

# FOR LEASE

End Cap Space in Grocery Anchored Development

920 Jefferson Avenue, Winnipeg, Manitoba



*Concept Rendering – New Facade*



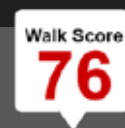
**AMPLE  
PARKING**



**EXCELLENT  
TRANSIT**



**DOMINANT  
SIGNAGE**



**VERY  
WALKABLE**



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## SITE PLAN



204.474.2000

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## PROPERTY SUMMARY

Available	5,000 - 10,006 +/- SF
Net Lease Rate	TBN
Additional Rent (est.)	\$9.40/SF*
Zoning	C3 - Commercial
*Plus Management Fee (5% of Net Rent)	

## FEATURES

- Anchored by FreshCo, shadow anchored by Giant Tiger and Value Village.
- Facade offers excellent signage opportunities.
- High ceilings.
- Ample on-site parking.
- Pylon signage available.
- Ideal for retail, medical, personal service and various office uses.

## TRAFFIC

46,500 vehicles per day on McPhillips Street & Jefferson Avenue.

City of Winnipeg Public Works Department 2018

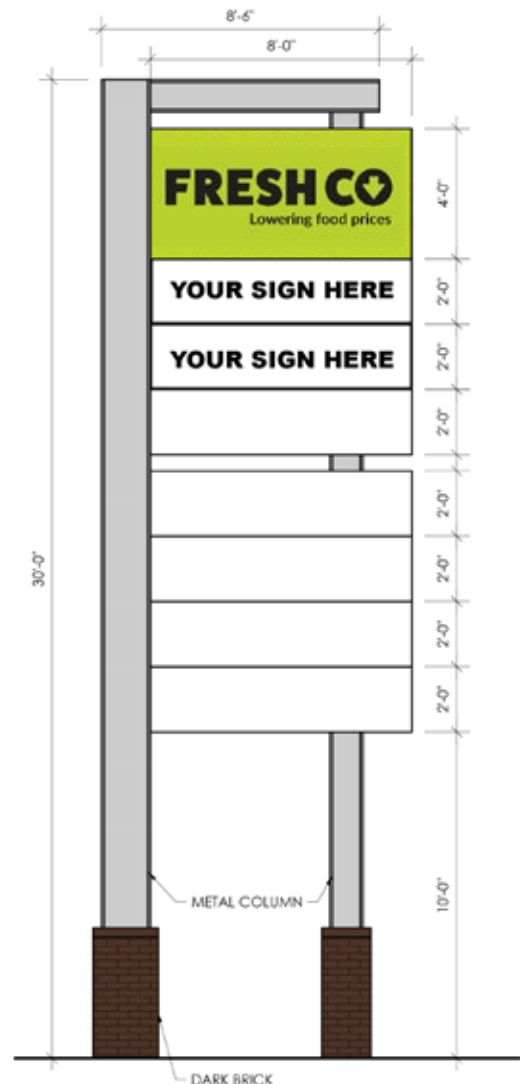
## LOCATION

- Located at the southwest corner of McPhillips Street & Jefferson Avenue, a signalized intersection.
- Multiple access points off McPhillips Street & Jefferson Avenue.
- Located close to Garden City Shopping Centre, in northwest Winnipeg's dominant retail node.
- Surrounded by high density neighbourhoods in Winnipeg's high growth northwest quadrant.
- Close proximity to Seven Oaks General Hospital & Wellness Centre, Garden City Community Centre and Seven Oaks Multiplex Arena.

## DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	93,061	182,357
Daytime Population	80,026	183,962
Households	31,509	62,920
Median Age	36.8	36.3
Avg. Household Income	\$90,349	\$87,376

Source: Environics Analytics ©2021





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