

ST. VITAL FESTIVAL

New Retail in an Exceptional Trade Area

1919-1949 Bishop Grandin Boulevard (Abinojii Mikanah), Winnipeg, Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



950+
PARKING STALLS



STRONG
TRADE AREA

ST. VITAL FESTIVAL

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SURROUNDED BY RAPIDLY EXPANDING RESIDENTIAL COMMUNITIES

- Situated in a **safe neighbourhood**, in southeast Winnipeg on the north side of Bishop Grandin Boulevard (Abinojii Mikanah), just west of St. Anne's Road
- St. Vital Festival serves the communities of St. Vital, St. Boniface, Southdale/Windsor Park
- Opportunity to serve the new Sage Creek development with plans for over 600 single and multi-family luxury homes and the new housing developments nearby in South St. Vital including Bonavista which expects up to 2,000 multi-family homes.



ACCESS & TRAFFIC LINKS

Features superior access via a **controlled intersection** on St. Anne's Road and **right in/out** on Bishop Grandin (Abinojii Mikanah).

Only a 15 minute drive to Downtown. The property enjoys **superior access and linkage** to all areas of the City with direct linkages to major arteries including St. Anne's Road, Bishop Grandin Boulevard (Abinojii Mikanah) and Lagimodiere Boulevard.

Adjacent to the **Bishop Grandin Greenway**, a beautifully landscaped, paved walking and bike path that connects Lagimodiere Boulevard to Pembina Highway.

There are **39,300 vehicles per day** on Bishop Grandin Boulevard (Abinojii Mikanah) and **27,100 vehicles per day** on St. Anne's Road.

Reference: City of Winnipeg Public Works Department 2022

204.474.2000

Shindico

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AN EXCEPTIONAL TRADE AREA

- **New 3,000 +/- square foot pad and 10,000 +/- square foot CRU available for development at busy shopping centre anchored by Home Depot and Sobeys. Other tenants on the site include Michaels, Boston Pizza and Part Source.**
- Strong retail node with **over 100 retailers and services** are located within a 1 kilometre radius of the site including St. Vital Shopping Centre, the regional centre for South Winnipeg, anchored by Walmart Supercentre, Hudson's Bay, Marshalls, Homesense, Co-op Food Store, My Indigo Indian Street Food and Silver City Theaters.
- Great exposure to Bishop Grandin Boulevard (Abinojii Mikanah) allowing for **dominant signage** opportunities.



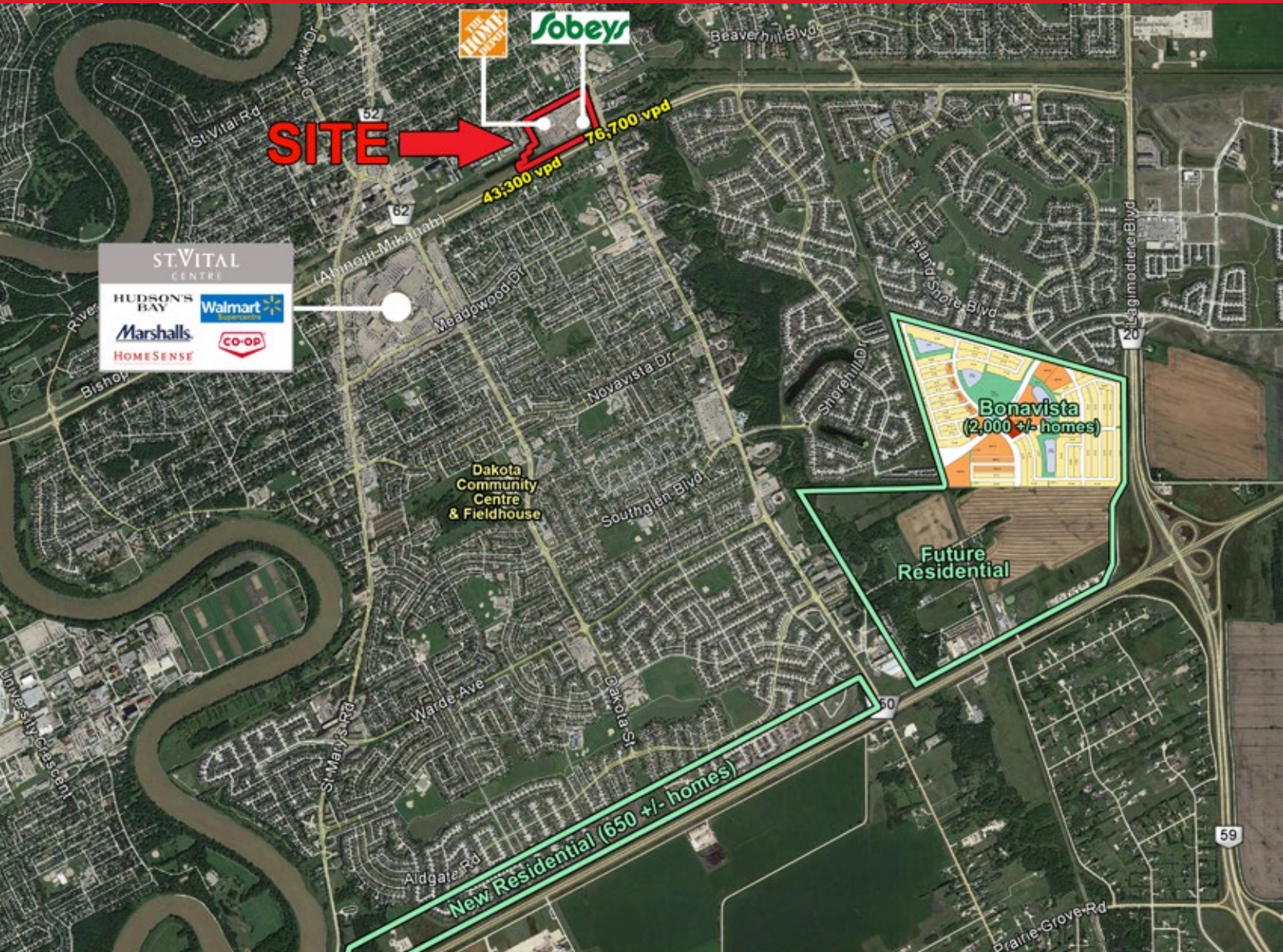
10 MINUTE DRIVE TIME DEMOGRAPHICS

Total Population	132,068
Daytime Population	192,105
Households	57,518
Median Age	39.1
Avg. Household Income	\$102,524

EnviroNics Analytics ©2023

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