

FOR SUBLEASE

Prime Retail at Dominant Mixed-Use Centre in Northwest Winnipeg

2211 McPhillips Street, Winnipeg, Manitoba

TENANT RELOCATING



**RETAIL/OFFICE
DEVELOPMENT**



**VERY
WALKABLE**



**200+
PARKING STALLS**



**329,000+
POPULATION**

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Garden City Plaza, 2211 McPhillips Street, Winnipeg, Manitoba



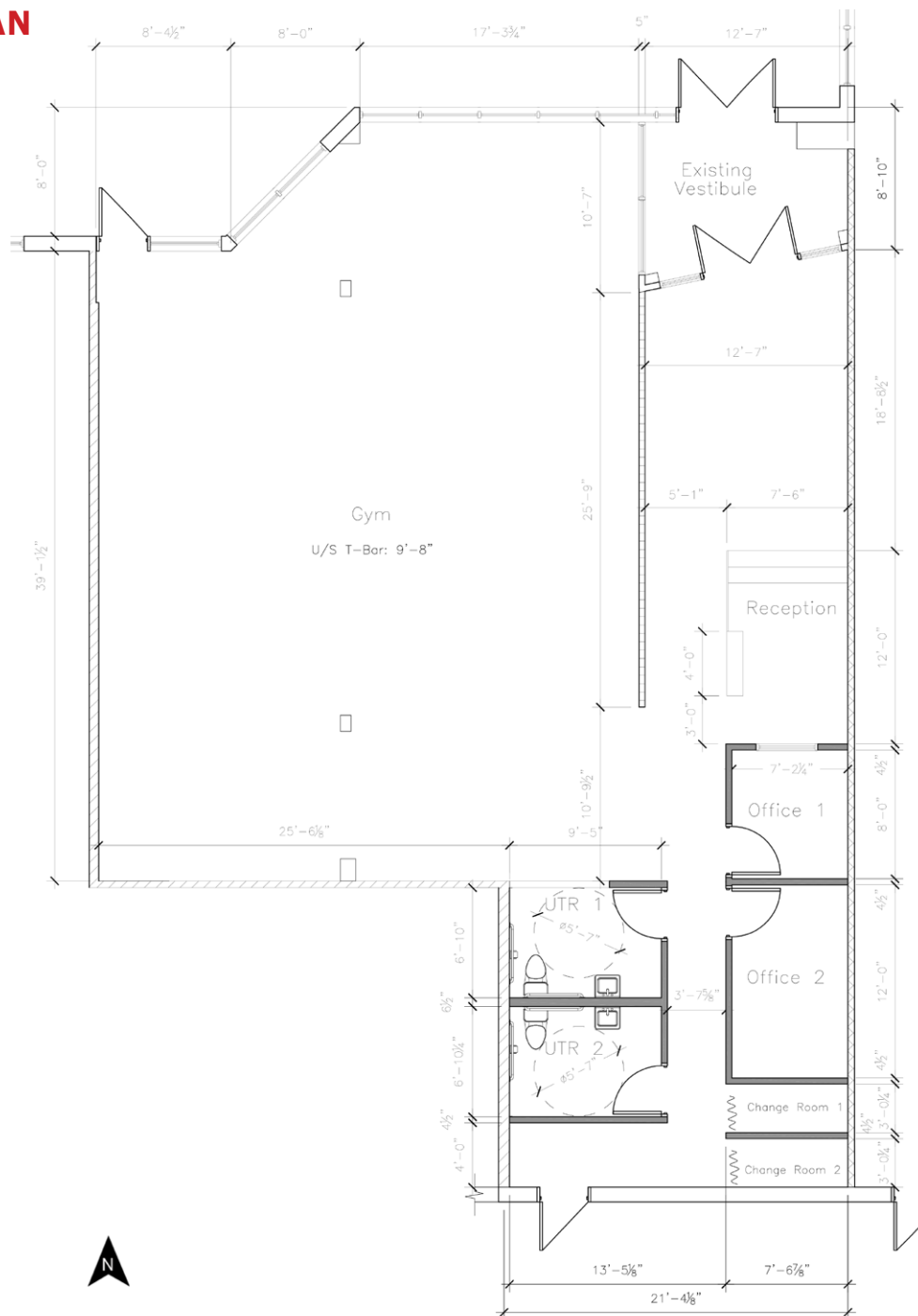
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LAYOUT PLAN



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

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PROPERTY SUMMARY

Available for Sublease	2,595 SF
Lease Expires	July 31, 2026
Net Rent	\$20.00/SF
Property Taxes (est.)	\$3.98/SF
CAM* (est.)	\$5.44/SF

*plus management fee

LOCATION

- Recently redeveloped centre, anchored by Assiniboine Credit Union and Boston Pizza.
- Adjacent to Garden City Shopping Centre with cross access to the north and east.
- Surrounded by major retailers, including Walmart, Canadian Tire and Home Depot.
- Ample parking for customers and staff.
- Close proximity to Seven Oaks General Hospital & The Wellness Institute—an 80,000 sq. ft. health and wellness facility with 6,500 members.
- Just west of the Seven Oaks Sportsplex featuring the Garden City Community Centre, Seven Oaks Multiplex Arena and new 120,000 sq. ft. Soccerplex.
- **Currently operating as a boutique fitness studio.**

TRAFFIC LINKS/ACCESS

36,500 vehicles per day on McPhillips Street between Jefferson Avenue and Leila Avenue.

26,200 vehicles per day on Leila Avenue between McPhillips Street and Garden Park Drive.

City of Winnipeg Public Works Department 2022

DEMOGRAPHICS

	10 min. Drive Time	15 min. Drive Time
Total Population	174,009	329,067
Daytime Population	153,449	376,322
Households	61,630	125,742
Median Age	37.3	37.6
Avg. Household Income	\$101,712	\$99,412

EnviroNics Analytics ©2023

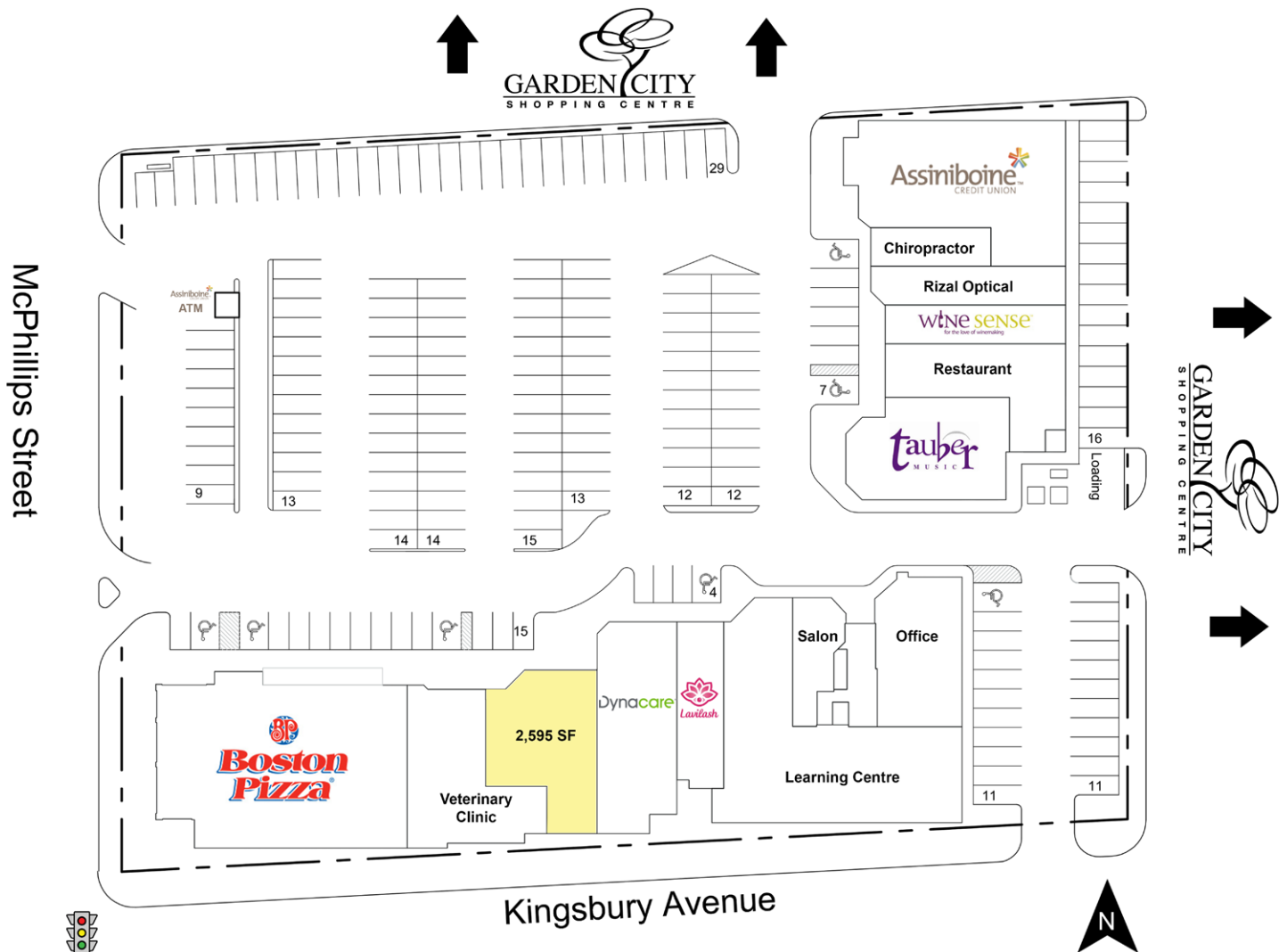


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Succeeding by Helping Others Succeed



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