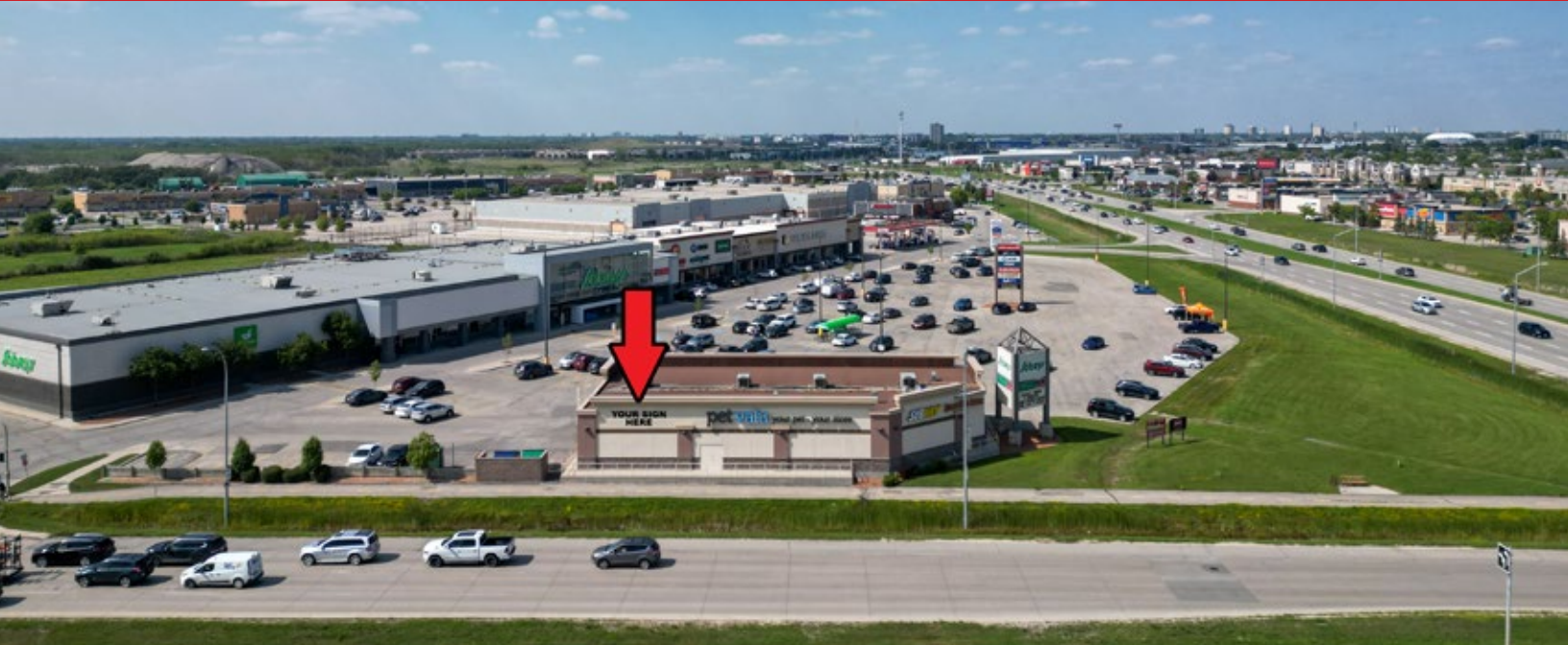


FOR LEASE

Join Sobeys, Manitoba Liquor Mart, and Boston Pizza!

Kenaston Crossing, 1670 Kenaston Boulevard, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**83,200
VEHICLES
PER DAY**

Kenaston & McGillivray Blvd. (2024)



**AMPLE ON SITE
PARKING**



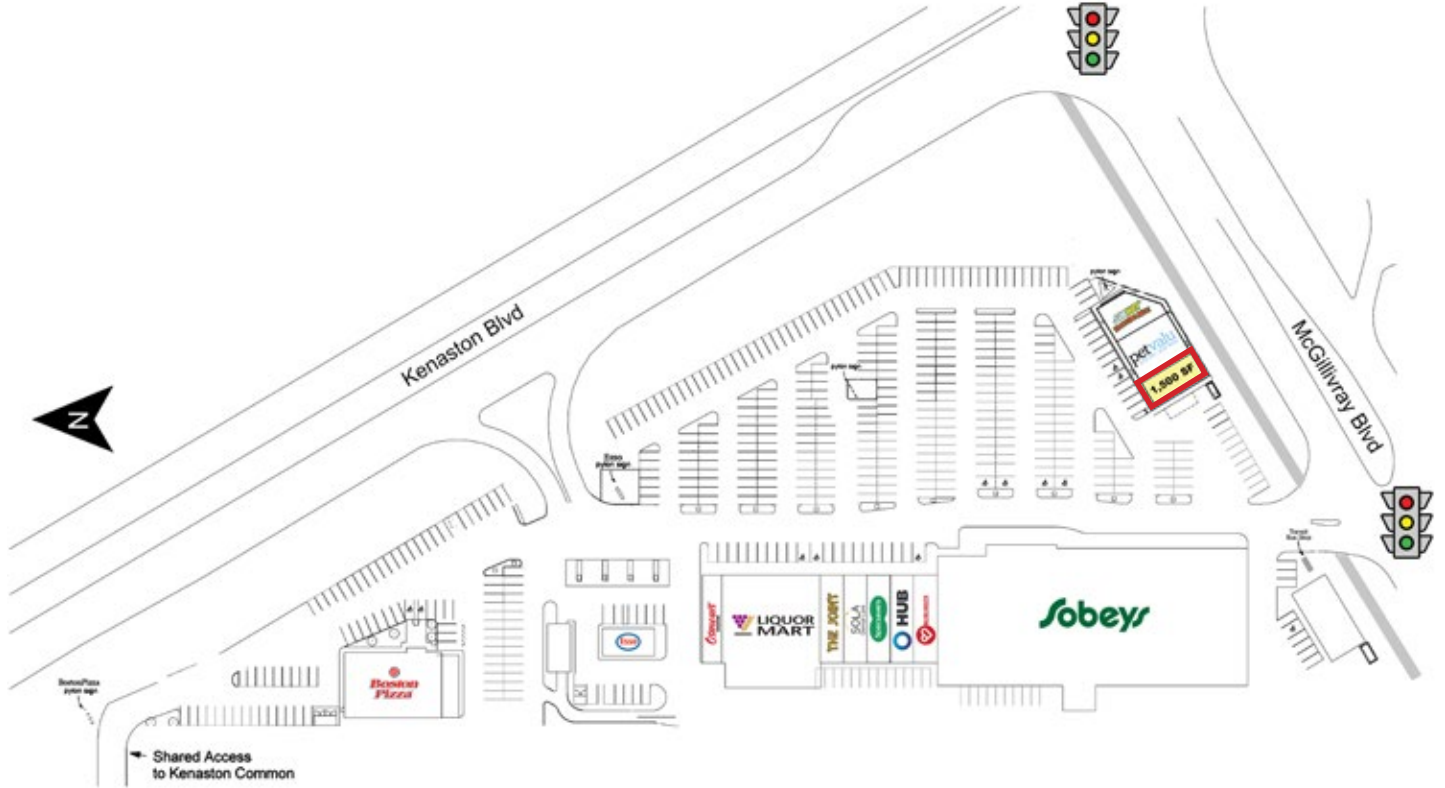
**114,000+
DAYTIME
POPULATION**

Based on Trade Area (2025)

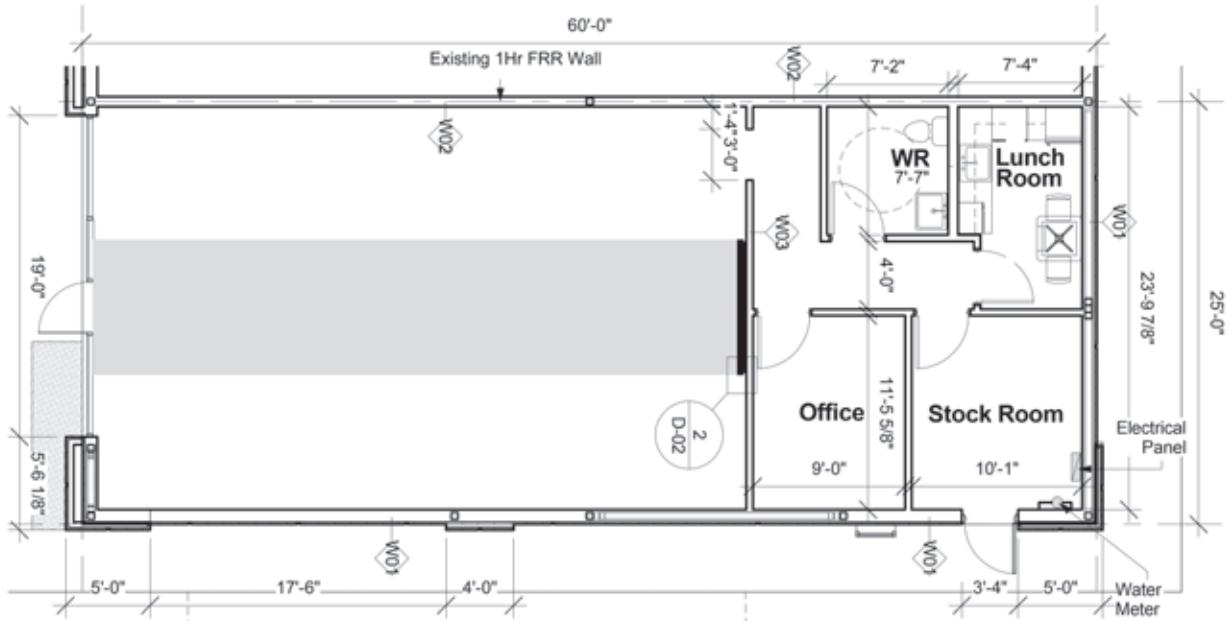
FOR LEASE

1650 Kenaston Boulevard, Winnipeg, Manitoba

SITE PLAN



FLOOR PLAN



204.474.2000

Shindico

FOR LEASE

1650 Kenaston Boulevard, Winnipeg, Manitoba



PROPERTY SUMMARY

Available (March 1, 2027)	+/- 1,500 SF
Net Lease Rate	TBD
Property Taxes (2026 est.)	\$7.72/SF
CAM (2026 est.) (plus management fee)	\$4.88/SF
Zoning	C4 - Commercial

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	120,849	464,833
Daytime Population	114,172	520,533
Households	45,355	191,924
Median Age	35.4	37.9
Avg. Household Income	\$148,391	\$120,002

Environics Analytics ©2025

FEATURES

- Anchored by Sobeys (newly renovated), Manitoba Liquor Mart, and Boston Pizza.
- Great visibility on McGillivray Boulevard.
- Ample parking.
- Prime end cap unit in pad building.
- Signage opportunities on 3 sides.
- Prominent pylon signage available.

LOCATION

- Situated on the northwest corner of Kenaston Blvd. (Rte 90) & McGillivray Blvd. (Rte 155), a major retail node, drawing customers from all of South Winnipeg, and the rural communities of Sanford, Oak Bluff, Carman, and La Salle.
- Cross access with Kenaston Common, anchored by Costco.
- Access from signalized intersection on McGillivray Blvd. along with right-in/right-out on Kenaston Blvd.
- Surrounded by residential communities featuring multi-family and high quality single family dwellings.

FOR LEASE

1650 Kenaston Boulevard, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico is dedicated to the protection of the environment and the communities that we are a part of.

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