

Grant Park Pavilions

New Retail Building In Front Of Walmart Supercentre

1110 Taylor Avenue, Winnipeg, Manitoba

NOW PRE-LEASING!



**9 TRANSIT
ROUTES NEARBY**



**VERY
WALKABLE**



**WALMART & SOBEYS
ANCHORED**



**57,500
VEHICLES
PER DAY**
Pembina Hwy. (2024)

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Grant Park Pavilions

1110 Taylor Avenue, Winnipeg, Manitoba



EVERYTHING YOU NEED, IN ONE CONVENIENT DESTINATION!

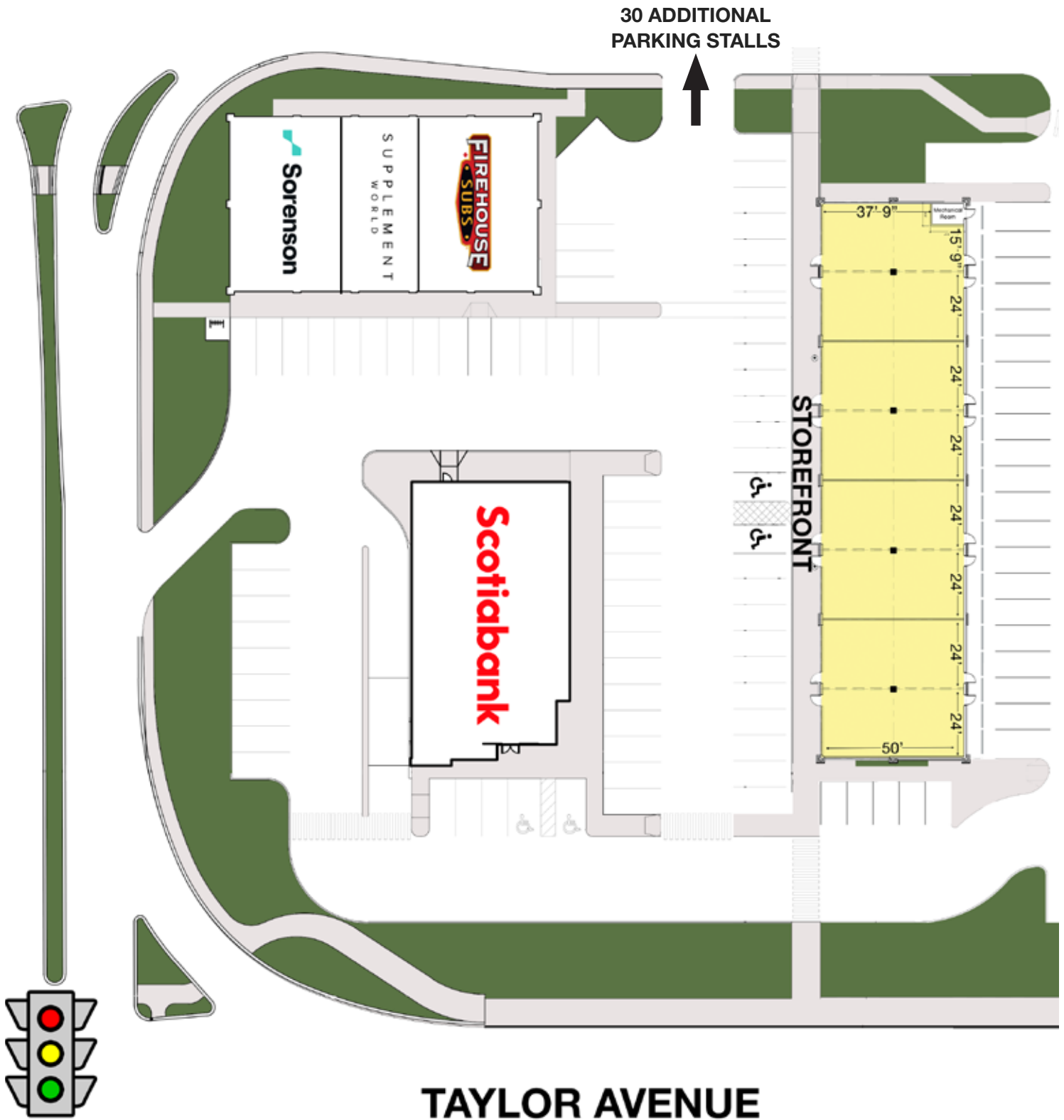
Grant Park Pavilions is a **2,000,000+ square foot mixed-use infill development** centrally located at an unbeatable location in the heart of Southwest Winnipeg. **Anchored by Walmart Supercentre**, this transit-oriented development provides a variety of options to live, shop and work, all in close proximity. Featuring retail, shops, dining and office with a focus on connectivity to the surrounding vibrant communities.

ON-SITE CUSTOMERS! New multi-family residential at the property with luxury suites next door at the Taylor Residences. A total of 800+ new multi-family suites are proposed.

- Next door is **Grant Park Festival**, anchored by Sobeys and featuring great tenants, including: Boston Pizza, Starbucks, Original Pancake House, SkinWise Dermatology, Pet Valu, Holt Dental, Prairie Physiotherapy and more.
- North is Grant Park Shopping Centre, featuring Canadian Tire, Co-op Food Store, Landmark Cinemas, Liquor Mart, Winners, Shoppers Drug Mart and Goodlife Fitness.
- Several recreational and health facilities are nearby including the Bill & Helen Norrie Library, Pan Am Pool Complex, Pan Am Clinic, Winnipeg Soccer Complex, Taylor Tennis Club and Reh-Fit Centre.

204.474.2000

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PROPERTY SUMMARY

Available	1,200 to 9,600 SF
Possession (est.)	Q3 2026
Property Taxes (2026 est.)	\$11.00/SF
CAM* (2026 est.)	\$5.28/SF
Zoning	C3

*plus management fee

FEATURES

- Join Firehouse Subs, Supplement World and Scotiabank!
- Walmart anchored development.
- Cross access with Grant Park Festival, anchored by Sobeys.
- Easy access from Taylor Avenue.
- Built-in customer base from nearby Taylor Residences.
- Ample parking with wide stalls.

LOCATION

- Grant Park Pavilions' central location within the City means more customers and great opportunities!
- Extensive road network connecting to major arteries that connect to all areas of the city.
- Nearby the established communities of River Heights, Linden Woods, Fort Garry, Fort Rouge, and Tuxedo.

PUBLIC TRANSPORTATION

- The **Blue Line** (Southwest Rapid Transitway) runs adjacent to the development and connects Downtown with the University of Manitoba.
- **9 regular transit routes** and several **active transportation paths** in close proximity.



TRADE AREA DEMOGRAPHICS



87,972

Total Population



84,339

Daytime Population



Median Age



40,447

Total Households

2.10

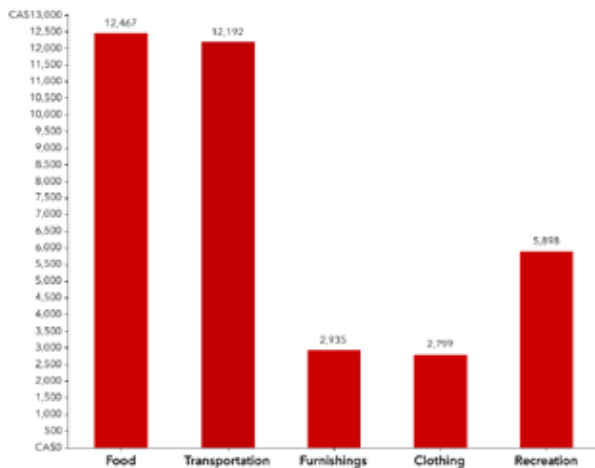
Average Household Size



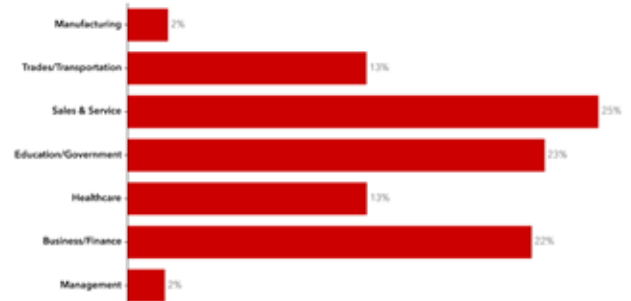
\$137,916

Avg. Household Income

HOUSEHOLD SPENDING



JOBS BY SECTOR



EDUCATION



Environics Analytics ©2025

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IN THE HEART OF 5 VIBRANT RESIDENTIAL COMMUNITIES

The Grant Park retail node contains the neighborhoods of River Heights, Linden Woods, Fort Garry, Fort Rouge and Tuxedo. These neighbourhoods have some of the lowest crime rates in Winnipeg and feature high quality multi-family and single-family homes. The development is surrounded by new residential developments, including Fulton Grove, a new residential development directly south, with plans to provide 1,900+ multi-family units, townhomes, condos and single family homes.

FOR MORE INFORMATION, PLEASE CONTACT:

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