

FOR LEASE

Retail/Office Opportunity at Dominant Mixed-Use Centre in NW Winnipeg

Garden City Plaza, 2211 McPhillips Street, Winnipeg, Manitoba



**65,900
VEHICLES
PER DAY**

Leila Ave. & McPhillips St. (2024)



**200+
PARKING
STALLS**



**EXCELLENT ACCESS
TO TRANSIT**

(Transit Terminal at Garden City
Shopping Centre)



**BUSY
RETAIL NODE**



**180,000+
POPULATION**
Based on Trade Area (2025)

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SITE PLAN



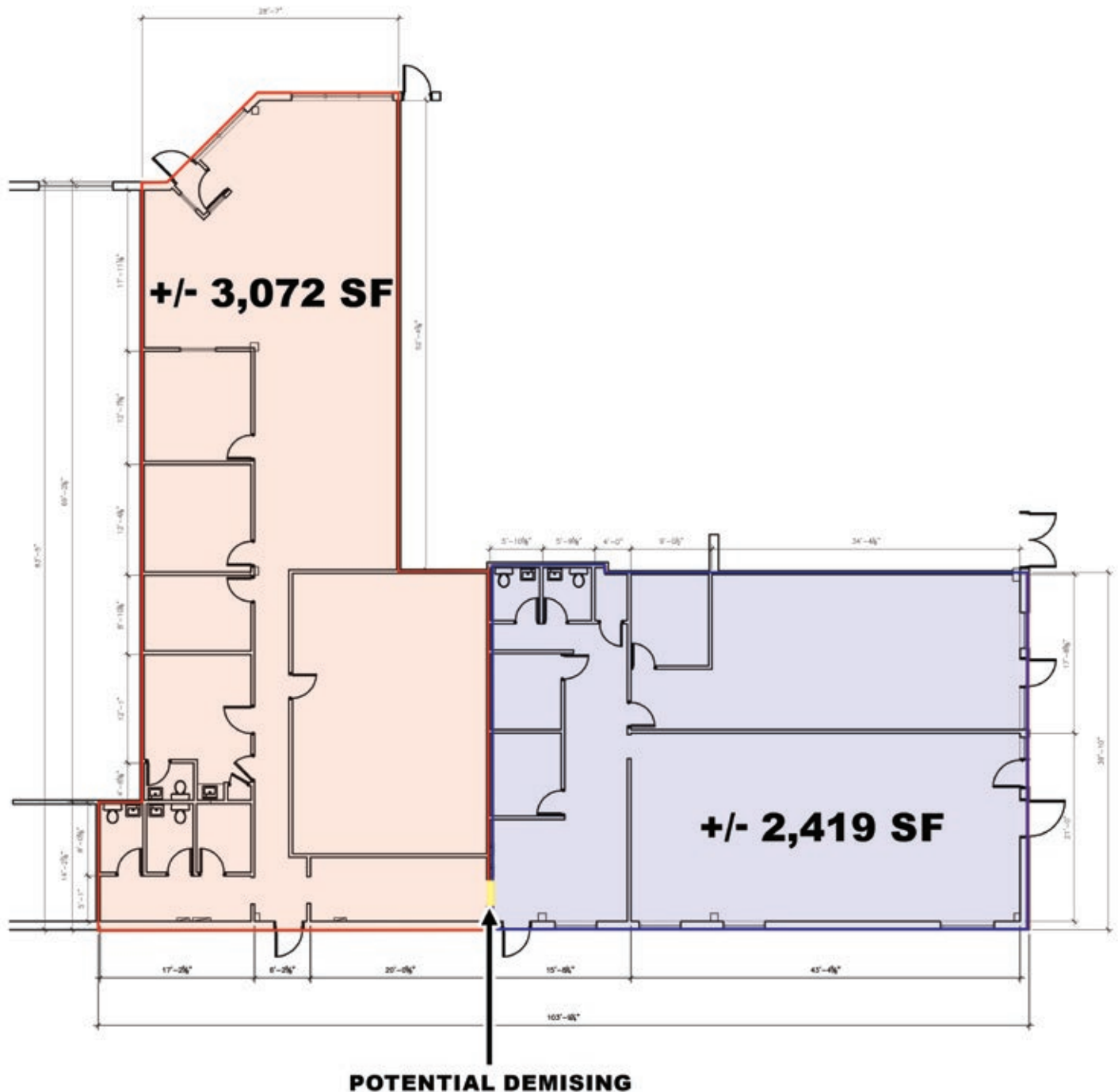
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FLOOR PLAN



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PROPERTY SUMMARY

Available (July 1, 2026)	2,419 to 5,491 SF
Gross Leasable Area	53,660 SF
Property Taxes (2025 est.)	\$4.78/SF
CAM* (2025 est.)	\$5.73/SF
Parking	200+ stalls

*plus management fee

LOCATION

- Located on the east side of McPhillips between Leila Avenue and Kingsbury Avenue
- Anchored by Assiniboine Credit Union and Boston Pizza
- Adjacent to Garden City Shopping Centre with cross access in two directions
- Surrounded by major retailers, including Walmart, Canadian Tire and Home Depot
- Surrounded by customers in the densely populated Garden City Retail Node
- Close proximity to Seven Oaks General Hospital, The Wellness Institute and the Seven Oaks Sportsplex

DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time
Total Population	53,658	183,429
Daytime Population	39,414	160,697
Households	18,269	63,923
Median Age	34.9	36.4
Avg. Household Income	\$106,264	\$103,940

EnviroNics Analytics ©2025



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TRAFFIC LINKS/ACCESS

39,800 vehicles per day on McPhillips Street between Jefferson Avenue and Leila Avenue.

26,100 vehicles per day on Leila Avenue between McPhillips Street and Garden Park Drive.

City of Winnipeg Public Works Department 2024

FOR MORE INFORMATION, PLEASE CONTACT:

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