

NEW RETAIL DEVELOPMENT IN NORTHWEST WINNIPEG FOR LEASE



WATERFORD COMMONS

NW CORNER OF DR. JOSE RIZAL WAY & OLD COMMONWEALTH PATH, WINNIPEG, MB



PROPERTY DETAILS

GROSS LEASABLE AREA (+/-)	43,887 sq. ft.
LAND AREA (+/-)	3.1 acres
AREA AVAILABLE (+/-)	CRU C1: 1,573 sq. ft. CRU C2: 1,484 sq. ft. *spaces are contiguous
NET RENTAL RATE	\$27.00-\$32.00 per sq. ft.
ADDITIONAL RENT	\$10.78 per sq. ft. (2025) (plus mgmt. fee of 5% of basic rent)
PARKING	188 stalls
UTILITIES	Separately metered and paid by Tenant
AVAILABILITY	Immediately



HIGHLIGHTS

- Located at a light-controlled intersection
- Fast growing neighbourhood with excellent population density
- Building and pylon signage available
- 20,400 avg. vehicles per day (2023 City of Winnipeg Traffic Flow Map)



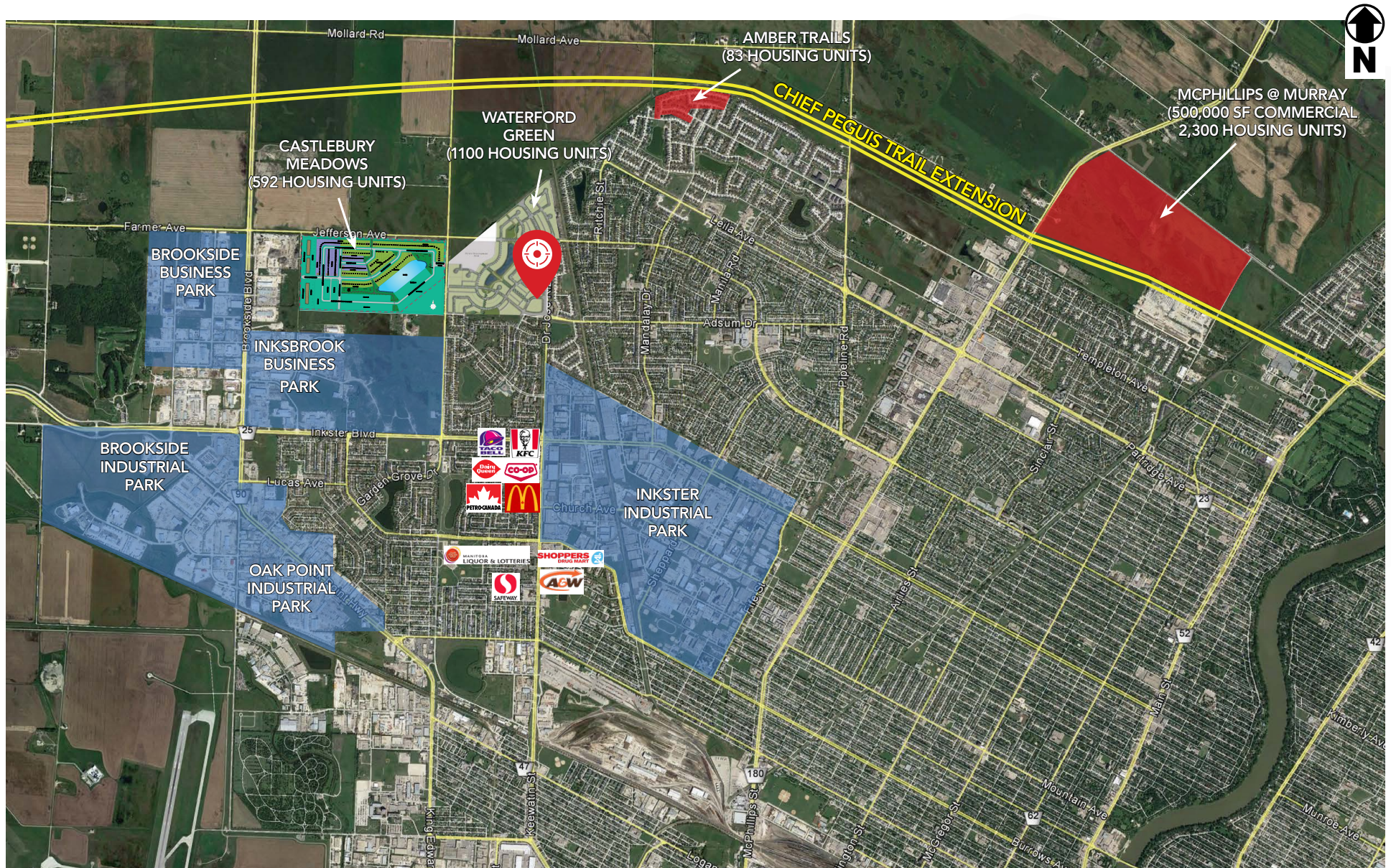
SITE PLAN



EXTERIOR PHOTOS



NORTHWEST WINNIPEG DEVELOPMENT AERIAL



DEMOGRAPHIC ANALYSIS



POPULATION

TOTAL POPULATION

1 km

3 km

5 km

9,504

57,339

104,870

PROJECTED POPULATION (2029)

12,543

68,715

120,208



MEDIAN AGE

MEDIAN AGE

1 km

3 km

5 km

36

36

36



HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

1 km

3 km

5 km

\$111,488

\$97,967

\$88,150

PROJ. HOUSEHOLD INCOME (2029)

\$141,857

\$126,135

\$114,090



HOUSEHOLDS

TOTAL HOUSEHOLDS

1 km

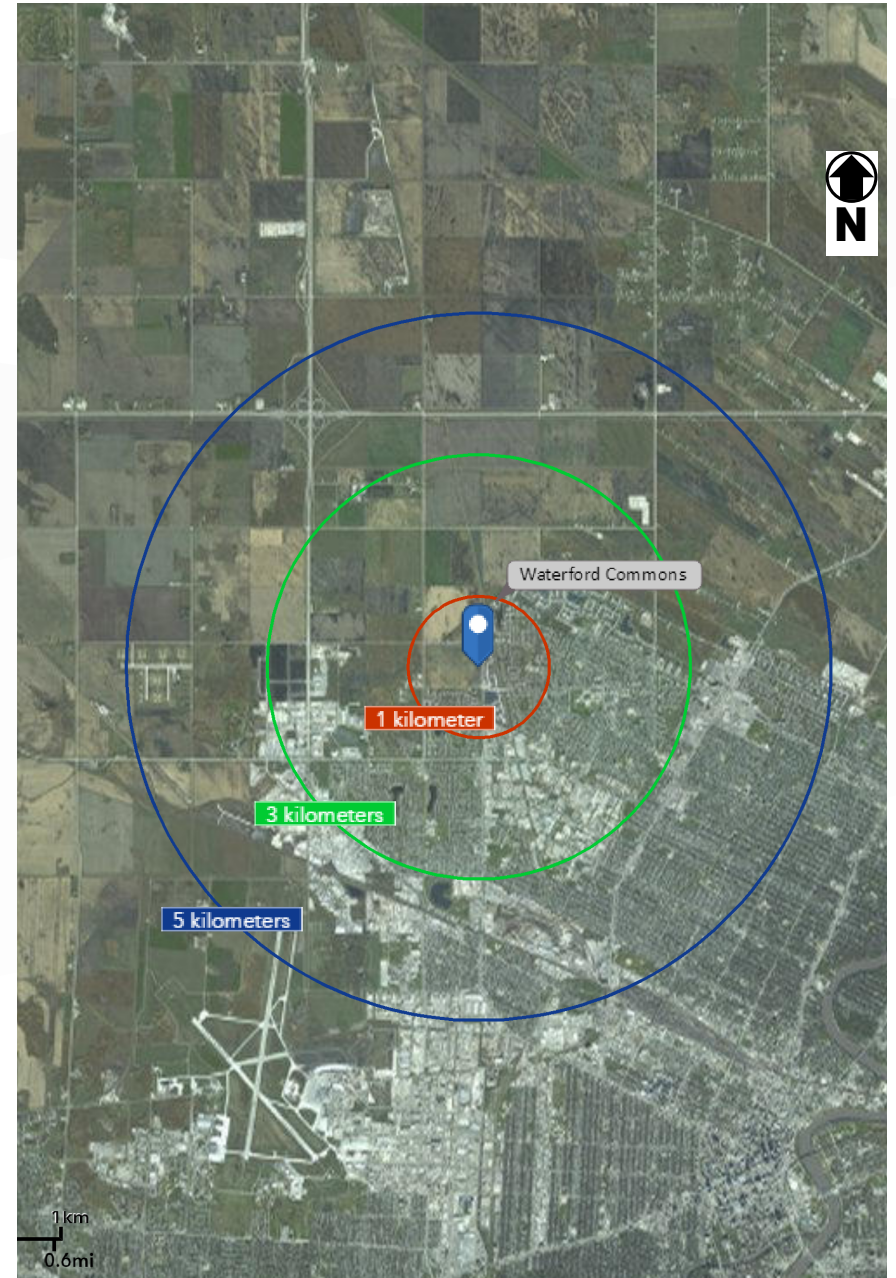
3 km

5 km

2,618

16,642

33,690





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