

# 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

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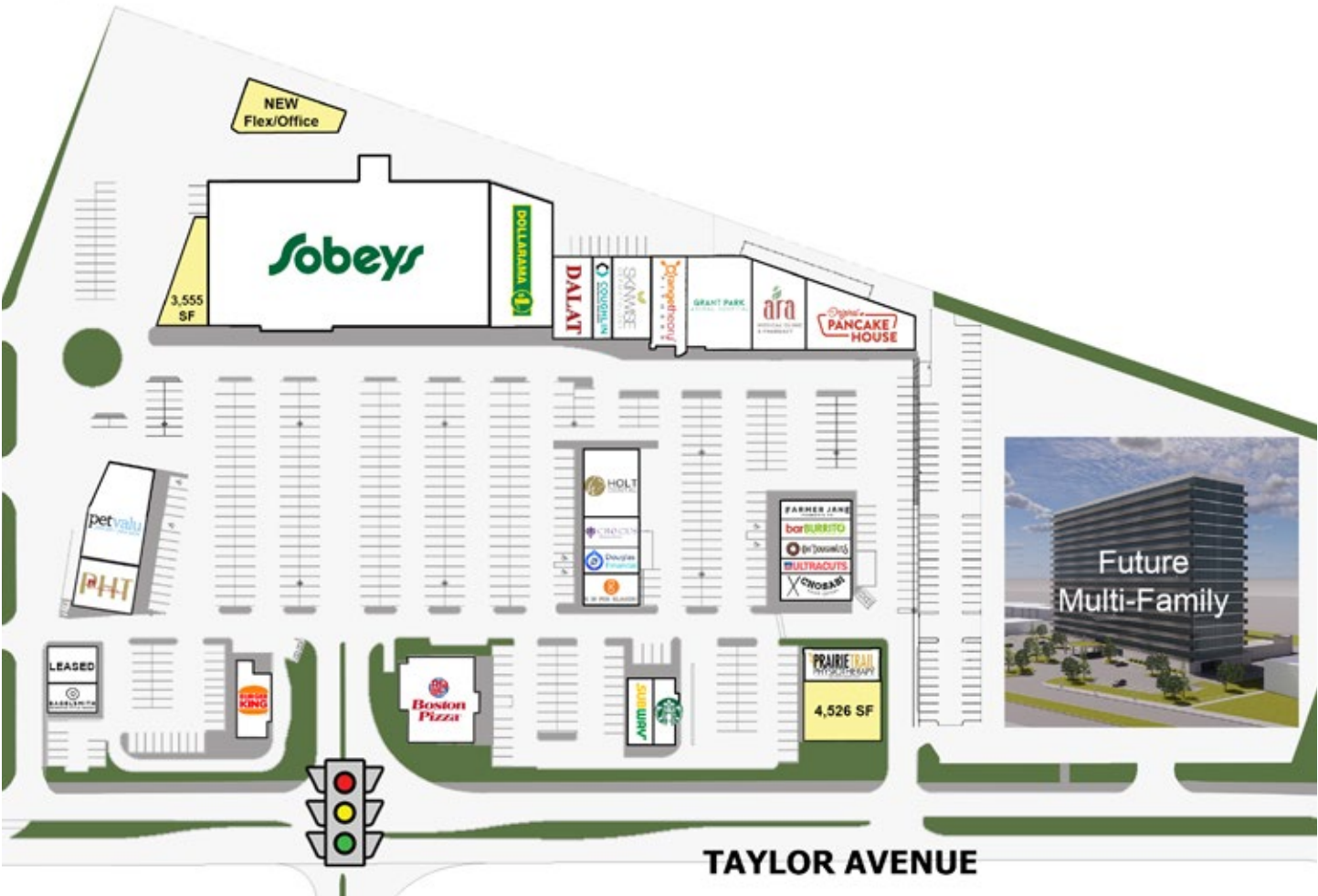
# FOR LEASE

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



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



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



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



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



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



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## TRAFFIC LINKS

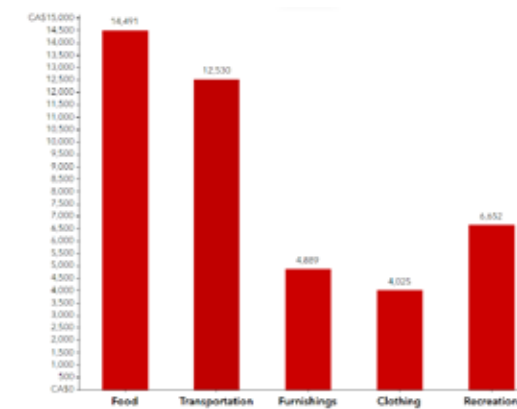
**Only an 15 minute drive to Downtown.** The property enjoys superior access and linkage to all areas of the City with direct linkages to major arteries including Pembina Highway, Kenaston Boulevard (Route 90) and Grant Avenue.

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

## PUBLIC TRANSPORTATION

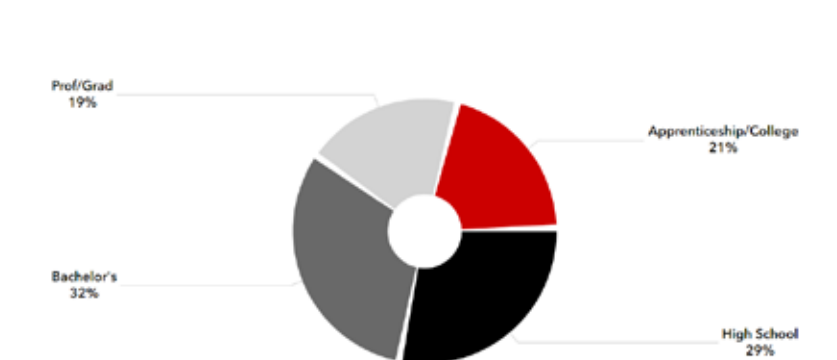
**The property enjoys great transit service.** The Blue Line (Southwest Rapid Transitway) runs directly south, along Parker Avenue, and connects Downtown Winnipeg to the University of Manitoba. There are also 8 regular transit routes in close proximity. In addition, there are several current and future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

## HOUSEHOLD SPENDING



Demographics Based on Trade Area. Environics Analytics ©2024

## EDUCATION



**204.474.2000**

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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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85,991  
Total Population



40,757  
Total Households



82,098  
Daytime Population

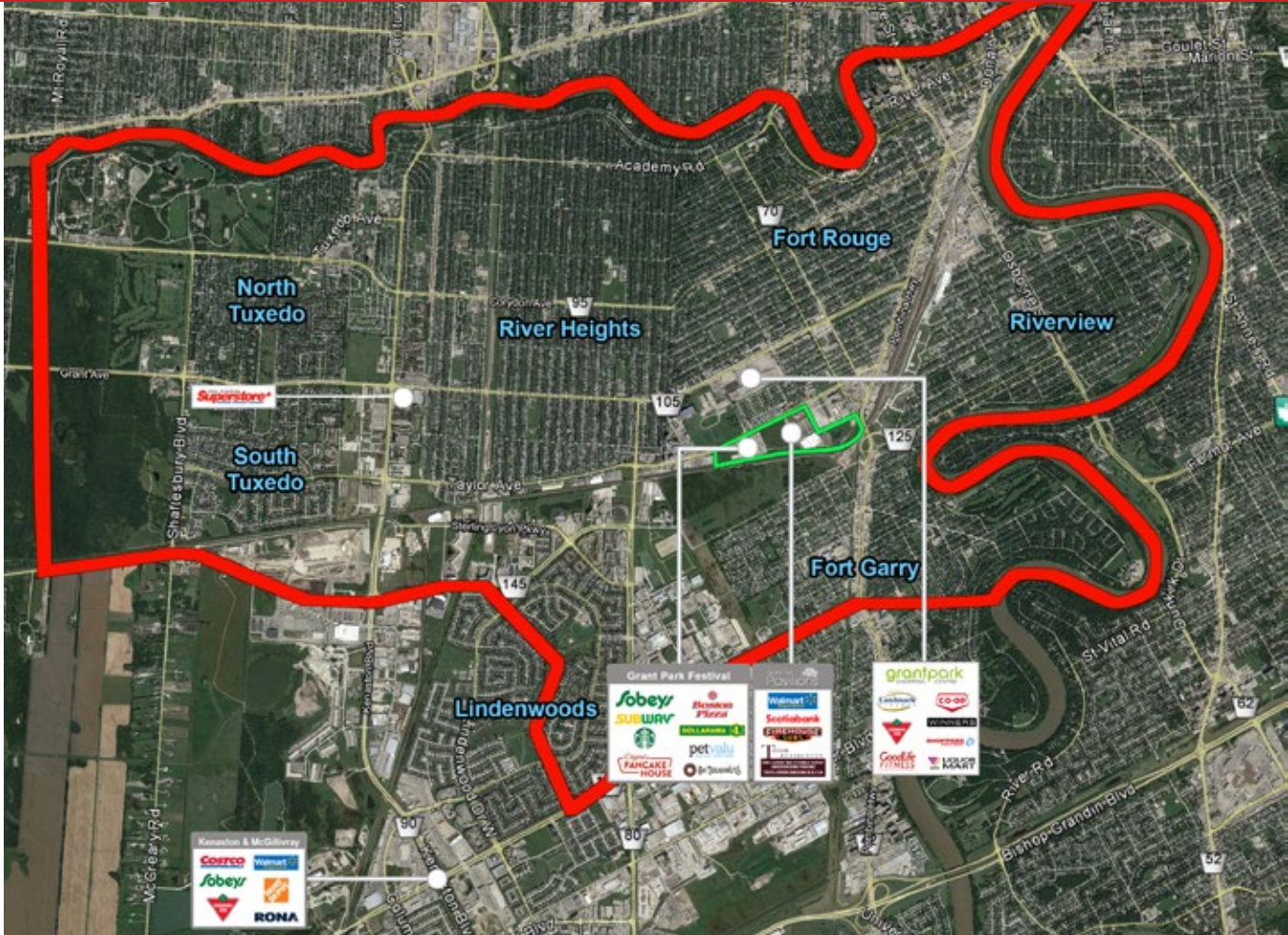
2.10  
Average Household Size



40.2  
Median Age



\$131,769  
Avg. Household Income



## 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

FOR MORE INFORMATION, PLEASE CONTACT:

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*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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