

GRANT PARK FESTIVAL

Winnipeg's Premier Grocery-Anchored Lifestyle Centre

1170 Taylor Avenue, Winnipeg, Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



SUBSTANTIAL
PARKING



ON-SITE
CUSTOMERS

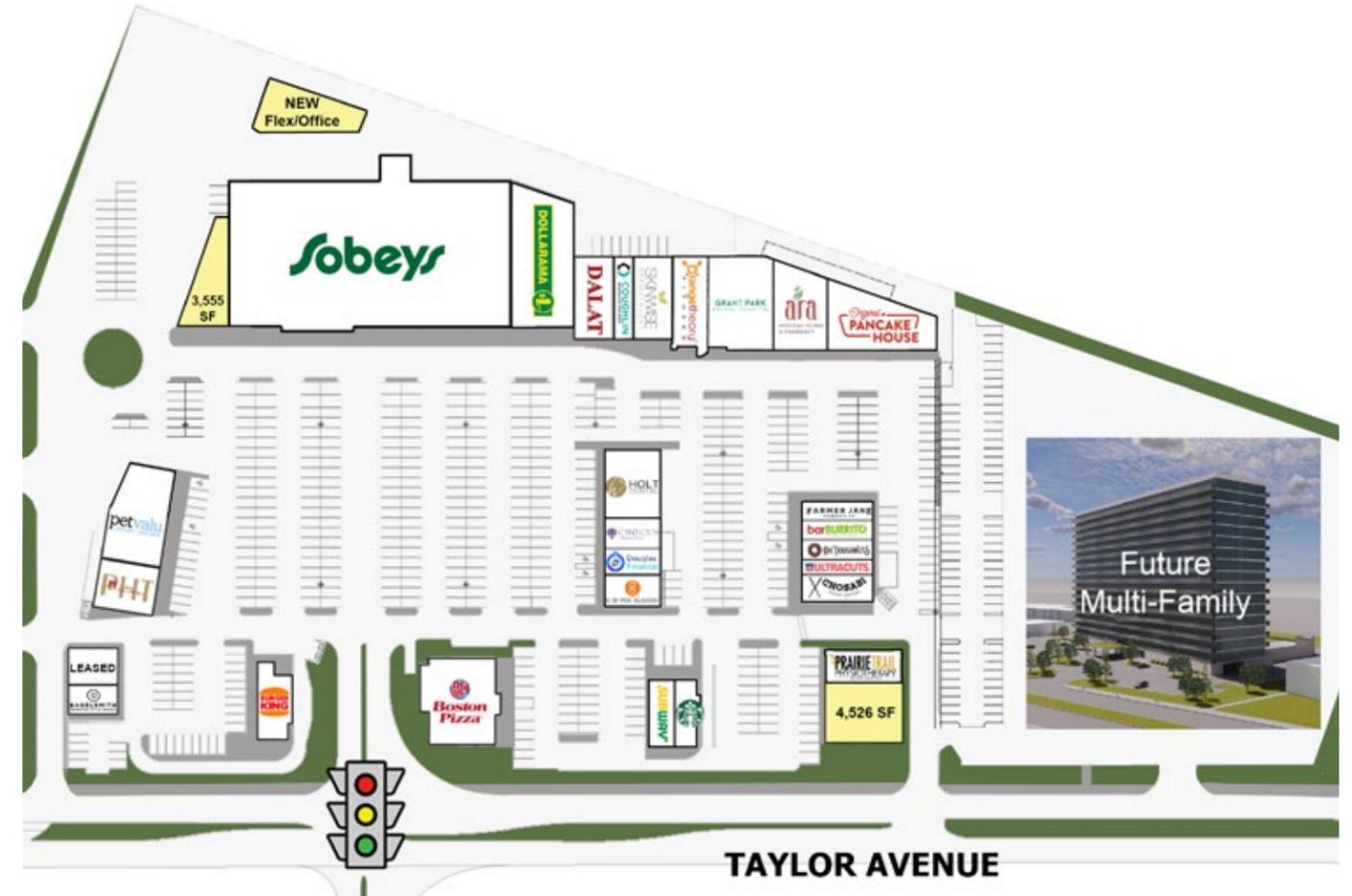
FOR LEASE

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Accommodate all sizes and uses
New development opportunities available suitable for retail, office and restaurant uses.



Major retail node
Adjacent to Grant Park Pavilions, anchored by Walmart Supercentre, Scotiabank, and Firehouse Subs.



Surrounded by amenities
Movie Theatres, Pan Am Pool, the state-of-the-art Pan Am Clinic and several recreational facilities



Built-In Customers
New on-site multi-family residential with 300+ luxury suites — a total of 800+ luxury suites proposed



Transit-Oriented
Adjacent to the Blue Line (Southwest Rapid Transitway). 8 transit routes are in close proximity



Strong Residential Community
In the heart of vibrant residential communities, featuring high quality multi-family and single family

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- Abundant parking with 9.5' oversized stalls (20% larger than standard)
- 1,500 feet of frontage on Taylor Avenue
- 4 exceptional site entrance and exit points; and 3 left turn stacking lanes

TRAFFIC LINKS

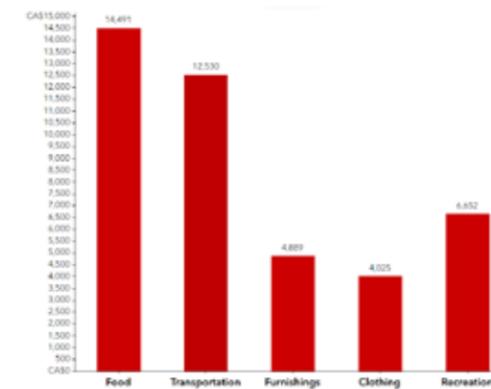
Only an 15 minute drive to Downtown. The property enjoys superior access and linkage to all areas of the City with direct linkages to major arteries including Pembina Highway, Kenaston Boulevard (Route 90) and Grant Avenue.

Taylor Avenue is the major transportation route connecting the neighbourhoods of Southwest Winnipeg with Pembina Highway and Downtown.

PUBLIC TRANSPORTATION

The property enjoys great transit service. The Blue Line (Southwest Rapid Transitway) runs directly south, along Parker Avenue, and connects Downtown Winnipeg to the University of Manitoba. There are also 8 regular transit routes in close proximity. In addition, there are several current and future **active transportation paths nearby.**

HOUSEHOLD SPENDING



Demographics Based on Trade Area. Environics Analytics ©2024

EDUCATION



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AREA TENANTS



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SURROUNDED BY NUMEROUS RETAILERS, RESTAURANTS AND AMENITIES

Surrounded by numerous businesses and amenities, Grant Park Festival is well located in a dense residential area. There are **thousands of built-in customers** from on-site multi-family development, the RBC Financial Group office next door, and the students and staff at Grant Park High School located across the street. Several recreational are in the vicinity including: Winnipeg Soccer Complex, Taylor Tennis Club and the Golf Dome.



GRANT PARK SHOPPING CENTRE

Featuring Canadian Tire, Co-op Food Store, Landmark Cinemas, Liquor Mart, Winners, Shoppers Drug Mart and Goodlife Fitness.



PAN AM POOL COMPLEX

The City of Winnipeg's premier aquatic facility and host to world-class aquatic events such as the Pan Am Games and Canada Summer Games.



PAN AM CLINIC

State-of-the-art sports medicine clinic providing a comprehensive range of services. A leader in innovation in bone and joint care research.

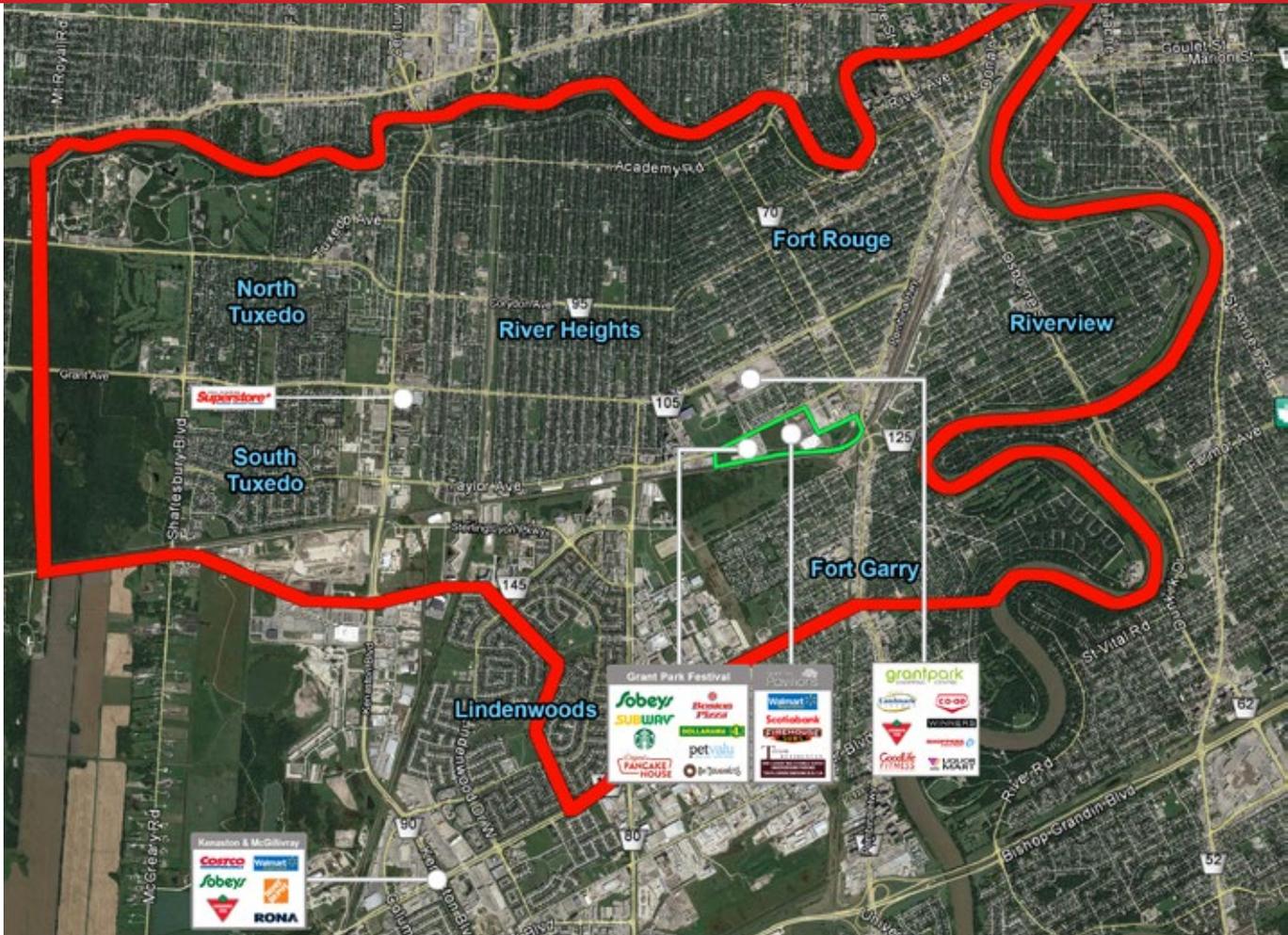


BILL & HELEN NORRIE LIBRARY

The River Heights public library is located northwest of the Pan Am Pool, near Poseidon Bay and Cambridge Street.

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TRADE AREA DEMOGRAPHICS

Surrounded by **Winnipeg's most affluent customers**, the retail node trade area has one of the highest average household income in the city, **20% higher** than the Manitoba average. **Household expenditures** average \$25,168 spent on food, clothing and recreation expenses.

Demographics Based on Trade Area. Environics Analytics ©2024

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