

FOR SALE/LEASE

RESTAURANT PROPERTY IN THE POLO PARK NODE



1380 Ellice Avenue Winnipeg, MB

PROPERTY HIGHLIGHTS

- Located on a major intersection in the St. James/Polo Park Retail Node
- Unique corner location surrounded by large retail (Walmart, Winners) and chartered banks
- Fully functioning restaurant (kitchen equipment is negotiable)
- Average daily traffic count of 32,200 vehicles
- 199 seat restaurant, 77 seat lounge and 300 seat lower level banquet facilities
- Elevator access to lower level
- 37 parking stalls on site

For more information please contact:

Rennie Zegalski

Principal

204.985.1368

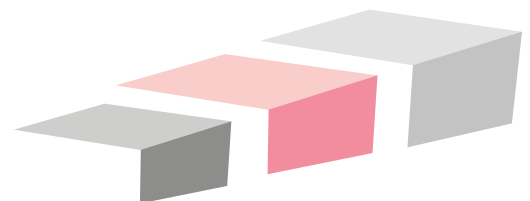
rennie.zegalski@capitalgrp.ca

www.capitalgrp.ca


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

PROPERTY DETAILS

| | |
|--------------------------------|--|
| REGISTERED OWNER: | Gold Lantern Enterprises Ltd. |
| CERTIFICATE OF TITLE #: | 1704566 |
| LOCATION: | The subject property is located on the southwest corner of Ellice Avenue and Empress Street in the Polo Park area of Winnipeg, Manitoba |
| LAND AREA: | 21,241 sq. ft. (+/-) |
| BUILDING AREA: | Main Floor: 6,417 sq. ft. (+/-) Lower Level: 6,417 sq. ft. (+/-) Total: 12,834 sq. ft. (+/-) |
| SEATING CAPACITY: | Lounge - 77 seats Restaurant - 199 seats Banquet Room - 300 seats |
| ZONING: | C2 - Commercial Community |
| YEAR BUILT: | 1986 |
| PARKING STALLS: | 37 |
| PYLON SIGNAGE: | None on site |
| TRAFFIC COUNT: | 32,200 at the corner of Ellice Avenue & Empress Street (average 24 hour traffic count based on the 2012 City of Winnipeg traffic flow map) |
| TAX ROLL #: | 13000382000 |
| TAXES (2015): | \$42,605.51 |
| SALE PRICE: | \$2,500,000 |
| RENTAL RATE: | \$30.00 per sq. ft. per annum (Main floor) |
| ADDITIONAL RENT: | TBD |
| MINIMUM LEASE TERM: | 5 years |
| LEASE COMMENCEMENT: | A date as the parties may mutually agree upon |



POLO PARK RETAIL NODE AERIAL



POLO PARK RETAIL NODE HIGHLIGHTS:

POLO PARK SHOPPING CENTRE

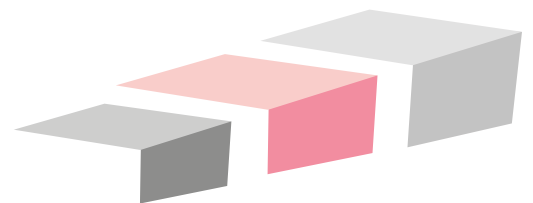
- Recent \$50 million redevelopment
- Recently attracted over two dozen net new tenants including a two-level H&M
- 14 theatre SilverCity by Cineplex one of top performers in Canada

PLAZA AT POLO PARK – REDEVELOPMENT OF FORMER CANADA INN STADIUM SITE

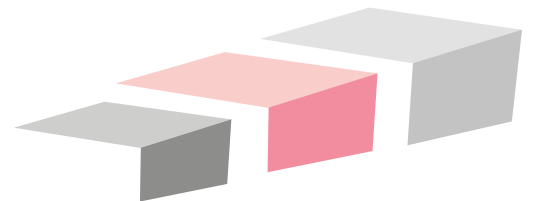
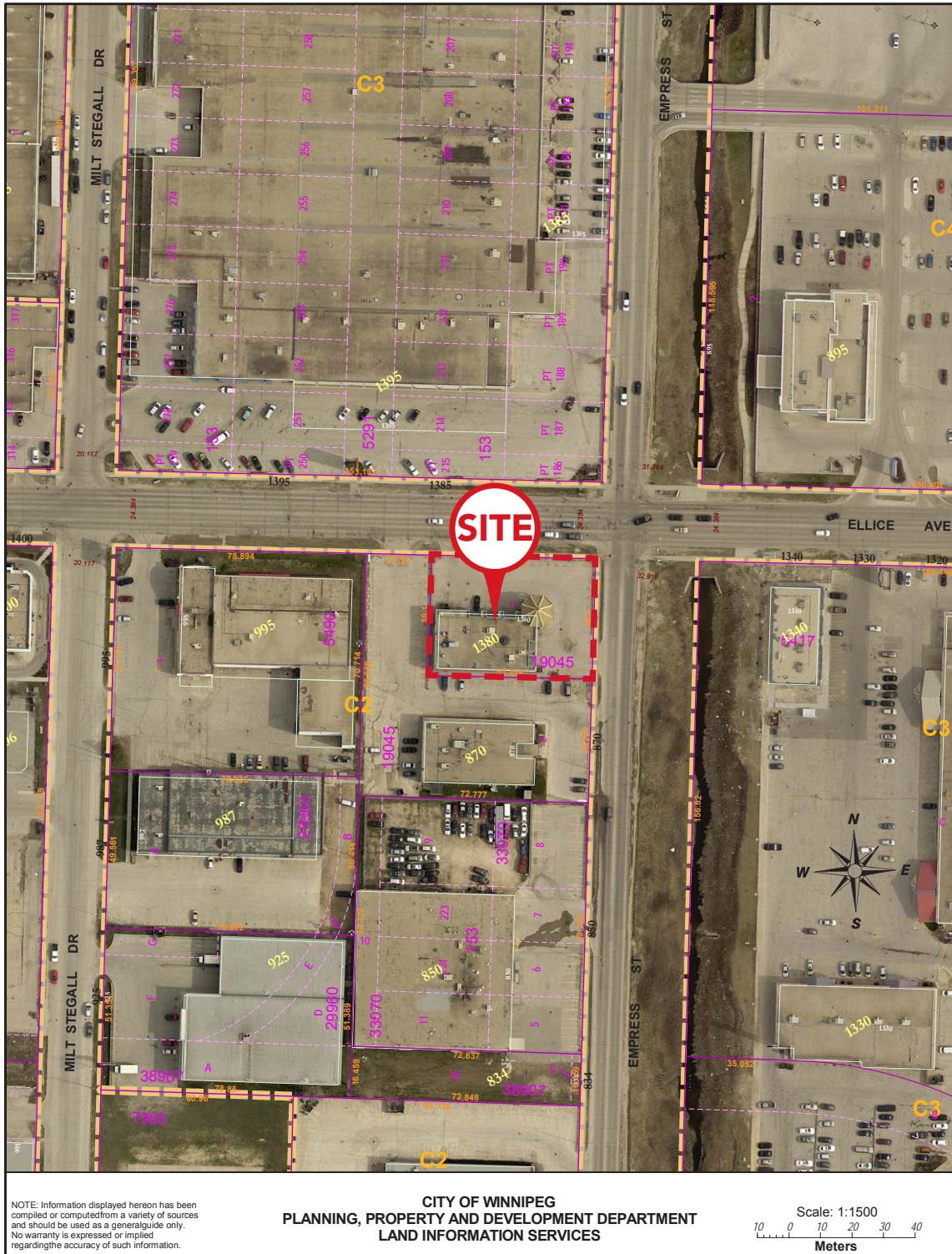
- 350,000 SF (+/-) development

CANAD INNS DESTINATION CENTRE

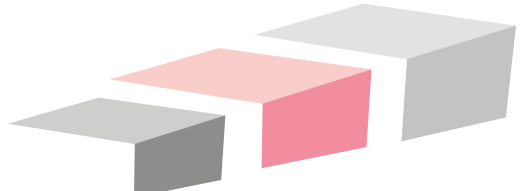
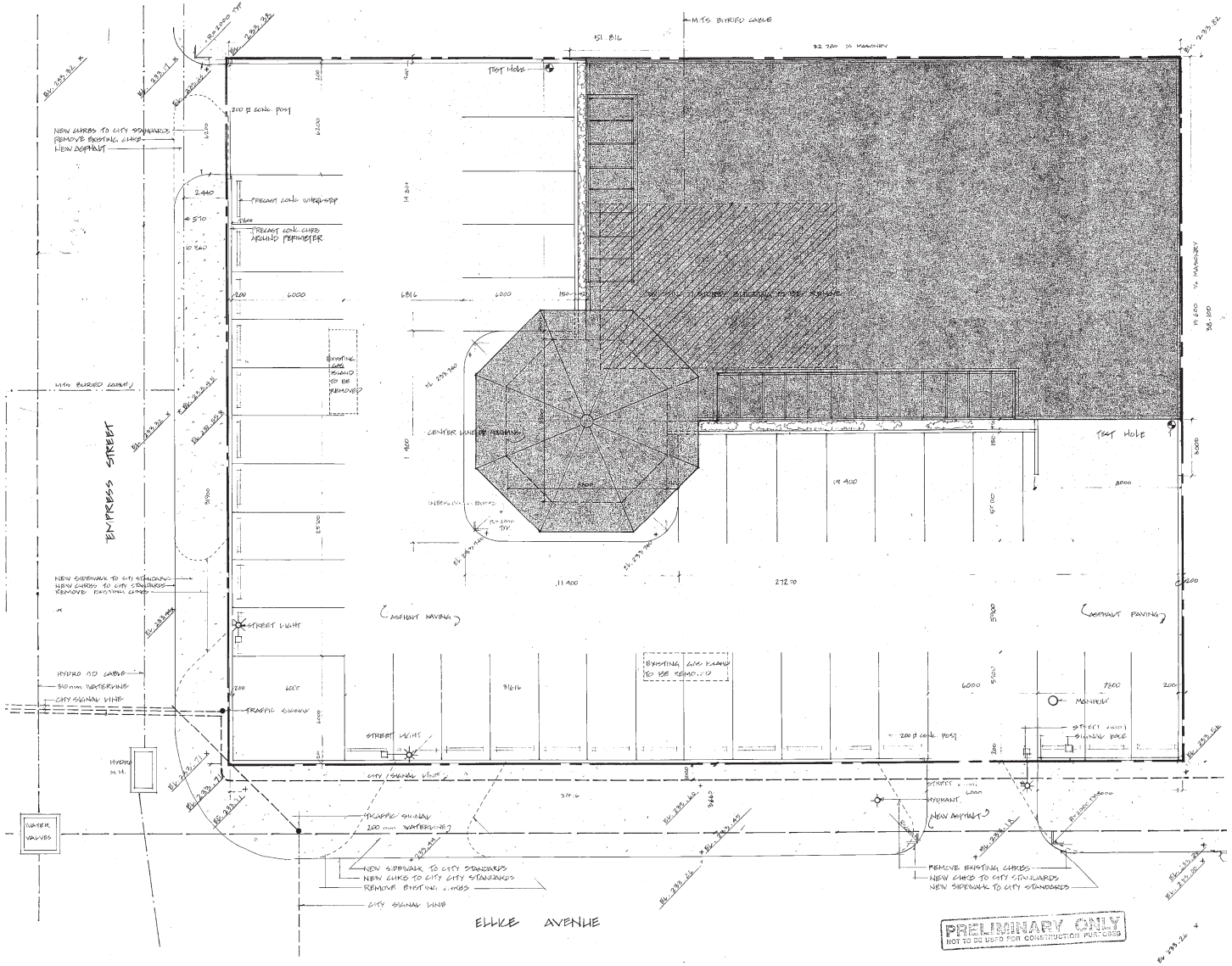
- 107 deluxe rooms with additional king rooms and theme suites
- Banquet and conference centre
- Tijuana Yacht Club (night club)
- Tavern United (pub)
- Aaltos Garden Café (restaurant)



ZONING AERIAL



SITE PLAN

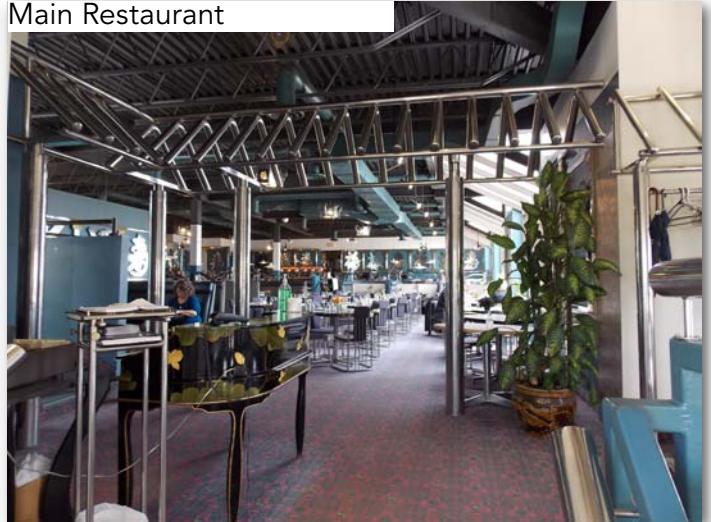


PROPERTY PHOTOGRAPHS

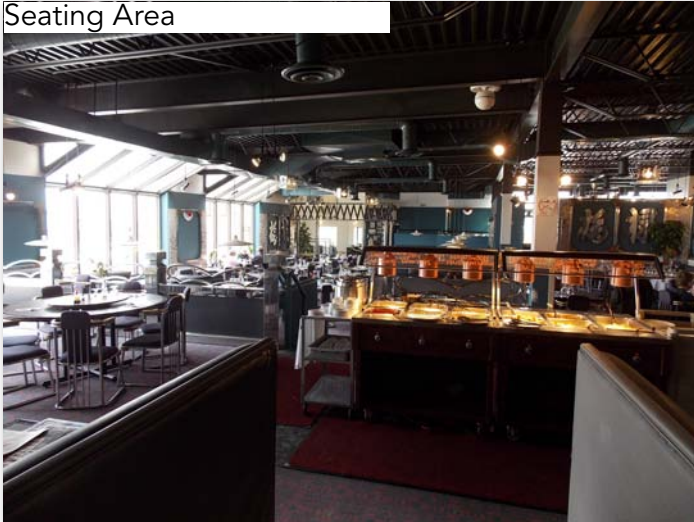
Lounge Area



Main Restaurant



Seating Area



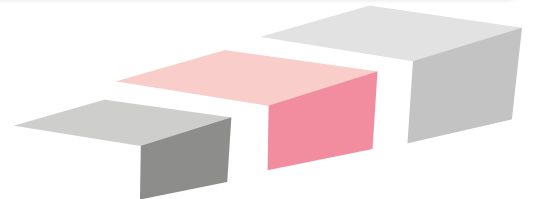
Lower Level



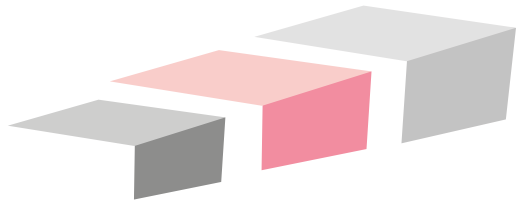
South and West Facing Elevations



North Side Parking Area

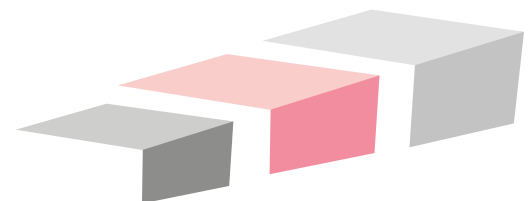


DEMOGRAPHIC ANALYSIS



DEMOGRAPHIC ANALYSIS

| 2015 Demographic Analysis | 1380 Ellice Ave, Winnipeg MB 1 kilometer ring | | 1380 Ellice Ave, Winnipeg MB 3 kilometer ring | | 1380 Ellice Ave, Winnipeg MB 5 kilometer ring | |
|---|---|--------------|---|-------------|---|------------|
| | | % | | % | | % |
| Total Population | | | | | | |
| 2014 estimated | 4,022 | | 66,899 | | 186,931 | |
| 2019 projected | 3,910 | | 65,163 | | 189,391 | |
| % Pop. Change (2009-2014) | 1.4% | | 0.5% | | 3.3% | |
| % Pop. Change (2014-2019) | -2.8% | | -2.6% | | 1.3% | |
| Total Daytime Population | 11,648 | | 100,018 | | 326,126 | |
| Daytime Population at Home | 1,687 | 14.5% | 32,002 | 32.0% | 92,606 | 28.4% |
| Daytime Population at Work | 9,961 | 85.5% | 68,016 | 68.0% | 233,520 | 71.6% |
| Total Businesses | 610 | | 4,151 | | 12,036 | |
| 2014 Total Population by Age | 4,022 | | 66,899 | | 186,931 | |
| 0 to 9 years | 391 | 9.7% | 7,591 | 11.3% | 20,287 | 10.9% |
| 10 to 19 years | 428 | 10.6% | 7,700 | 11.5% | 20,134 | 10.8% |
| 20 to 29 years | 587 | 14.6% | 10,843 | 16.2% | 31,186 | 16.7% |
| 30 to 39 years | 609 | 15.1% | 10,660 | 15.9% | 29,785 | 15.9% |
| 40 TO 49 years | 569 | 14.1% | 9,288 | 13.9% | 24,568 | 13.1% |
| 50 to 64 years | 831 | 20.7% | 12,905 | 19.3% | 35,088 | 18.8% |
| 65 years & over | 608 | 15.1% | 7,913 | 11.8% | 25,883 | 13.8% |
| Median Age | 39.9 | | 36.6 | | 37.1 | |
| 2014 Total Census Families | 1,067 | | 16,921 | | 45,256 | |
| Average Persons Per Family | 2.8 | | 2.9 | | 2.9 | |
| Total Couples | 828 | 77.7% | 12,803 | 75.7% | 34,013 | 75.2% |
| Without children at home | 409 | 38.4% | 5,613 | 33.2% | 16,283 | 36.0% |
| With children at home | 419 | 39.3% | 7,190 | 42.5% | 17,729 | 39.2% |
| Lone-parent families | 238 | 22.3% | 4,118 | 24.3% | 11,243 | 24.8% |
| Children Per Census Family | 1.0 | | 1.2 | | 1.1 | |
| 2014 Educational Attainment (15 years+) | 3,334 | | 54,248 | | 151,812 | |
| Less than a bachelor degree | 2,833 | 85.0% | 40,340 | 74.4% | 111,761 | 73.6% |
| Bachelor degree & higher | 501 | 15.0% | 13,908 | 25.6% | 40,051 | 26.4% |
| 2014 Households | 1,688 | | 27,489 | | 82,486 | |
| Persons per household | 2.32 | | 2.38 | | 2.20 | |
| Avg household income - 2014 | \$ 66,581 | | \$ 73,207 | | \$ 69,645 | |
| 2016 projected | \$ 73,287 | | \$ 80,109 | | \$ 77,150 | |
| 2018 projected | \$ 76,649 | | \$ 83,673 | | \$ 81,298 | |
| 2014 Occupied Dwellings | 1,688 | | 27,489 | | 82,486 | |
| Owned dwellings | 1,399 | 82.9% | 17,872 | 65.0% | 43,339 | 52.5% |
| Rented dwellings | 289 | 17.1% | 9,617 | 35.0% | 39,147 | 47.5% |
| Band housing | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Dominant building type | Houses | | Houses | | Houses | |
| Dominant period of construction | Before 1960 | | Before 1960 | | Before 1960 | |
| 2014 Labour Force 15 years+ | 2,457 | | 38,264 | | 103,423 | |
| White Collar | 1,852 | 75.4% | 29,572 | 77.3% | 80,254 | 77.6% |
| Blue Collar | 578 | 23.5% | 8,026 | 21.0% | 20,859 | 20.2% |
| Participation rate | 73.7% | | 70.5% | | 68.1% | |
| 2014 Household Population by visible minority groups | 3,914 | | 65,355 | | 181,458 | |
| Total visible minority population | 1,083 | 27.7% | 18,873 | 28.9% | 46,047 | 25.4% |
| Chinese | 40 | 1.0% | 1,027 | 1.6% | 3,241 | 1.8% |
| South Asian | 23 | 0.6% | 772 | 1.2% | 3,133 | 1.7% |
| Filipino | 676 | 17.3% | 11,595 | 17.7% | 25,494 | 14.0% |
| Caucasian | 2,858 | 73.0% | 46,759 | 71.5% | 135,161 | 74.5% |
| Total Expenditure/Household/Yr | \$ 65,323 | 1669% | \$ 70,516 | 108% | \$ 68,170 | 38% |



About Capital Commercial Real Estate Services Inc.

Capital Commercial Real Estate is a commercial real estate brokerage based in Winnipeg, Manitoba. The firm is locally owned and operates across Canada in the sales and leasing of all commercial real estate property types including: retail, office, industrial and multi-residential.

Capital Group's commercial real estate services platform also includes professional property management services which it offers to its clients through Capital Property Management which currently manages over 850,000 sq. ft. of commercial space.

Capital Commercial Real Estate Services Inc.

570 Portage Avenue, Second Floor

Winnipeg, Manitoba R3C 0G4

T 204-943-5700

F 204-956-2783

www.capitalgrp.ca

For more information please contact:

Rennie Zegalski

Principal

204.943.5700

rennie.zegalski@capitalgrp.ca

capitalgrp.ca