

WATER TOWER DISTRICT

Winnipeg's Newest Infill Mixed-Use Development

Southeast Corner of Marion Street & Archibald Street, Winnipeg, MB



150,000+ SF
ON-SITE RETAIL



8 TRANSIT
STOPS IN
DEVELOPMENT



2 SIGNALIZED
INTERSECTIONS



22 ACRES
PARK LAND



2,800+ NEW
RESIDENTIAL
UNITS

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Shindico

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WHY CHOOSE THE WATER TOWER DISTRICT?

The Water Tower District is an 165-acre infill development located in a high-density, established trade area. Retailers will benefit from a sophisticated demographic and a massive surge in daytime population.

As a transit-oriented, mixed-use community the Water Tower District will transform a former industrial site into a vibrant community that integrates retail, housing, and employment within a walkable, connected neighbourhood.

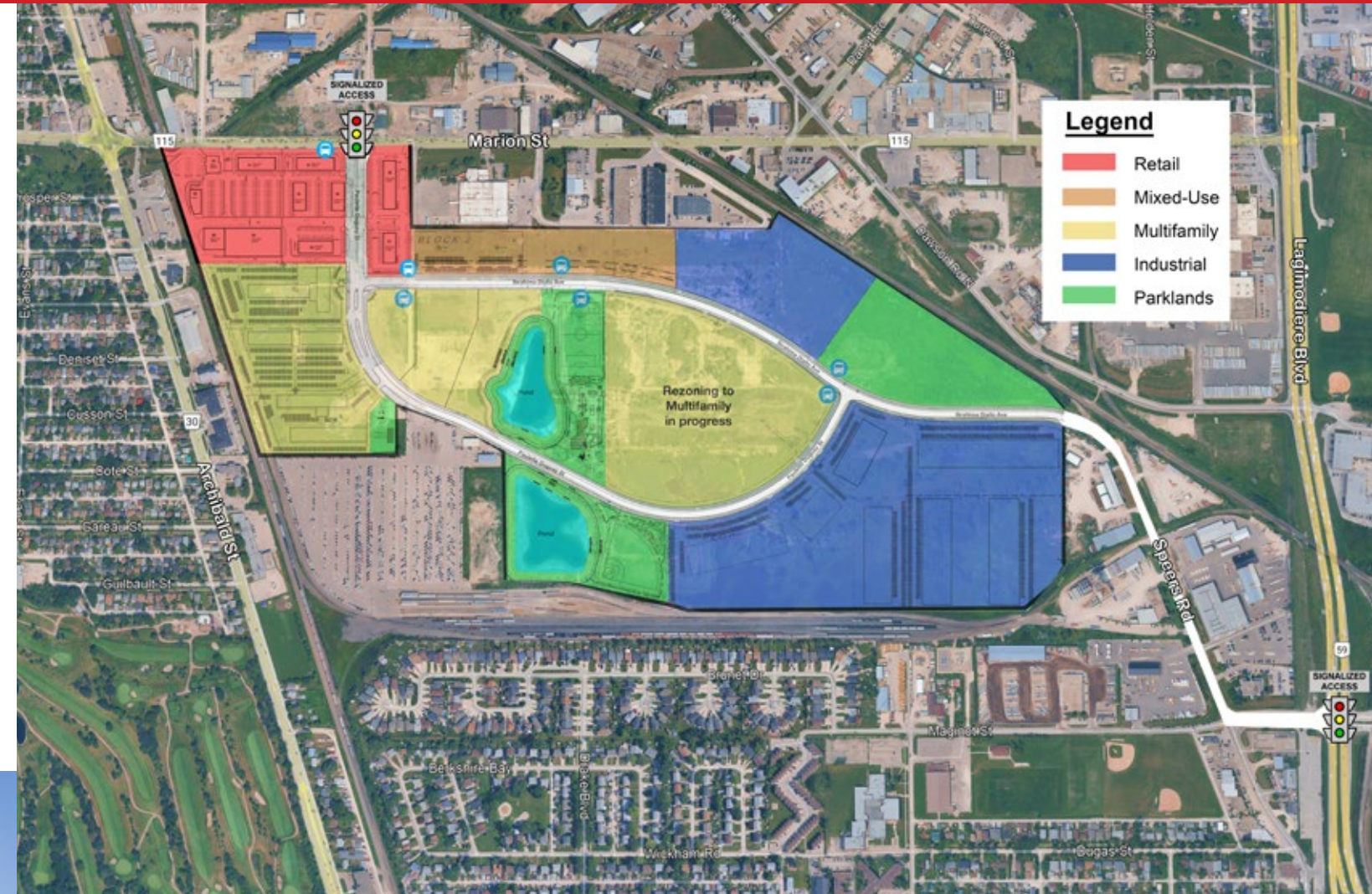
Situated in St. Boniface, Winnipeg's French cultural heart, the Water Tower District will reflect the area's strong sense of community and unique character.

- **Unmatched Daytime Population:** Beyond the local residents, your business will tap into a massive daytime workforce from the nearby St. Boniface Hospital and the surrounding industrial business parks.
- **Strategic Infill Location:** Unlike "fringe" developments, this project revitalizes a core urban site, offering immediate access to established infrastructure and high-traffic thoroughfares like Marion and Archibald Street.
- **Walkable & Connected:** This isn't just a shopping center; it's a lifestyle destination. The district integrates retail, employment, and high-end housing into a seamless, transit-oriented environment.
- **Proven Excellence:** Partner with Shindico, Manitoba's leader in premier retail and multi-family development, ensuring your business is supported by world-class property management and design.



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SECURE YOUR SPOT IN WINNIPEG'S PREMIER MIXED-USE DEVELOPMENT

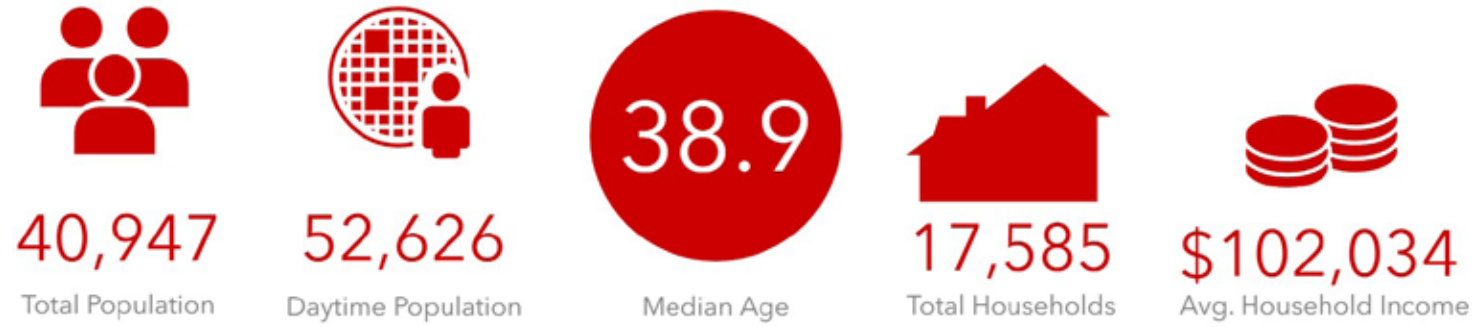
- Retail development will be supported by on-site customers via 25 acres of multifamily development (4,200+ people projected). Construction on first buildings are scheduled to start in Fall 2026.
- Ideally located on the east side of St. Boniface, the Water Tower District is approximately 4 kilometers to downtown and less than 3 kilometers to Manitoba's second-largest hospital (St. Boniface General Hospital).
- The site features excellent connectivity to major transportation routes with a controlled intersection at Marion and Paulette Duguay and direct access to Highway 59 (Lagimodiere Blvd.) via Spears Road.
- Two points of signalized access/egress
 - Marion Street
 - Lagimodiere Boulevard (via Spears Road)

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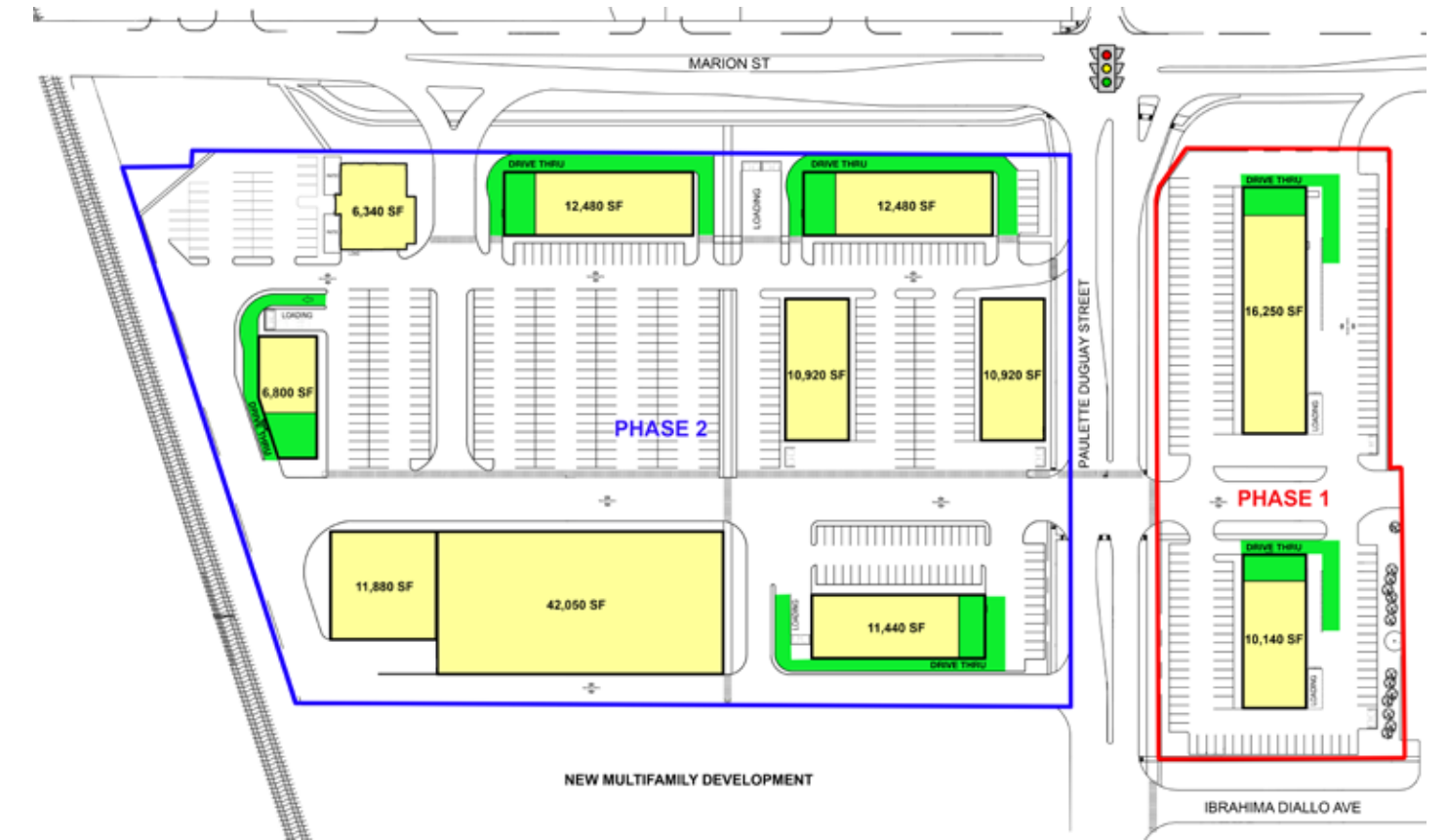
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PRIMARY TRADE AREA DEMOGRAPHICS



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PRIME RETAIL OPPORTUNITY: THE WATER TOWER DISTRICT

Transform your brand's footprint at the **Water Tower District**, a massive 165-acre master-planned community. At the heart of this vibrant urban transformation is a **14.34-acre best-in-class retail hub**, strategically designed to serve as the primary destination for a rapidly growing, affluent community.

Developed by **Shindico**, this project will feature high-quality multifamily residential units consistent with the premium standards seen in Shindico's most successful developments across the city. This built-in customer base ensures a steady flow of foot traffic and long-term vitality for the district.

The retail portion of the site will be developed in two phases.

- **High-Visibility Pad Sites:** Perfect for flagship locations.
- **Drive-Thru Opportunities:** Optimized for convenience and high-volume commuters.
- **Modern Urban Design:** A walkable, transit-oriented layout that maximizes tenant visibility and accessibility.

The transformation of the Water Tower District is underway. Don't miss your chance to be part of Winnipeg's next great retail destination.

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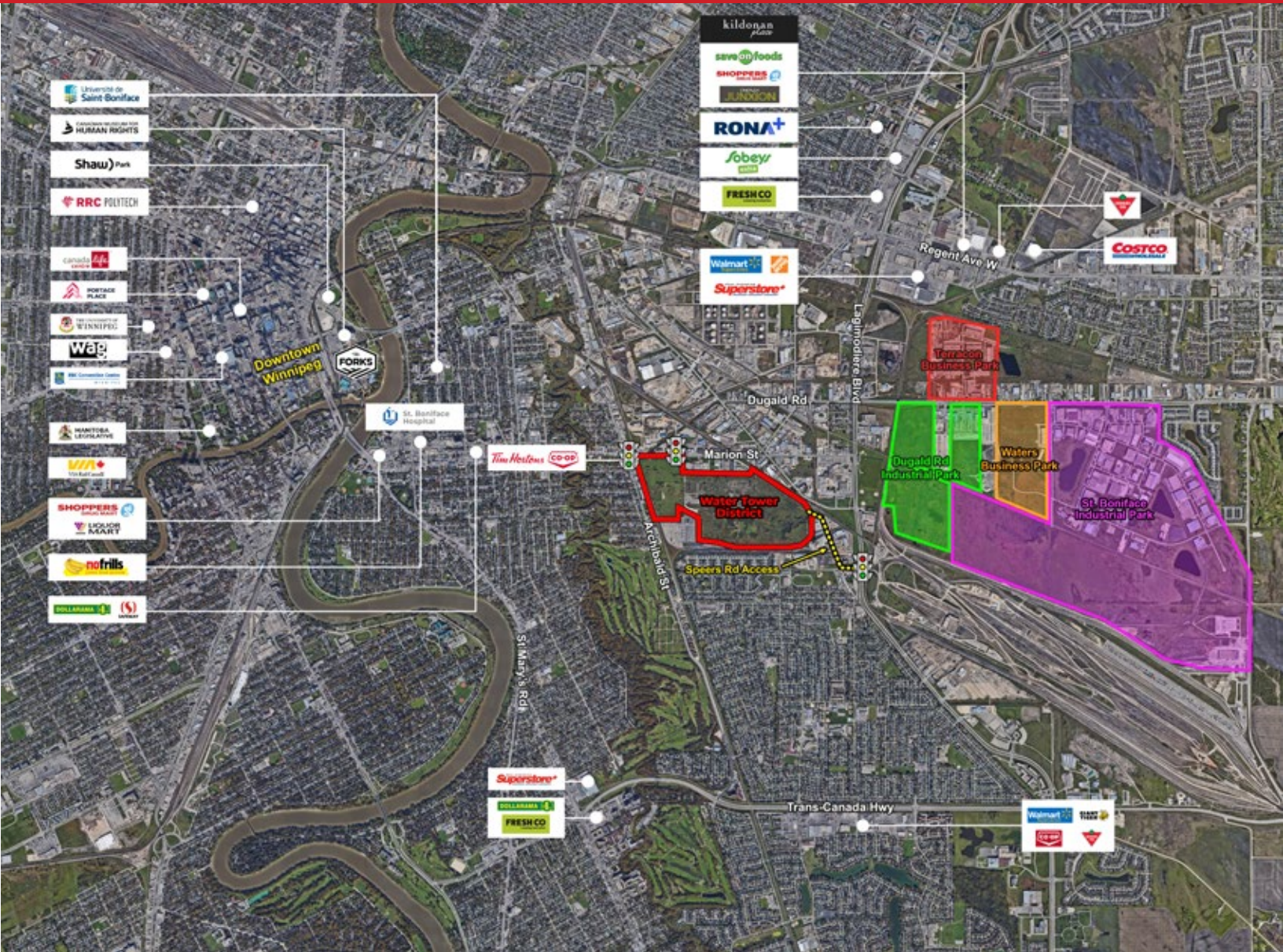
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SUCCEEDING BY HELPING OTHERS SUCCEED



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