

WESTFIELD CROSSING

Prime Retail Development Anchored by Sobeys and Dollarama

2100 - 2200 Saskatchewan Avenue, Portage la Prairie, Manitoba



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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.

- Azure Sustainable Fuels Corp. recently announced plans to build a new, **\$1.9 billion, sustainable aviation fuel processing plant** in the city.
- Construction has started on the **new \$283 million Portage District General Hospital** which will double the size of the existing facility and bring much needed services and capacity to area residents and businesses.
- Agri-investments in the region include the **new \$600 million** Roquette pea processing plant, a **\$460 million investment** by J.R. Simplot Company to double production, and McCain Foods Canada has announced **infrastructure investments totaling \$75 million** for its Portage la Prairie and Carberry-based facilities.
- In 2023, the RM of Portage la Prairie, in partnership with Province, is constructing a new daycare facility as part of \$70 million program.

204.474.2000

Shindico

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PROPERTY SUMMARY

Available	Up to 25,000 SF
Gross Leasable Area	87,482 SF
Land Area	8 Acres
Property Taxes (est.)	\$3.95/SF
CAM* (est.)	\$2.87/SF
Parking	Over 560 stalls

*plus management fee

DEMOGRAPHICS

	Trade Area	City
Total Population	55,902	14,184
Daytime Population	51,724	15,806
Households	20,040	6,114
Median Age	37.6	38.6
Avg. Household Income	\$91,596	\$88,590

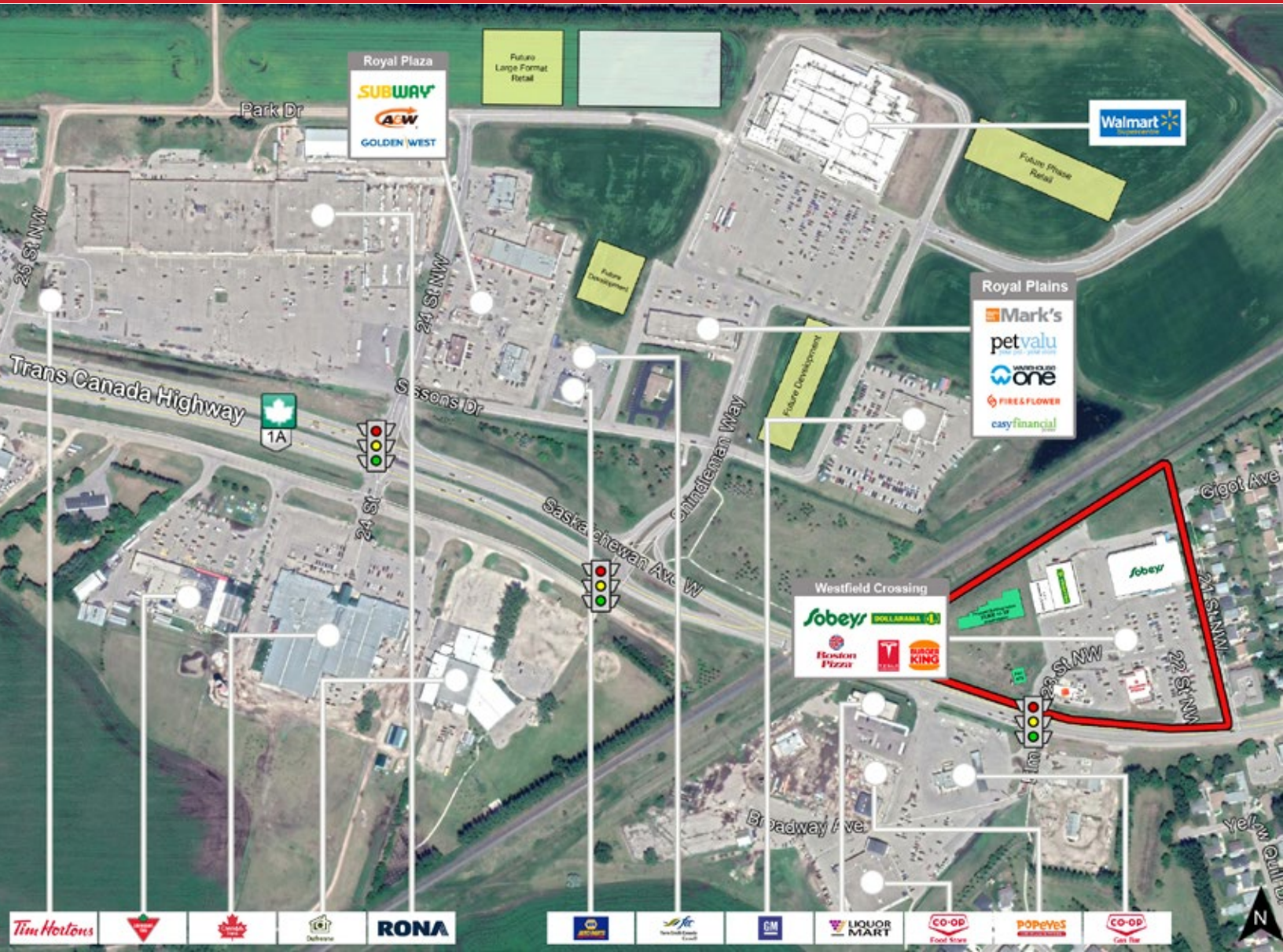
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FEATURES

- **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.
 - **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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