

# WESTFIELD CROSSING

Prime Retail Development Anchored by Sobeys and Dollarama

2100 - 2200 Saskatchewan Avenue, Portage la Prairie, Manitoba

ANCHOR TENANTS DEEMED "ESSENTIAL SERVICES"  
OPEN WITH STRONG TRAFFIC DURING COVID INTERRUPTION



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## PORTAGE LA PRAIRIE, CITY OF POSSIBILITIES

Portage la Prairie, a progressive community **strategically situated in the centre of the country**, within the heart of the **richest agricultural belt in Manitoba** and home to the Southport Aerospace Centre Inc. – the Manitoba training centre for military pilots.

- The provincial government recently announced it is investing **\$283 million to replace the Portage District General Hospital**, doubling the size of the existing facility and bringing much needed services and capacity to area residents and businesses.
- France-based Roquette has started production at its **new \$600 million pea processing plant** which will be the **largest plant of its kind in the world**.
- French fry processor J. R. Simplot Company is investing **\$460 million** to more than double production in Portage la Prairie, creating more than **100 new jobs**.
- McCain Foods Canada has announced **infrastructure investments totalling \$75 million** for its Portage la Prairie and Carberry-based facilities, which will include the installation of new high-efficiency potato sorting system.
- The Province of Manitoba has pledged over **\$60 million** for wastewater improvements in the Portage la Prairie area.

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## PROPERTY SUMMARY

Available	Up to 25,000 SF
Gross Leasable Area	75,000 SF
Land Area	9 Acres
Property Taxes (est.)	\$4.57/SF
CAM* (est.)	\$2.95/SF
Parking	Over 560 stalls

\*plus management fee

## DEMOGRAPHICS

	Trade Area	City
Total Population	55,649	14,072
Daytime Population	50,818	14,677
Households	19,778	5,997
Median Age	36.9	38.6
Avg. Household Income	\$89,407	\$84,373

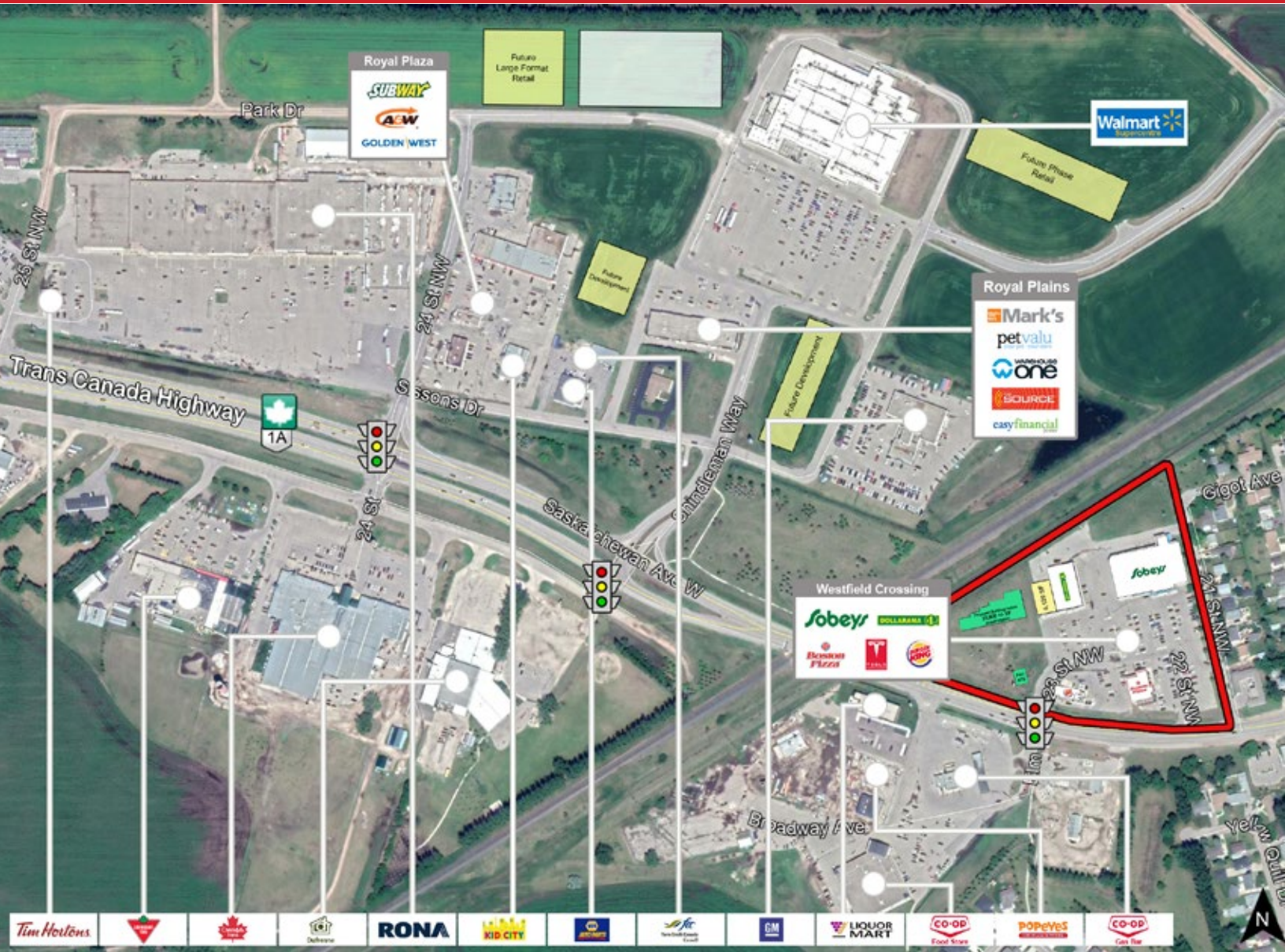
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## FEATURES

- **Anchored by Sobeys.** Other tenants include Boston Pizza, Dollarama, and Burger King.
- Prominent location in a strong and growing retail node in west Portage la Prairie.
  - **6,120 sq. ft. retail/office available adjacent to Dollarama.**
  - **Up to 25,000 sq. ft. available in new development.**
  - **Pad site available.**
- Surround by strong retailers including Walmart Supercentre, Co-op Food Store, Canadian Tire, Rona and Craig Dunn Motor City GM.
- Enjoys **excellent exposure** to Saskatchewan Avenue (Trans Canada Highway) and **great access** via a signalized intersection with **6,710 vehicles daily**.

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FOR MORE INFORMATION, PLEASE CONTACT:

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