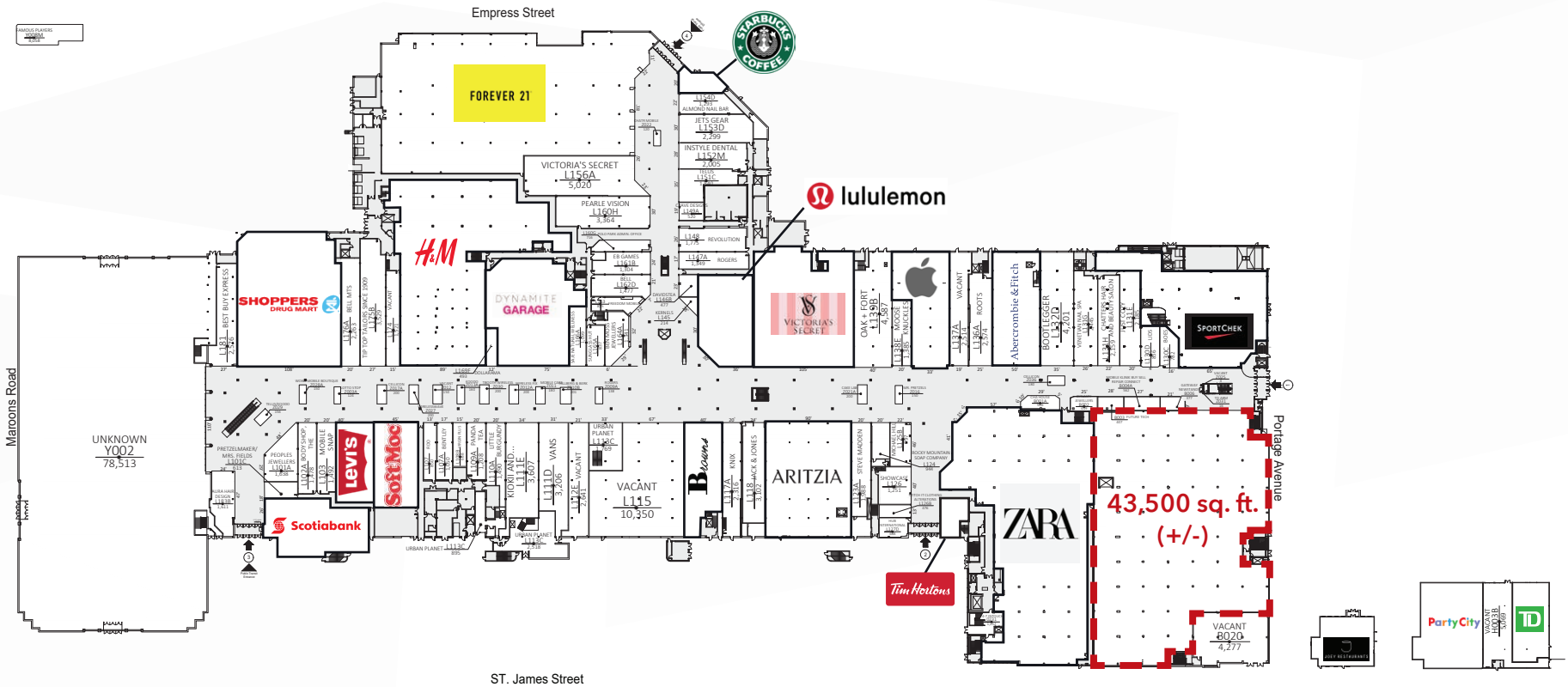


Interior Mall

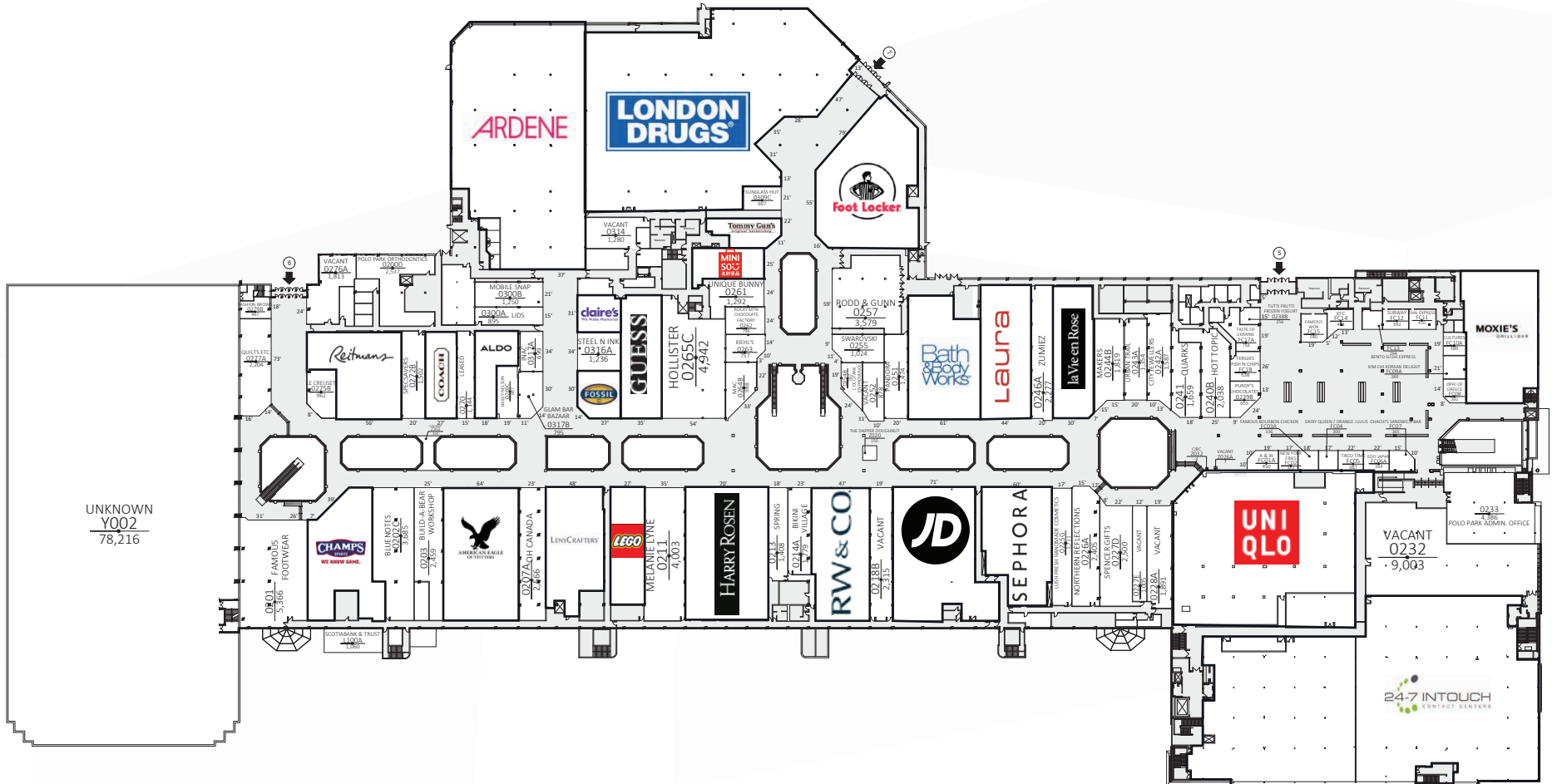
Portage Avenue

St. James Street

Main Level Plan



Second Level Plan



Demographic Analysis



POPULATION

Total Population

1 km	3 km	5 km
7,163	73,646	200,679

Projected Population (2030)

1 km	3 km	5 km
7,716	75,502	208,692



MEDIAN AGE

Median Age

1 km	3 km	5 km
36.6	38.4	37.6



HOUSEHOLD INCOME

Avg. Household Income

1 km	3 km	5 km
\$104,729	\$127,536	\$103,140

Proj. Household Income (2030)

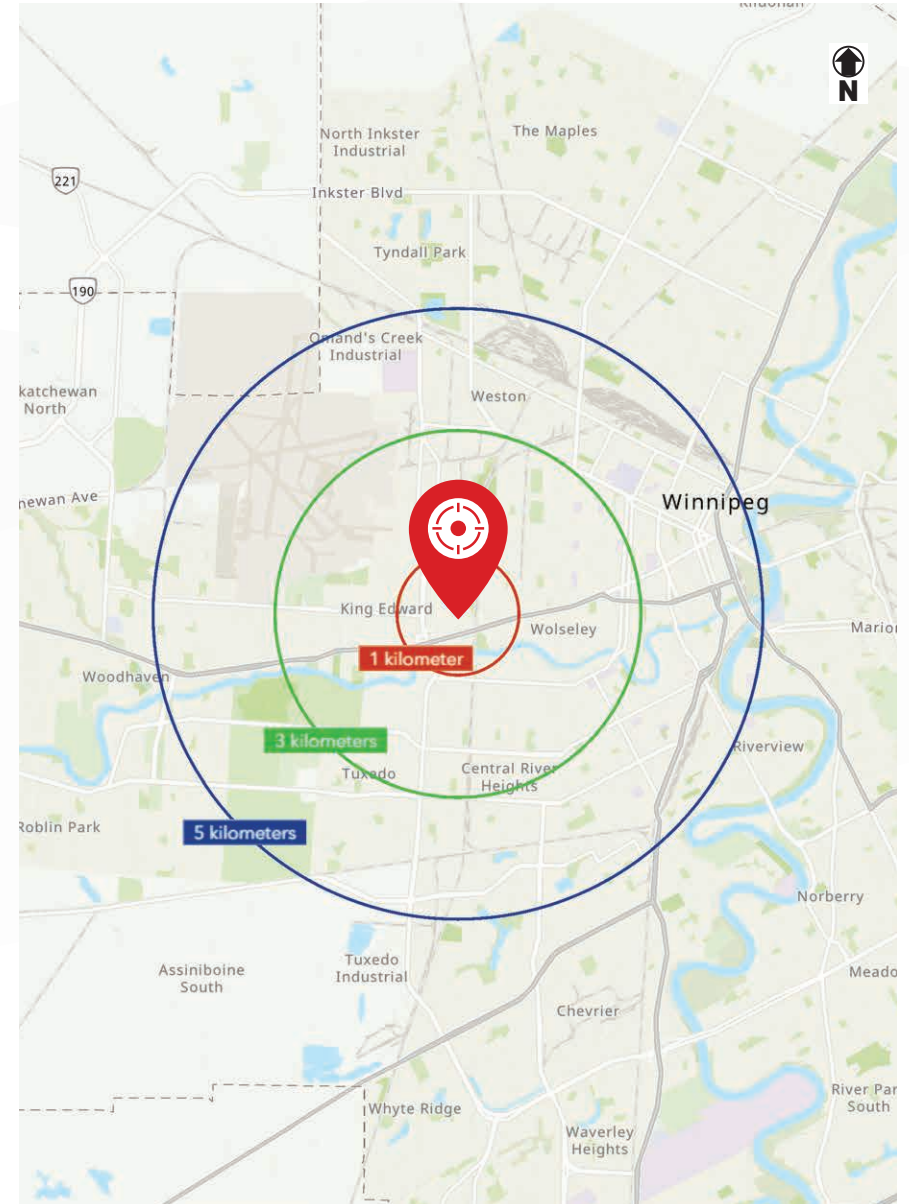
1 km	3 km	5 km
\$120,479	\$147,024	\$119,036



HOUSEHOLDS

Total Households

1 km	3 km	5 km
3,138	30,344	89,069



Contact

PRESLEY BORDIAN

Vice President, Sales & Leasing
(204) 985-1356
presley.bordian@capitalgrp.ca

RENNIE ZEGALSKI

Principal
(204) 985-1368
rennie.zegalski@capitalgrp.ca
Services provided by Rennie Zegalski Personal Real Estate Corporation

TREVOR CLAY

Broker, Principal
(204) 985-1365
trevor.clay@capitalgrp.ca
Services provided by Trevor Clay Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca