

Plaza at Polo

Join Winners/Homesense at Winnipeg's Shopping Destination

875 St. James Street, Winnipeg, Manitoba

PADS AVAILABLE
NEW MULTI-FAMILY RESIDENTIAL COMING SOON!



BUSY
RETAIL NODE



STRONG
DAYTIME POPULATION



GREAT
ACCESS



AMPLE
PARKING

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WINNIPEG: GATEWAY TO THE WEST

Winnipeg has a strong and diversified economy built on **10 key industry sectors** which provide consistency, predictability and control for businesses. From low business costs to a skilled and hard-working workforce, Winnipeg offers businesses, and its residents, a supportive and affordable business community, right in the heart of North America.

- 6th largest city in Canada with a population of over 907,624.
- 2024 Manitoba retail sales increased by 5.7% over the previous year (October 2024).
- The average household income in Winnipeg is \$115,867.
- Winnipeg has some of the lowest business costs in Western Canada and Midwestern and Pacific U.S. (5.2% lower than the average cost of running a business in the U.S.).
- Site Selection magazine named Winnipeg as one the top 20 cities in Canada in which to invest.

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THE MOST DOMINANT RETAIL NODE BETWEEN TORONTO AND CALGARY

Plaza at Polo is a **600,000+ sq. ft.** development centered in Winnipeg's most dominant retail shopping node. The Polo Park area is **dominated by large national retailers and serves shoppers from all over Manitoba.**

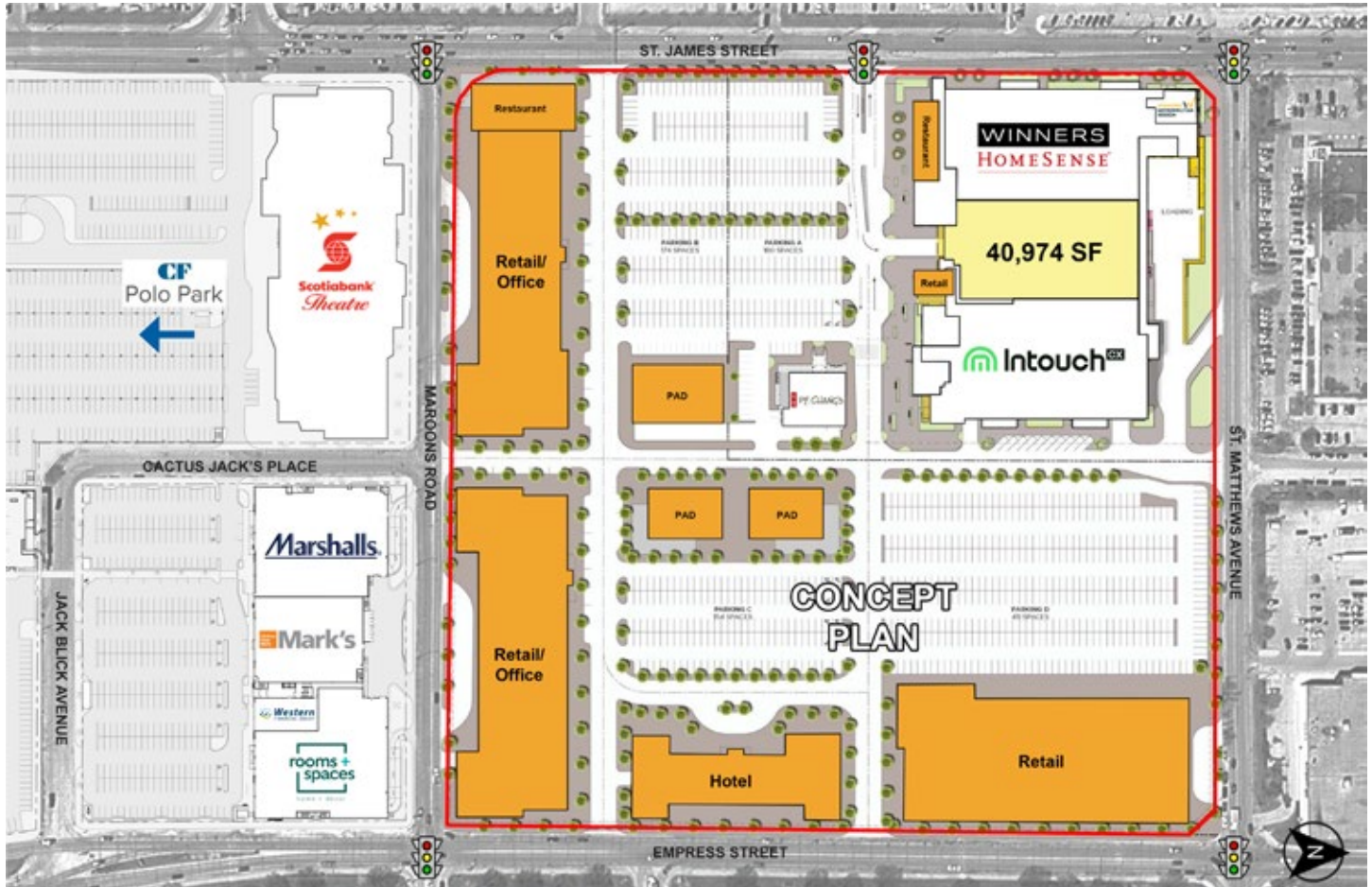
Next door to the Polo North development featuring Marshalls, Mark's, Room+Spaces and Western Financial's head office.

Directly adjacent to CF Polo Park, Winnipeg's busiest indoor shopping centre with **10 million visitors annually**. CF Polo Park is the largest regional mall in Winnipeg with 1.3 Million sq. ft. of stores, including Hudson's Bay and Scotiabank Theatre.

Surrounded by well-known tenants such as Walmart, Costco, Home Depot, Chapters, Save-On Foods and Canadian Tire. There are 6 major hotels in the immediate vicinity.

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AREA TENANTS



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PROPERTY SUMMARY

Available	40,974 SF
Net Rent	TBD
Property Taxes (2025 est.)	\$4.09/SF
CAM* (2025 est.)	\$3.30/SF
Zoning	C3 - Commercial Corridor

*plus management fee

TRAFFIC

- 22,900 vehicles per day on St. James Street between Maroons Road and St. Matthews Avenue.
City of Winnipeg Public Works Department 2023

OUTSTANDING LOCATION!

- **Pad sites available.**
- New multi-family residential coming soon!
- Opportunities available for retail, restaurant, services, office and hotel uses (build-to-suit available).
- Great exposure with **controlled intersections** on all four corners of the development.
- Frontage on St. James Street, Empress Street, Maroons Road and St. Matthews Avenue.
- **Dominant signage opportunities.**
- **Parking for over 1,200 vehicles.**
- 14 transit routes serve the Polo Park area, connecting to all quadrants of the city.

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NEW MULTIFAMILY RESIDENTIAL DEVELOPMENT

Transformation Plans are Underway

Plans are underway to transform the Polo Park area into a modern, mixed-use destination centre. Transformational plans include the CF Polo Park, Plaza at Polo and Polo North Developments, located on Portage Avenue and St. Matthews Avenue between St. James Street and Empress Street.

Concept plans include the construction of a significant number of multifamily buildings with thousands of first-class multifamily units. This project will take place over the next decade and represent over one billion dollars of investment.

This is a once in a lifetime opportunity to create a vibrant community around the most successful shopping node on the Prairies

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RETAIL NODE DEMOGRAPHICS



101,743

Total Population

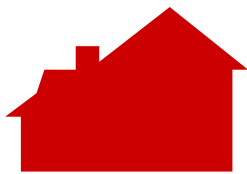


216,271

Daytime Population



Median Age



45,366

Total Households

2.20

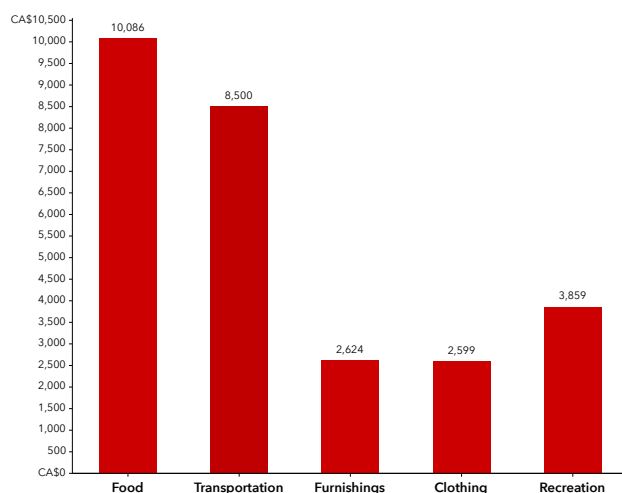
Average Household Size



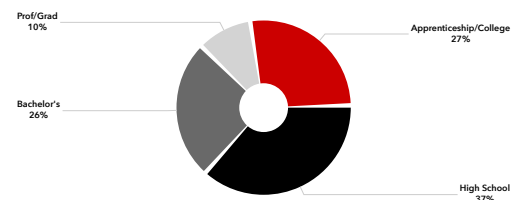
\$76,935

Avg. Household Income

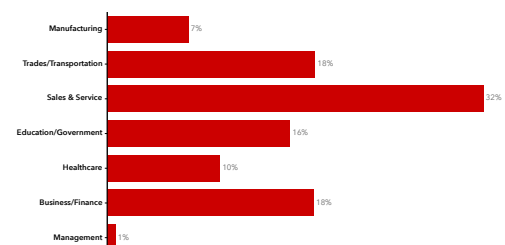
HOUSEHOLD SPENDING



EDUCATION



JOBS BY SECTOR



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