

# 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.

- 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.

204.474.2000

**Shindico**

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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.)	\$4.85/SF
CAM* (est.)	\$2.53/SF
Parking	Over 560 stalls

\*plus management fee

## FEATURES

- **Anchored by Sobeys and Dollarama.**
- 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.**
- Other tenants include: Boston Pizza, Burger King and large government offices.
- Adjacent to Walmart Supercentre and Co-op Food Store.
- Other businesses located in the immediate vicinity include: Canadian Tire, Rona and Craig Dunn Motor City GM.

## DEMOGRAPHICS

	Trade Area	City (CMA)
Total Population	55,594	14,261
Daytime Population	50,955	15,149
Households	19,807	6,047
Median Age	37.2	38.8
Avg. Household Income	\$84,951	\$80,980

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## TRAFFIC LINKS/ACCESS

Westfield Crossing enjoys **excellent exposure** to Saskatchewan Avenue (Trans Canada Highway) and **great access** via a signalized intersection with **6,710 vehicles daily**.

## TESLA SUPERCHARGER NOW OPEN!



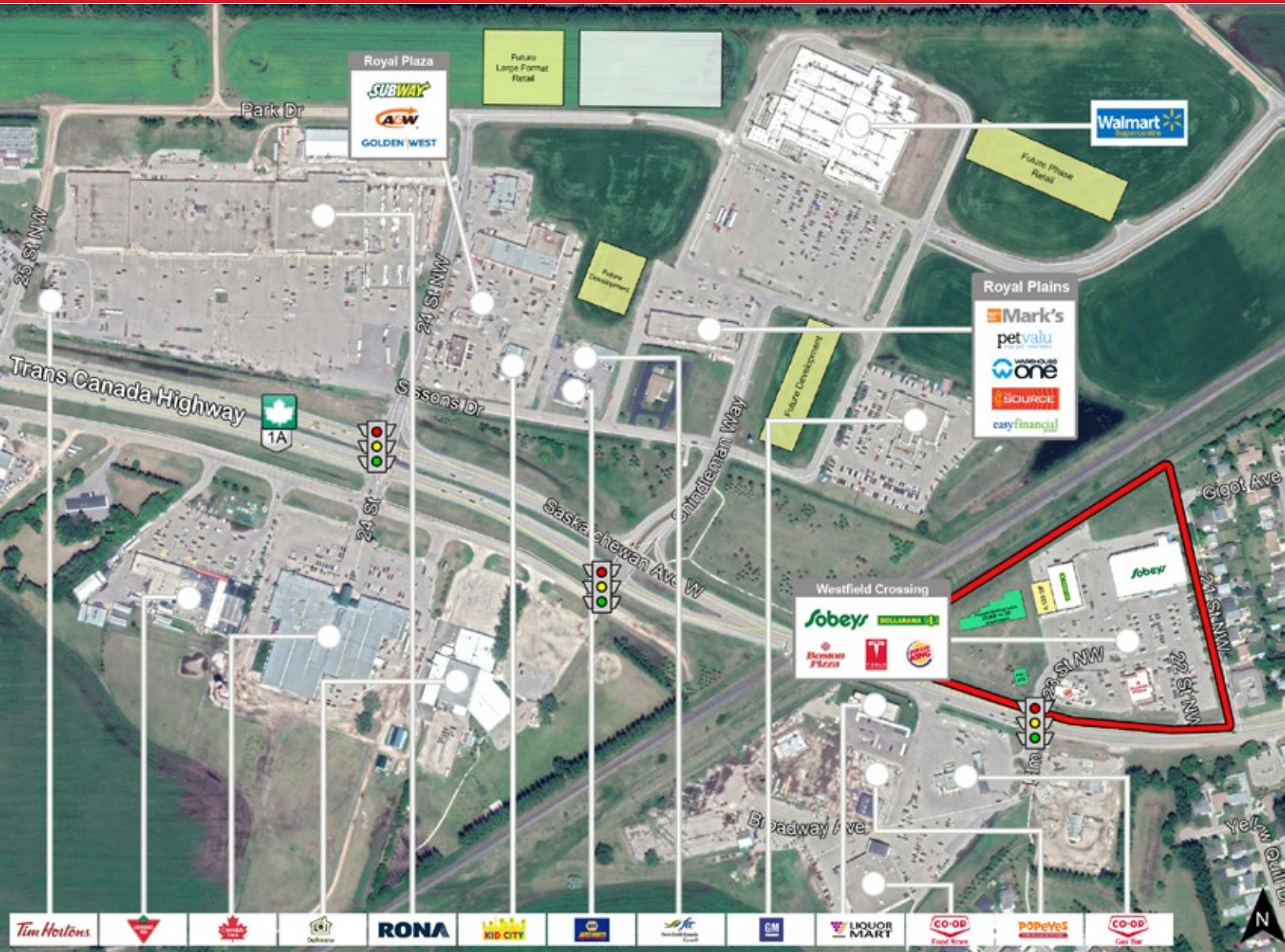
Stop along the world's fastest charging network while you shop or grab a quick bite to eat. With Tesla's rapidly expanding Supercharger locations placed on well-traveled routes, Tesla can get you anywhere you want to go.





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# Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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