

FOR LEASE

Mixed-Use Development in Bridgwater Town Centre

1500 & 1510 Bison Drive, Winnipeg, Manitoba

THE EPICENTRE at Bridgwater Town Centre



**READY FOR
OCCUPANCY
Q1 2025**



**MODERN
DESIGN**



**GREAT
EXPOSURE**



**AMPLE
ON-SITE
PARKING**

www.shindico.com

**VENTURA
DEVELOPMENTS**

Shindico

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PROJECT CONSISTS OF TWO PHASES - EPIC 1 & 2



THE PROJECT

Shindico Realty is pleased to bring to market, on behalf of Ventura Developments, main level commercial space within a unique mixed-use development in the heart of Waverley West.

Located below 176 purpose built rental apartment units, this landmark six-storey development features approximately 10,000 SF of prominent commercial space on the main level.

Located south of Bridgwater Town Centre - anchored by Save-On Foods, Manitoba Liquor Mart & Shoppers Drug Mart.

Waverley West is projected to have a population of over 40,000 at build out.

Bison Run School (K-8) is now open with 800 students and construction is underway on Bison Run Collegiate, scheduled to open in fall 2024 with 1,200 students.

204.474.2000



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PROPERTY SUMMARY

EPIC 1 - North Building

Available (Q2 2025) 800 to 5,883 +/- SF

EPIC 2 - South Building

Available (Q1 2025) 800 to 4,951 +/- SF

Net Lease Rate \$25.00 - 30.00/SF

Additional Rent (est.) \$10.00/SF
(plus management fee)

TRAFFIC

- 12,800 vehicles per day on Kenaston Boulevard and North Town Road.
- 7,000 vehicles per day on Kenaston Boulevard and South Town Road.

City of Winnipeg Public Works Department 2022

HIGHLIGHTS

- Prominent boutique storefront opportunities.
- Variety of demising options.
- Ceiling height +/- 15 feet.
- On-site parking available including covered stalls along the building.
- Underground parking available.
- Thousands of new residential units within walking distance.
- Suitable for a variety of uses including: medical, personal services, professional offices, restaurants, and cafe.
- A short walk to Save-On Foods, Manitoba Liquor Mart, and Shoppers Drug Mart.

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AREA TENANTS



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DRIVE TIME DEMOGRAPHICS

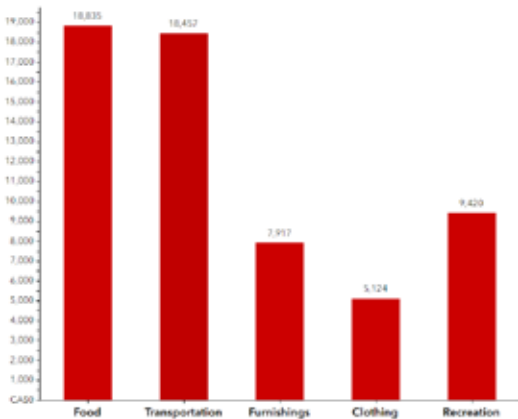
| | 5 min. | 10 min. | 15 min. |
|-----------------------|-----------|-----------|-----------|
| Total Population | 36,377 | 148,857 | 322,733 |
| Daytime Population | 23,412 | 131,648 | 266,806 |
| Households | 11,774 | 57,055 | 131,366 |
| Median Age | 33.5 | 37.0 | 38.8 |
| Avg. Household Income | \$154,578 | \$121,839 | \$122,167 |

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WAVERLEY WEST DEMOGRAPHICS



HOUSEHOLD SPENDING



EDUCATION



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FOR MORE INFORMATION, PLEASE CONTACT:

Dino Alevizos*

*Services provided by Dino Alevizos Personal Real Estate Corporation

P (204) 928-8209

C (204) 781-9717

dalevizos@shindico.com

Michael Stronger

*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

P (204) 928-8237

C (204) 793-3448

mstronger@shindico.com

Shindico Realty Inc.

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

inquire@shindico.com

www.shindico.com



Shindico

Succeeding by Helping Others Succeed



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