



*\*Conceptual Rendering and Subject to Change*

# Join a Landmark First Nation Urban Development

For Lease



# Winnipeg's Newest Urban Mixed-Use Village

Where history, culture, and innovation unite in a remarkable transformation - Naawi-Oodena, the redevelopment of the former Kapyong Barracks, will reshape the city and foster a thriving, inclusive community. As Canada's largest First Nation Urban Economic Development Zone, this visionary project is creating a dynamic, inclusive mixed-use community that embodies connection, prosperity, and sustainability. At full build-out, this development will feature over 4,000 units of single-family and multi-family homes, creating vibrant, diverse living spaces. We invite you to be part of this inspiring journey toward a brighter, more connected future that showcases the best in Indigenous business, design, arts, and culture.

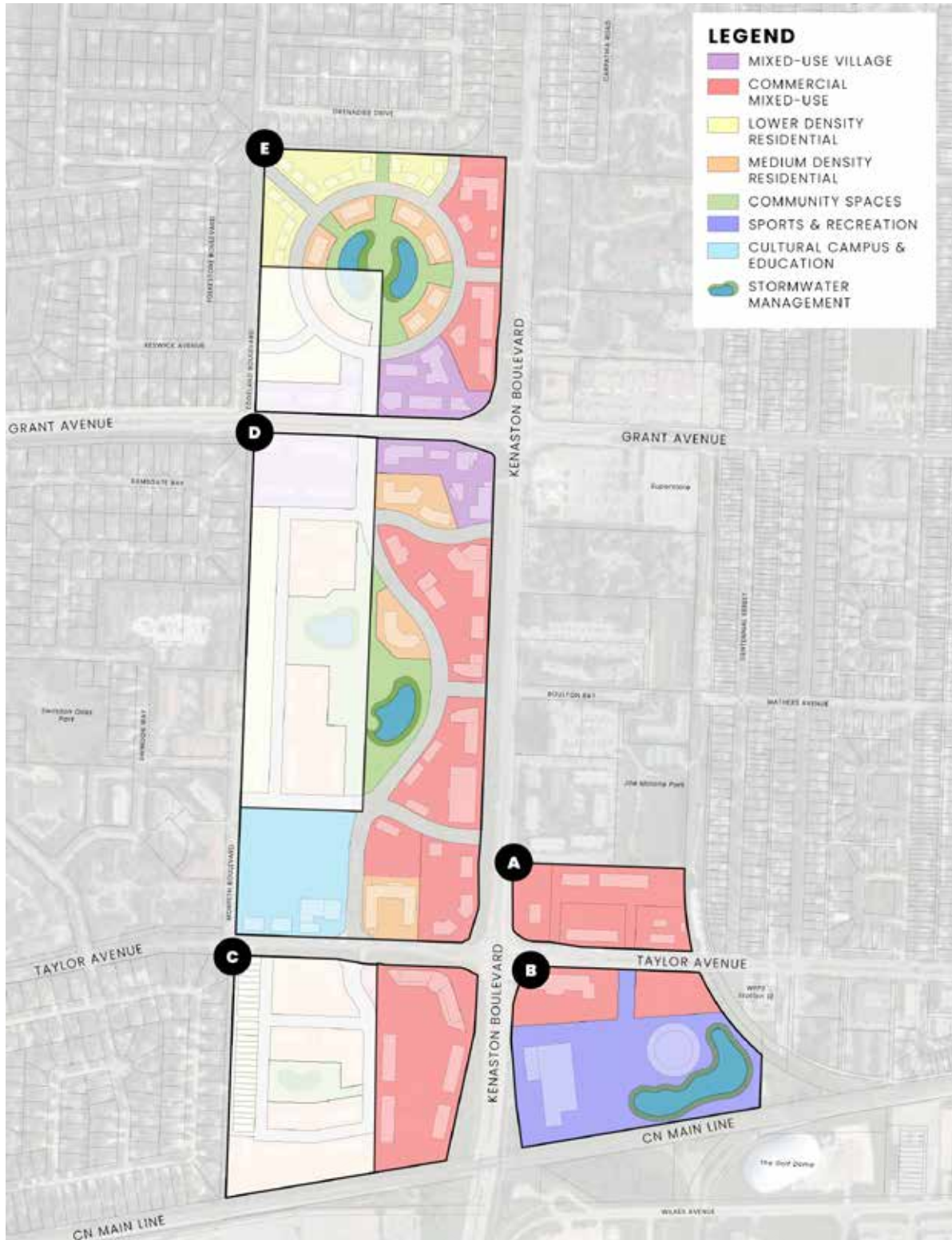
Naawi-Oodena, meaning "centre of the heart and community" in Anishinaabemowin, is a 160-acre property located in Winnipeg's Tuxedo and River Heights neighbourhoods. Named in a 2021 ceremony by Sagkeeng First Nation Elder Dave Courchene Jr., this historic redevelopment is led by the Treaty One Development Corporation in partnership with Canada Lands Company (CLC). Naawi-Oodena will feature a vibrant mix of community and cultural spaces, commercial and residential areas, and health, sports and recreational facilities—all designed with a strong emphasis on Indigenous culture and innovation.

Divided into five expansive blocks (Blocks A, B, C, D, and E), each section presents unique opportunities for development. This extraordinary development merges culture, community, reconciliation, and progress, setting a new standard for infill developments in Canada.



\*Pronounced Nah way - Oh day nah

# Land Use Plan



## Block A Retail

**+/- 1,200 sq. ft.**

RETAIL AVAILABILITY

**+/- 7.66 acres**

LAND SIZE

**Contact Agent**

LEASE RATE

**\$12.00/sq. ft.**

ADDITIONAL RENT (EST. 2027)

**Q4 2026**

PROJECTED OCCUPANCY

- Oodena Gas & Convenience Now Open!

## Features

- Rare new retail development with frontage on Taylor Avenue
- Multiple configurations and unit sizing available for flexible tenant uses
- Situated in River Heights and Tuxedo neighbourhoods, Naawi-Oodena is strategically located to serve both local residents and visitors from surrounding areas
- Steps away from regional retail node including: Seasons & Outlet Collection Winnipeg, along with the only IKEA, Bass Pro Shops and Rec Room in Manitoba
- Convenient access to major routes, facilitating easy connections to various parts of the city including Downtown and Winnipeg International Airport



## Highlights



### Location

Nestled in the neighbourhoods of Tuxedo & River Heights



### Accessibility

Access and exposure to Kenaston Boulevard & Taylor Avenue



### Excellent building

and pylon signage opportunities



### Abundance

of on-site parking for employees & visitors

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Block A - Naawi-Oodena  
[iciproperties.com](http://iciproperties.com)



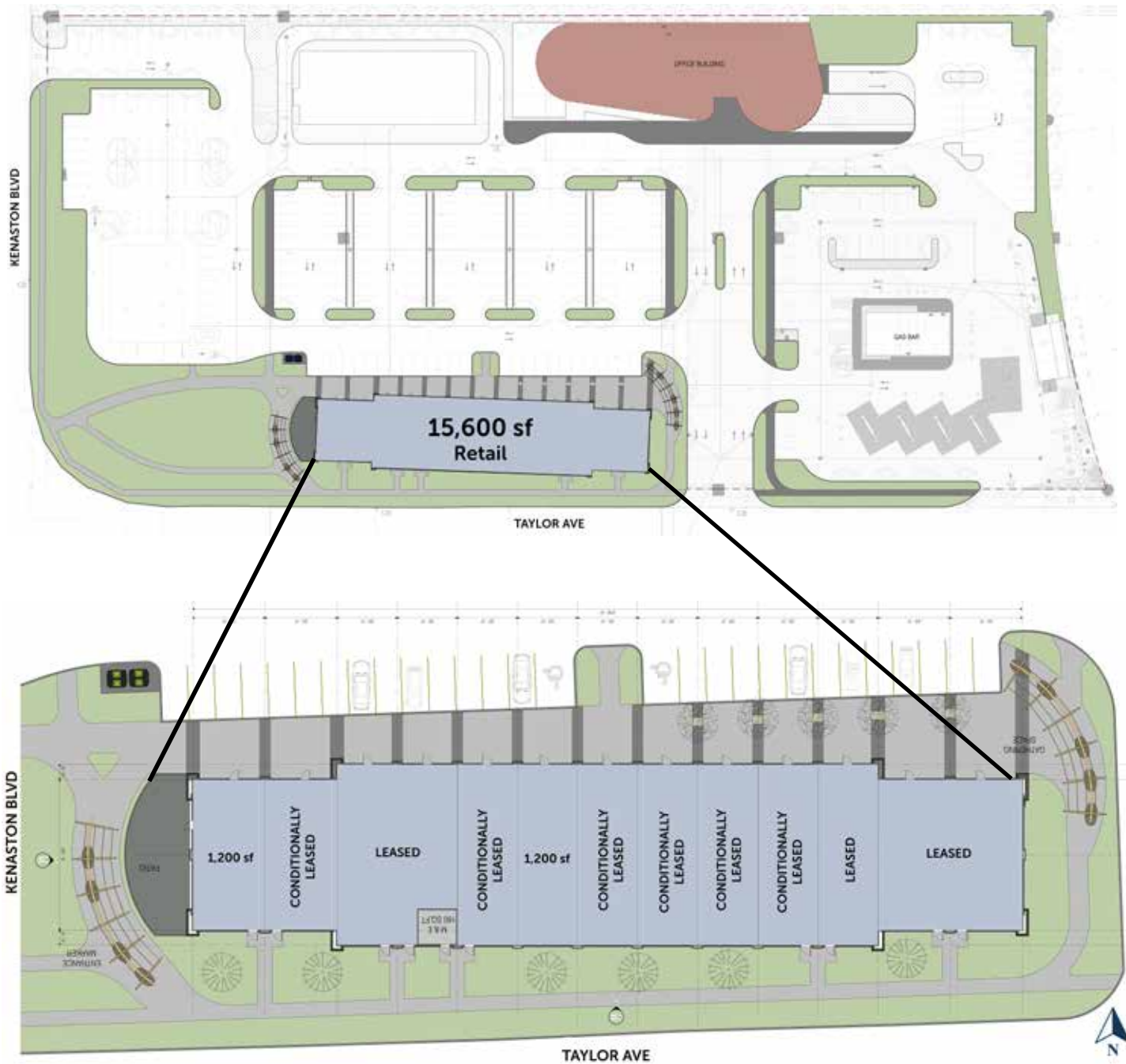
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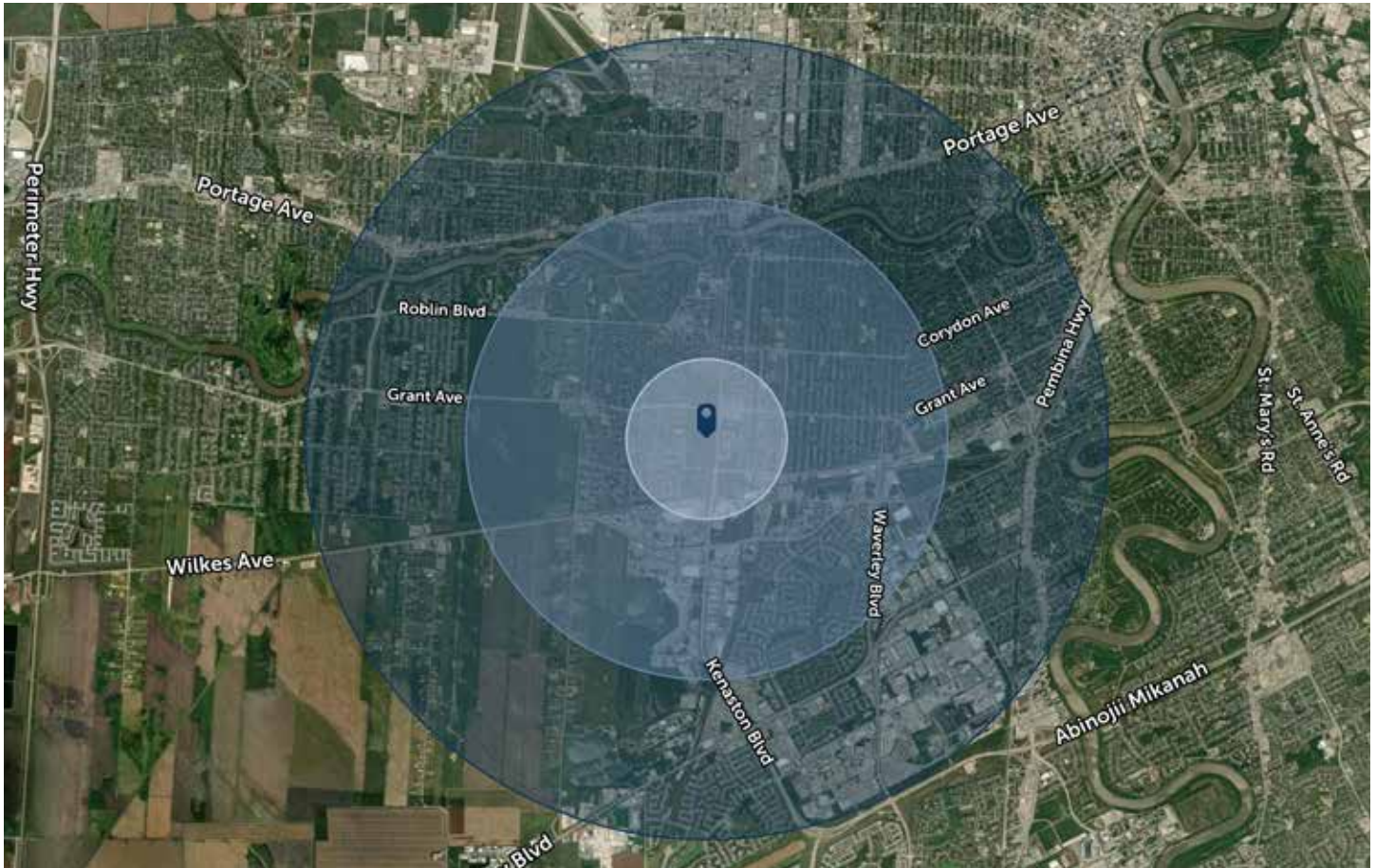


Block A - Naawi-Oodena  
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# Site Plan



## Demographics



|                                                                                                            | 1 KM      | 3 KM      | 5 KM      |
|------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
|  TOTAL POPULATION       | 7,116     | 47,514    | 141,011   |
|  DAYTIME POPULATION     | 5,827     | 45,527    | 170,960   |
|  TOTAL HOUSEHOLDS       | 3,543     | 20,692    | 60,965    |
|  AVG. HOUSEHOLD INCOME  | \$133,226 | \$172,355 | \$142,915 |
|  AVG. HOUSEHOLD EXPEND. | \$122,671 | \$168,923 | \$143,112 |

Source: Environics Analytics © 2026

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## Traffic Counts

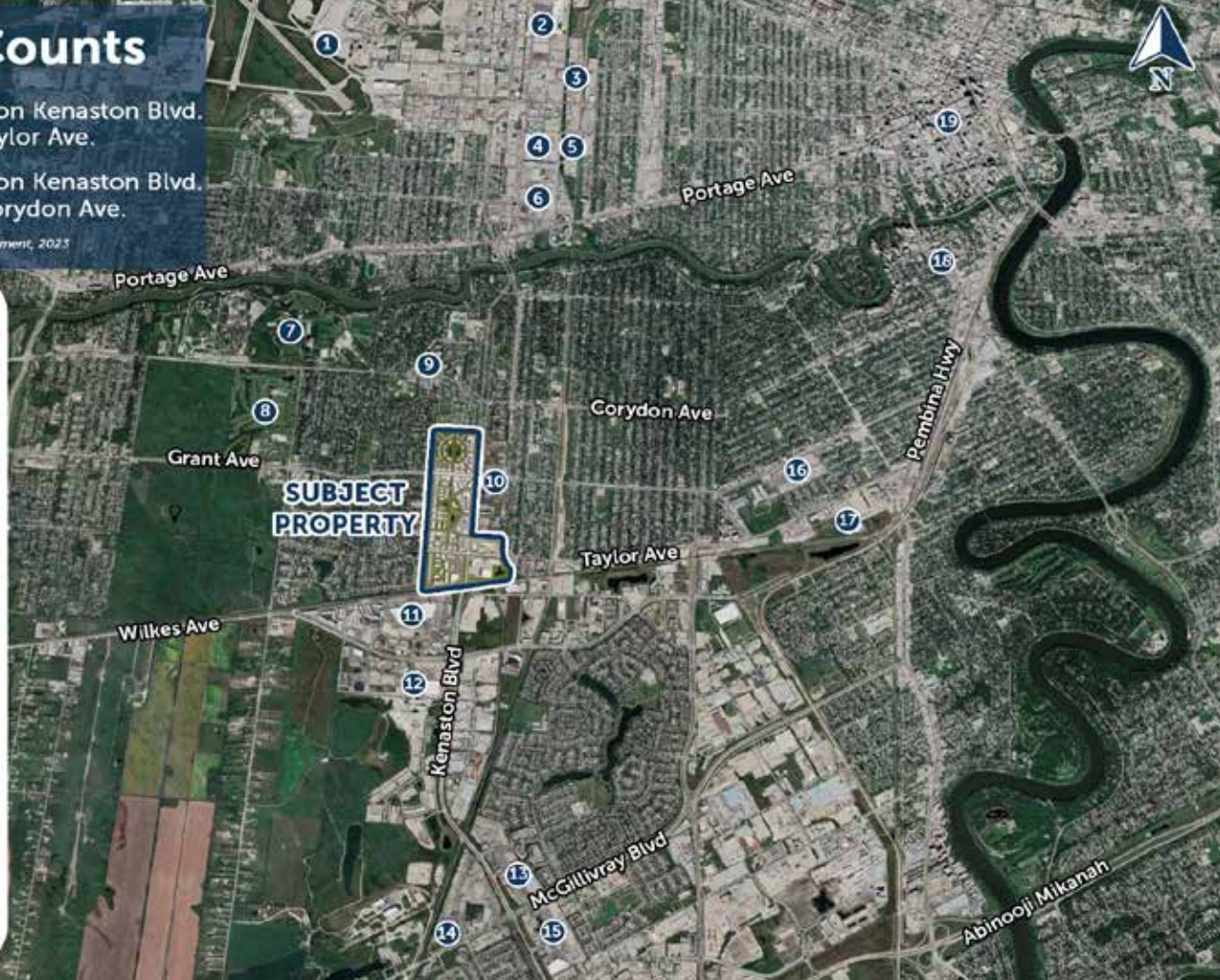
**62,300 vehicles per day on Kenaston Blvd.**  
between Grant Ave. & Taylor Ave.

**50,200 vehicles per day on Kenaston Blvd.**  
between Grant Ave. & Corydon Ave.

\*Source: City of Winnipeg Public Works Department, 2023

### LEGEND

- 1 Winnipeg International Airport
- 2 Costco Business Centre  
Real Canadian Superstore  
Rona+
- 3 Walmart Supercentre
- 4 Winners HomeSense  
PF Chang's
- 5 Home Depot
- 6 CF Polo Park
- 7 Assiniboine Park & Zoo
- 8 Tuxedo Golf Club
- 9 Safeway
- 10 Real Canadian Superstore
- 11 Outlet Collection Winnipeg
- 12 Ikea
- 13 Bass Pro
- 14 Walmart Supercentre  
Home Depot  
Safeway
- 15 Costco
- 16 Sobeys
- 17 Canadian Tire
- 18 Rona+
- 19 Grant Park Shopping Centre
- 20 Walmart Supercentre
- 21 Osborne Village
- 22 Downtown Winnipeg



# Connect with us today!

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