

FOR LEASE

Retail Opportunity In South St. Vital

River Park Plaza, 1645 St. Mary's Road, Winnipeg, MB



**NEAR RETAIL
AMENITIES**



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**3 BUS ROUTES
NEARBY**

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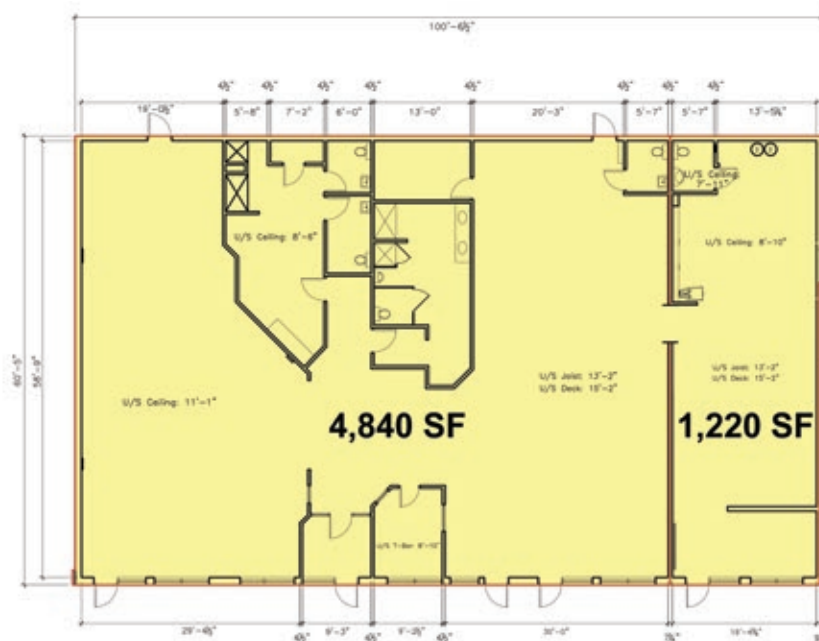
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River Park Plaza, 1645 St. Mary's Road, Winnipeg, MB

SITE PLAN



FLOOR PLAN



CLICK HERE TO TAKE A VIRTUAL TOUR

204.474.2000

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PROPERTY SUMMARY

Available	+/- 1,220 to 6,060 SF
Net Rent	TBN
Property Taxes (2025 est.)	\$5.62/SF
CAM* (2025 est.)	\$6.84/SF
Zoning	C2

*plus management fee

FEATURES

- Situated along St. Mary's Road, a major north-south arterial route with strong traffic counts and excellent visibility.
- Dominant fascia and pylon signage opportunities.
- Surrounded by many large, multi-family apartment units.
- Near 3 Winnipeg Transit routes, offering convenient access for customers and employees.
- 5 minute drive from St. Vital Shopping Centre, Winnipeg's second largest indoor mall at over 1M sq. ft. with 140+ shops & services.
- Nearby TD Canada Trust, Dollarama, Rexall and other major retailers.
- Suitable for a variety of uses including retail, medical, and daycare.

DEMOGRAPHICS

**5 Min.
Drive Time**

Total Population	28,111
Daytime Population	22,815
Households	11,218
Median Age	42.9
Avg. Household Income	\$118,470

EnviroNics Analytics ©2024



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River Park Plaza, 1645 St. Mary's Road, Winnipeg, MB



TRAFFIC

19,700 vehicles per day on St. Mary's Road between Warde Avenue and Abinojii Mikanah.

City of Winnipeg Public Works Department 2023

FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed



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