



**MCPHILLIPS STREET**

**LEILA AVENUE**



**FOR SALE**

**GARDEN CITY SQUARE**  
Winnipeg, Manitoba

# Property Specifications

<b>Address</b>	783-915 Leila Avenue, Winnipeg, MB
<b>Intersection</b>	Leila Avenue (Highway 23) and McPhillips Street (Highway 180)
<b>Key Tenants</b>	Staples, Mark's, Liquor Mart, Moores, McDonald's, Marshalls, Dollarama, JYSK, Scotiabank, Subway, Planet Fitness

**162,209 SF**  
GLA

**15.7**  
ACRES

**100%**  
OCCUPANCY

**4.8**  
WALT (YRS)

## Investment Highlights

- Winnipeg is the eighth largest Census Market Area (CMA) in Canada with nearly 890,000 residents and offers a central location just 100 km from the United States border.
- Located at the intersection of McPhillips Street (Winnipeg Route 180) and Leila Avenue, the site is easily accessible by vehicle and public transportation from the surrounding region.
- Situated on a 15.7 acre corner lot in one of Winnipeg's most dominant retail nodes which draws consumers from across the region.
- Comprised of 162,209 SF the Property is 100% occupied with national tenants representing 89.6% of leased GLA.
- The Property is anchored by a strong roster of national tenants including Staples, Scotiabank, Dollarama, Marshalls, McDonald's, Subway, Moores, Mark's, JYSK, and Planet Fitness.
- The Property is well-designed with ample parking and offers premium frontage and visibility along two busy thoroughfares.

## The Offering

JLL's National Retail Investment Group and Capital Commercial Investment Services, are pleased to offer for sale a 100% freehold interest in **Garden City Square** (the "Property" and/or "Offering"), a retail power centre situated on 15.7 acres in Winnipeg, Manitoba. Comprised of 162,209 SF, the Property is 100% leased to a diverse mix of needs-based and service-oriented tenancies and is anchored by a superior roster of national tenants including Staples, Mark's, Liquor Mart, Moores, McDonald's, Marshalls, Dollarama, JYSK and Planet Fitness. The centre is shadow-anchored by The Home Depot, sharing access and signage with the 'AAA' covenant. The Property offers the investor stable future cash flow with a weighted average lease term of 4.8 years.

Garden City Square offers premium frontage and visibility along McPhillips Street and Leila Avenue. McPhillips Street (Winnipeg Route 180) is one of Winnipeg's primary north-south arterial thoroughfares which experiences high traffic counts and provides direct access to Perimeter Highway to the north. Garden City Square benefits from a prime location in one of Winnipeg's most dominant retail nodes, directly across the street from Garden City Shopping Centre, a 380,000 SF enclosed mall consisting of the country's top national retailers. This node is surrounded by densely populated residential neighbourhoods with over 71,000 residents living within a 3 km radius.

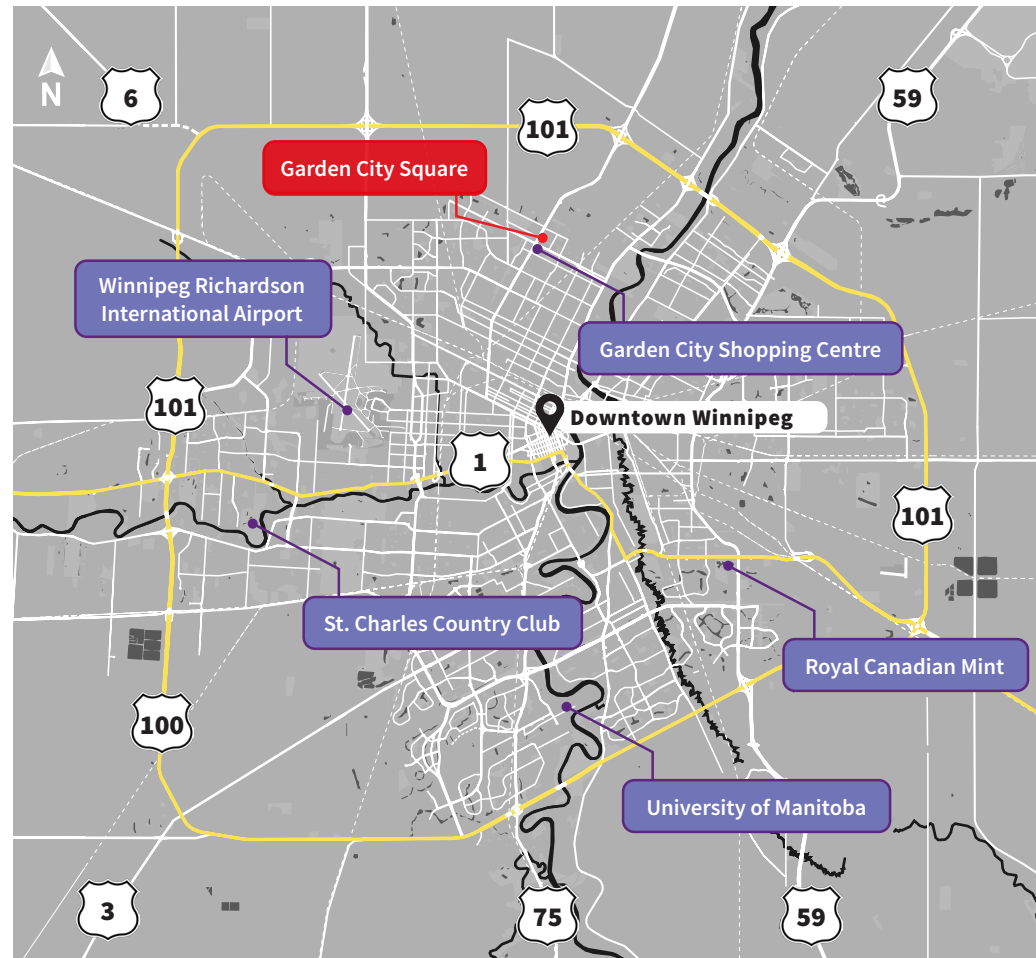


## Location Overview

Garden City Square is situated in the north end of the City of Winnipeg with frontage on two busy arterial thoroughfares: McPhillips Street (Winnipeg Route 180) and Leila Avenue. The Property capitalizes on unparalleled accessibility as it sits along multiple regional public transit routes travelling all directions, as well as McPhillips Street which provides direct access to Perimeter Highway to the north. Leila Avenue connects to Winnipeg's Main Street (Route 52), a primary north-south thoroughfare which provides seamless access to the rest of the city.

The Property is strategically located in one of Winnipeg's most dominant retail corridors, highlighted by Garden City Shopping Centre, a 380,000 SF enclosed mall which draws visitors from across the region. Notable retailers in this node include Walmart Supercentre, Canadian Tire, Shoppers Drug Mart, Real Canadian Superstore, FreshCo., Value Village, Save-On-Foods, Winners, Michaels, and countless others.

Garden City Square is situated on a large 15.7 acre lot within the retail node and offers premium exposure and visibility to over 60,000 vehicles passing by the site daily. The Offering is surrounded by established residential neighbourhoods with over 71,000 residents living within a 3 km radius. This population has an average household income of \$93,921.



Radius Demographics (Distance from Site)	3 km	5 km
Total Population	71,405	170,485
Total Households	24,576	60,551
Average Household Size	2.9	2.8
Average Household Income	\$93,921	\$87,959
Projected Pop. Change (% 2022-2027)	6.47%	5.69%



**WINNIPEG'S DOMINANT RETAIL NODE**



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