

# 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



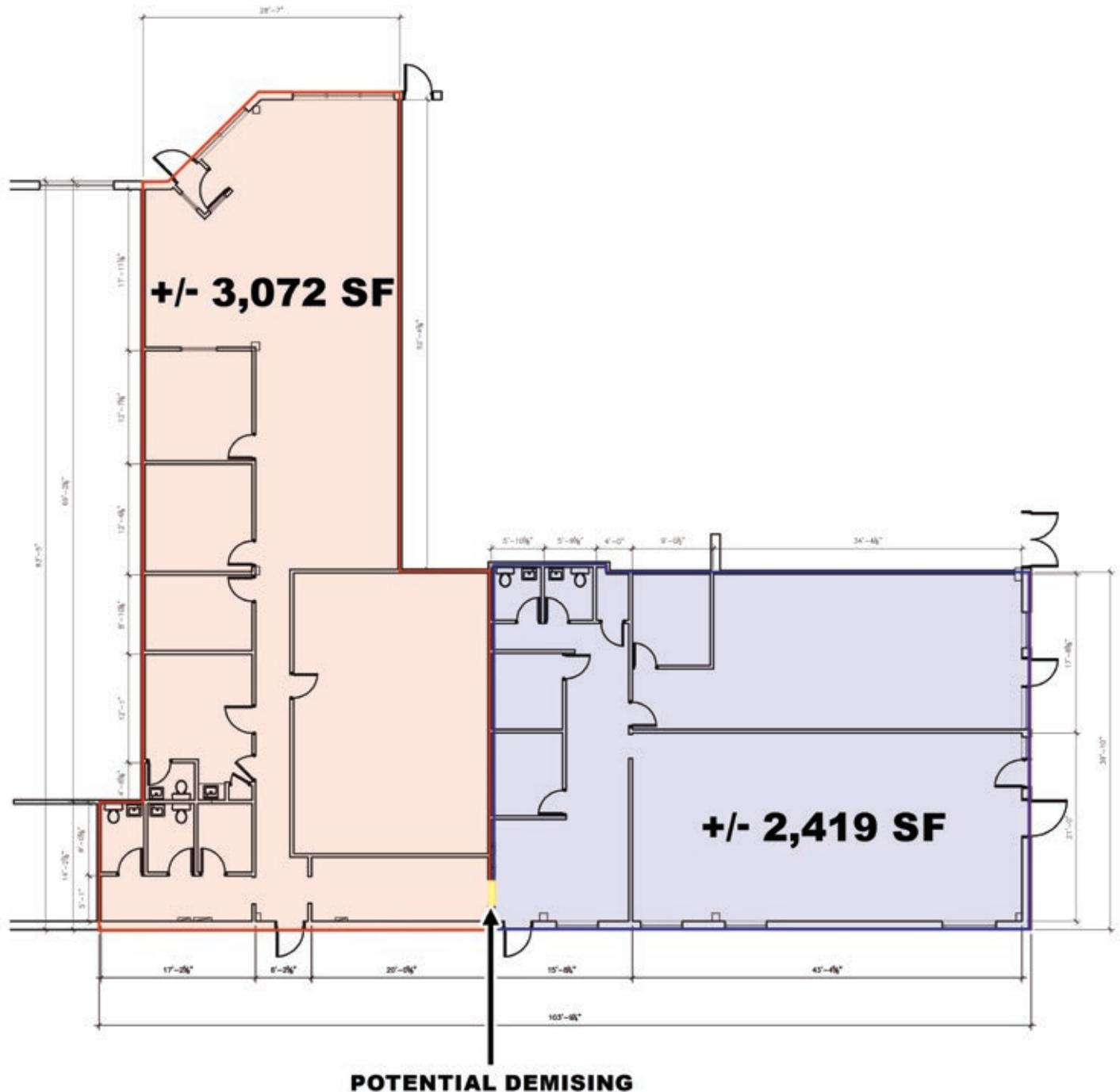
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**Shindico**

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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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FOR MORE INFORMATION, PLEASE CONTACT:

**Michael Stronger**

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

P (204) 928-8237

C (204) 793-3448

[mstronger@shindico.com](mailto:mstronger@shindico.com)

**Kathryn Comeault**

P (204) 928-8227

C (204) 688-1089

[kcomeault@shindico.com](mailto:kcomeault@shindico.com)

**Shindico Realty Inc.**

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

[inquire@shindico.com](mailto:inquire@shindico.com)

[www.shindico.com](http://www.shindico.com)



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