

FOR LEASE

Join Canadian Tire and Starbucks in Southwest Winnipeg's Power Node
Linden Ridge Shopping Centre, 2080 McGillivray Boulevard, Winnipeg, MB



**AMPLE
PARKING**



**DOMINANT
SIGNAGE**



**MAJOR
RETAIL NODE**



**83,900 VEHICLES
PER DAY**

McGillivray Blvd. & Kenaston Blvd. (2024)

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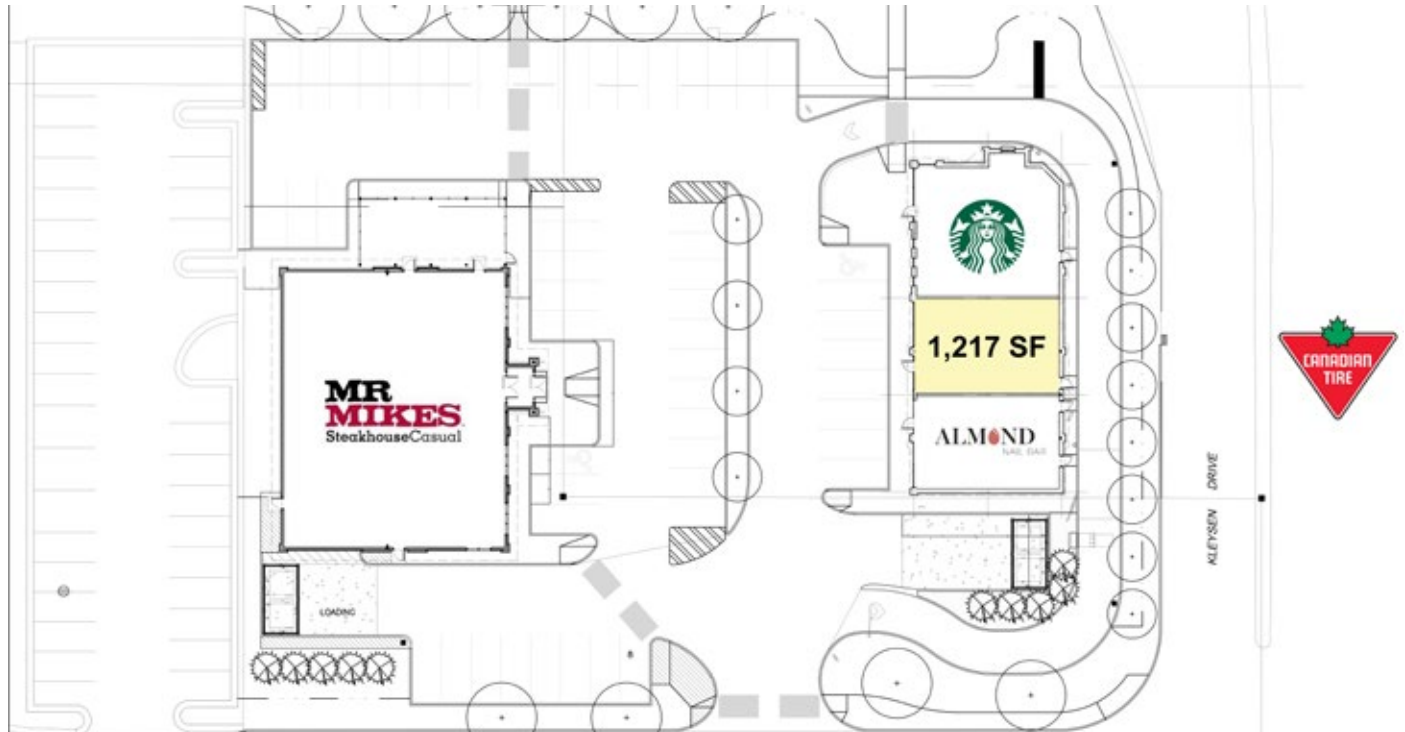
Linden Ridge Shopping Centre, 2080 McGillivray Boulevard, Winnipeg, MB



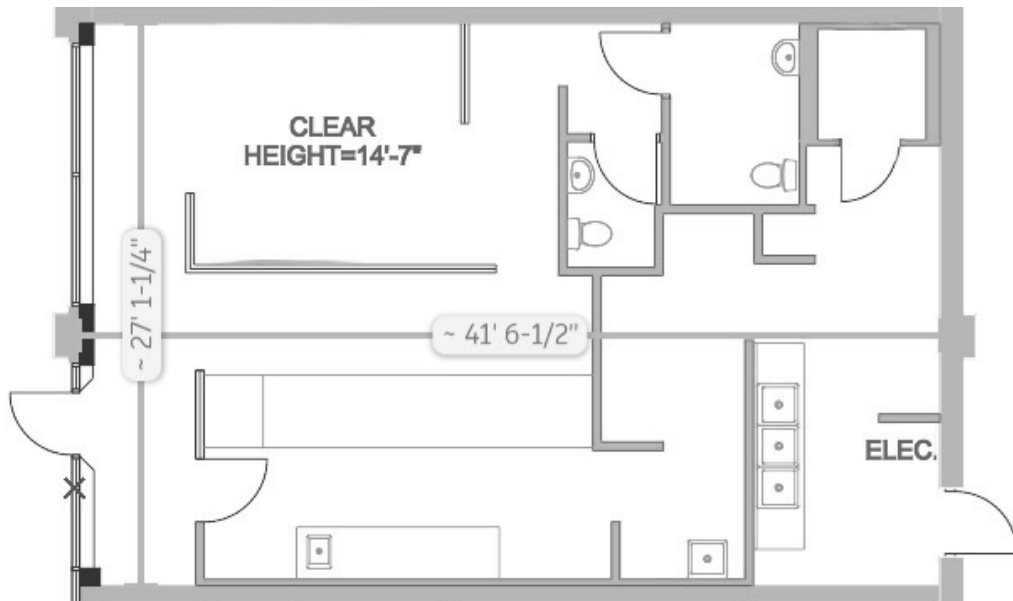
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SITE PLAN



FLOOR PLAN



360° [CLICK HERE TO TAKE A VIRTUAL TOUR](#)

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PROPERTY SUMMARY

Available	1,217 SF
<i>Offers due on or after September 22, 2026</i>	
Net Rent	\$45/SF
Property Taxes (2026 est.)	\$10.68/SF
CAM (2026 est.)	\$10.12/SF*
Zoning	C4

*Excludes common garbage and water which are billed separately

FEATURES

- Prime retail pad at Southwest Winnipeg's dominant shopping node.
- Anchored by Canadian Tire, Rona+, SportChek, Marks, and The Brick.
- Directly across from Walmart Supercentre, Home Depot & Safeway with signalized cross-access.
- Excellent exposure at key signalized intersection.
- Fascia signage on 2 sides.
- Prominent pylon signage available.

LOCATION

- Southeast corner of Kenaston Blvd. (Rte 90) & McGillivray Blvd. (Rte 155).
- Access from signalized intersections on Kenaston Blvd. & McGillivray Blvd.
- Surrounded by vibrant, affluent residential communities including Linden Woods, Whyte Ridge, and Linden Ridge featuring high-quality single and multi-family dwellings.
- Excellent access to all of South Winnipeg including Waverley West, as well as the growing rural communities of Sanford, Oak Bluff, Carman and La Salle.

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	123,552	462,027
Daytime Population	117,088	531,741
Households	47,241	192,487
Median Age	35.9	38.3
Avg. Household Income	\$146,103	\$122,771

Environics Analytics ©2025

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Shindico

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SUCCEEDING BY HELPING OTHERS SUCCEED



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