

# FOR LEASE

Busy Polo Park Retail Node

1300 Ellice Avenue, Winnipeg, Manitoba

## NEW FACADE COMING SOON!



**BUSY**  
RETAIL NODE



**GREAT**  
ACCESS



**AMPLE**  
PARKING



**STRONG**  
DAYTIME POPULATION

[www.shindico.com](http://www.shindico.com)

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## FACADE RENDERINGS



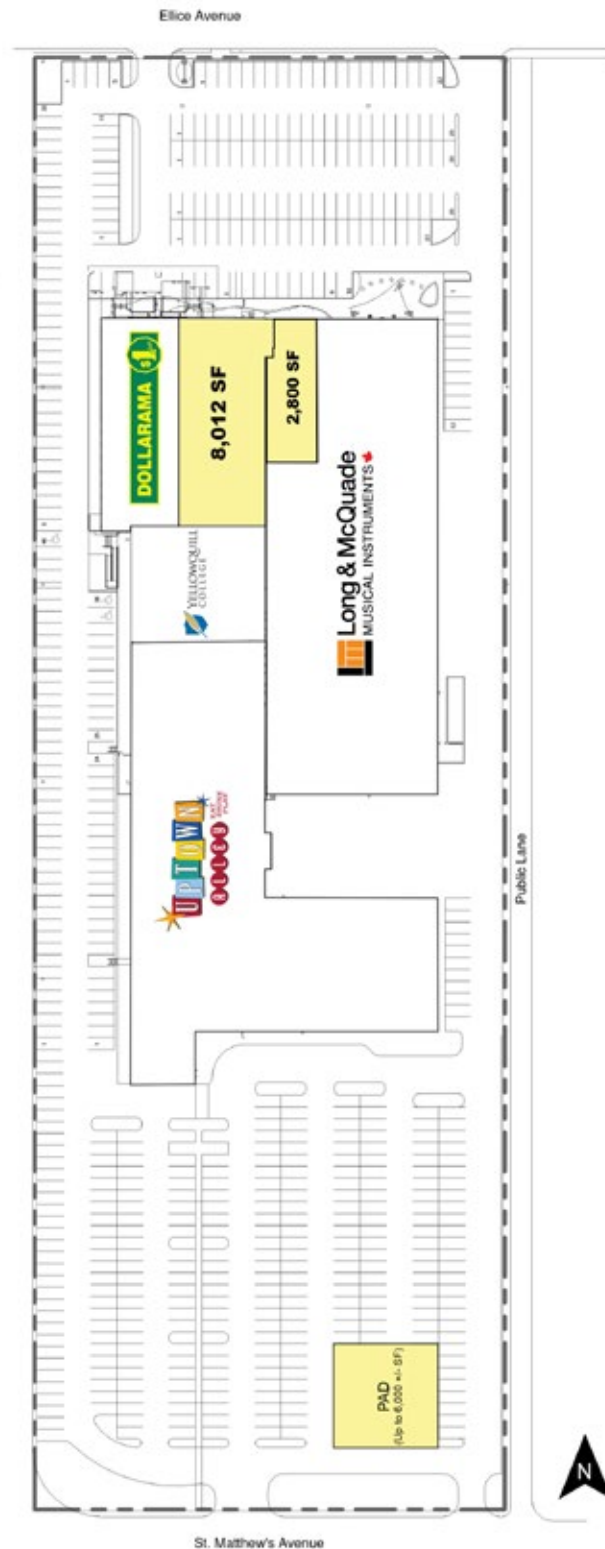
204.474.2000

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## SITE PLAN





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## PROPERTY SUMMARY

Available	8,012 SF (July 1, 2024) 2,800 SF (Fall 2024)
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Net Rent	TBD
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Property Taxes (est.)	\$2.37/SF
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CAM* (est.)	\$2.80/SF
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Zoning	C3
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Parking	600 +/- stalls
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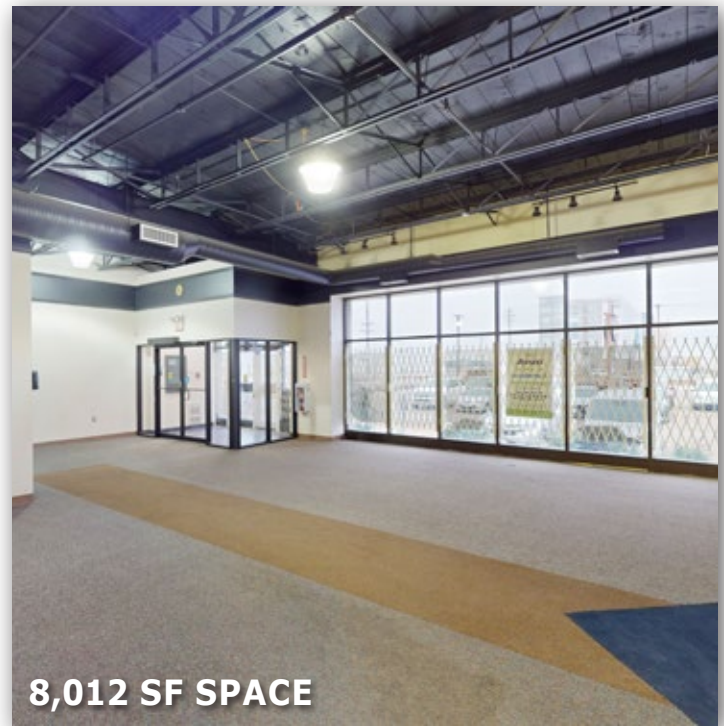
\*plus management fee

## FEATURES

- Join: New Long & McQuade, Uptown Alley and Dollarama in a newly renovated centre located across from Walmart and 2 new hotels.
- Prominent fascia signage opportunities.
- Pylon signage available.
- Ample parking for customers and staff.

## LOCATION

- Unique opportunity near CF Polo Park in Winnipeg's largest shopping district.
- Situated just east of Empress, with excellent access from Ellice Avenue and St. Matthews Avenue.
- Easy connection to Route 90 and Portage Avenue via the new St. Matthews Avenue extension located between St. James Street & Century Street.
- Surrounded by dominant retailers including: Walmart, Lowe's, Real Canadian Superstore, Home Depot, Costco, Canadian Tire and Chapters.
- Close proximity to the Winnipeg James Armstrong Richardson International Airport.



## DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time
Total Population	22,754	143,710
Daytime Population	38,347	243,334
Households	9,312	64,074
Median Age	38.5	37.9
Avg. Household Income	\$95,141	\$94,805

Environics Analytics ©2023

## TRAFFIC

15,000 vehicles per day on Ellice Avenue between Empress Street and Erin Street.

City of Winnipeg Public Works Department, 2022

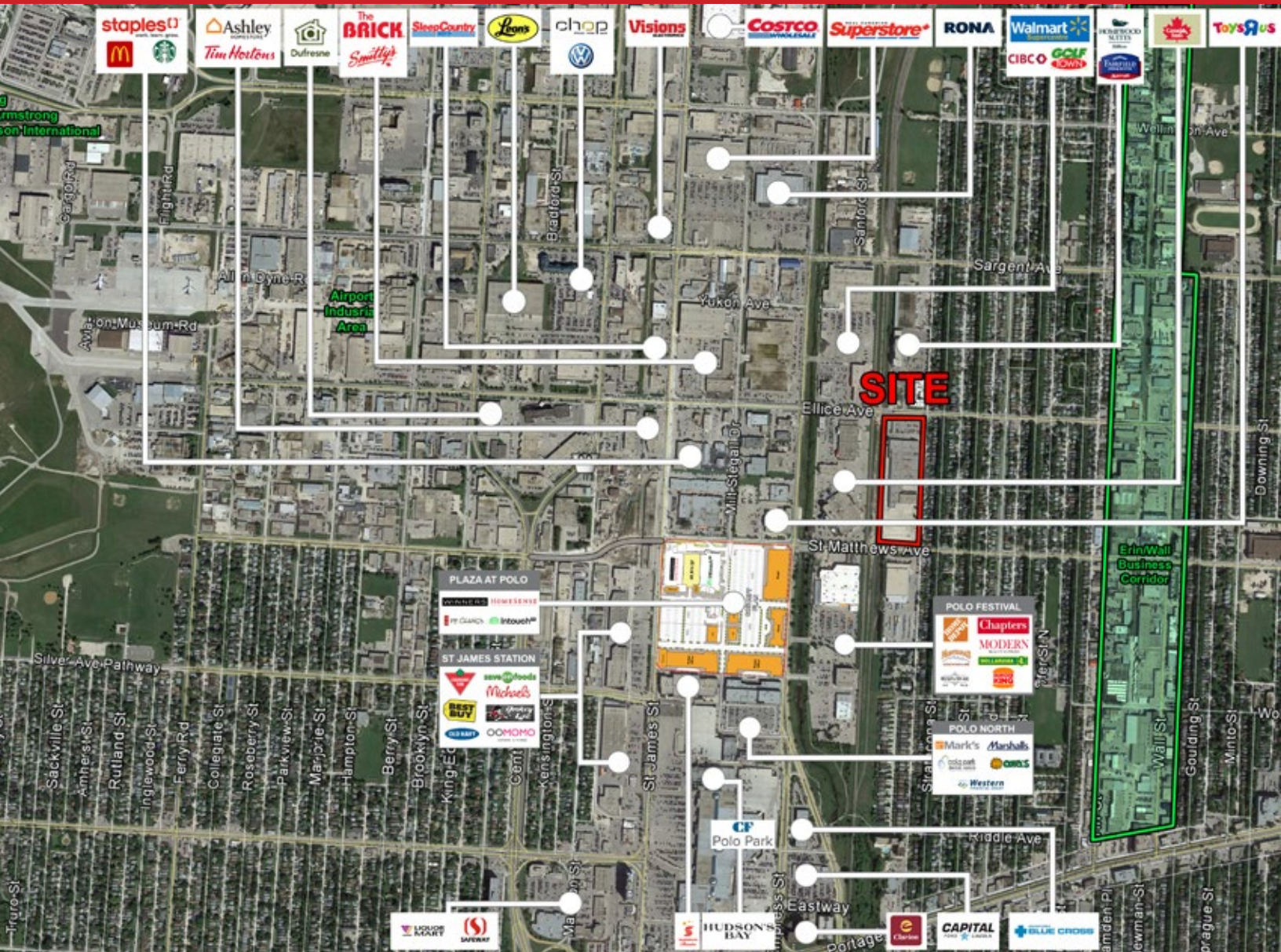
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FOR MORE INFORMATION, PLEASE CONTACT:

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# Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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