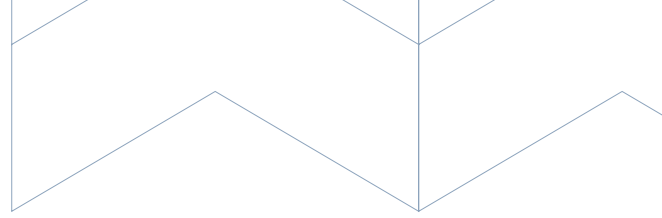


1919 - 1949 Bishop Grandin Boulevard, Winnipeg, Manitoba

St. Vital Festival

For Lease 



Features

- PROMINENTLY LOCATED ALONG BISHOP GRANDIN BOULEVARD PROVIDING EXCELLENT EXPOSURE ALONG WITH GREAT ACCESS FROM THE CONTROLLED INTERSECTION FROM ST. ANNE'S ROAD
- 180,000+ SQ. FT. SHOPPING CENTRE WITH A STRONG MIX OF NATIONAL AND REGIONAL TENANTS INCLUDING SOBEYS, HOME DEPOT, MICHAELS, PARTS SOURCE AND BOSTON PIZZA
- EXCELLENT CONNECTIVITY VIA MAJOR THOROUGHFARES PROVIDE EASY ACCESS TO ALL OF WINNIPEG AND SURROUNDING RURAL COMMUNITIES
- ST. VITAL FESTIVAL IS STRATEGICALLY POSITIONED TO SERVE RESIDENTS IN WINNIPEG'S SOUTHWEST COMMUNITIES OF ST. VITAL, ISLAND LAKES, ROYALWOOD, SOUTHDALE, WINDSOR PARK, SAGE CREEK AND RIVER PARK SOUTH

Demographics*

157,566

POPULATION

63,007

HOUSEHOLDS

121,130

DAYTIME POPULATION

\$100,240

AVG. HOUSEHOLD INCOME

39.3

MEDIAN AGE

\$93,987

AVG. HOUSEHOLD EXPEND.

*WITHIN 5 KM RADIUS - ENVIRONICS ANALYTICS © 2022

Property Details

+/- 8,000 sq. ft. CRU

+/- 22,000 sq. ft. office/multifamily

AVAILABLE FOR LEASE

Contact Agent

LEASE RATE

TBD

ADDITIONAL RENT

C3 - Commerical Corridor

ZONING

Ample Parking

PARKING



Highlights



New retail

OPPORTUNITY IN
SOUTHWEST WINNIPEG



Great access

FROM CONTROLLED
INTERSECTION AT ST. ANNE'S
ROAD



Terrific signage

OPPORTUNITIES



Significant

ON-SITE PARKING

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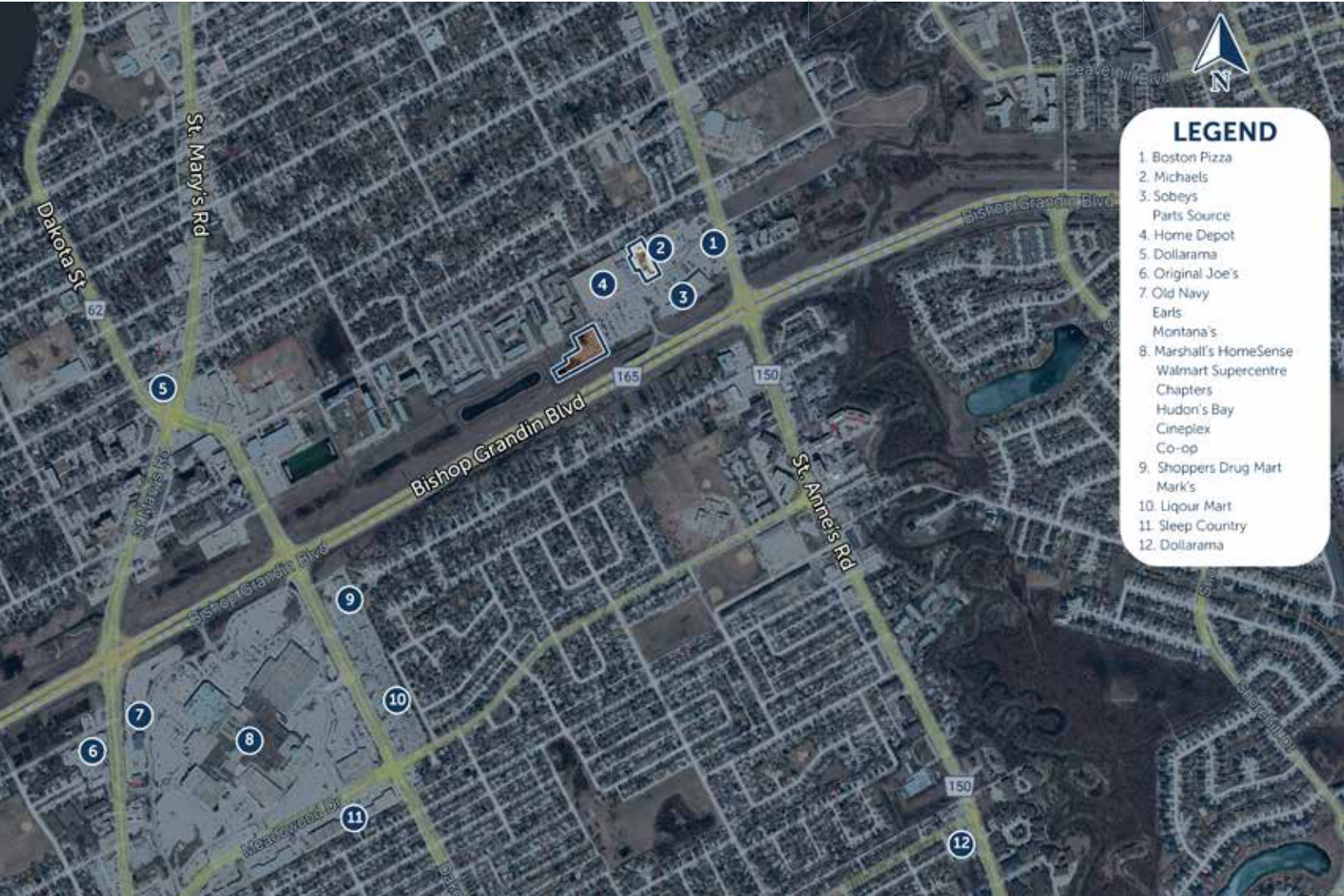
Site Plan



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LEGEND

1. Boston Pizza
2. Michaels
3. Sobeks
Parts Source
4. Home Depot
5. Dollarama
6. Original Joe's
7. Old Navy
Earls
Montana's
8. Marshall's HomeSense
Walmart Supercentre
Chapters
Hudson's Bay
Cineplex
Co-op
9. Shoppers Drug Mart
Mark's
10. Liquor Mart
11. Sleep Country
12. Dollarama

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