

# Grant Park Pavilions

**2,000,000+ square foot mixed-use infill development**

1020 Taylor Avenue, Winnipeg, Manitoba



**STRONG  
RETAIL NODE**



**TRANSIT  
ORIENTED**



**VERY  
WALKABLE**



**SUBSTANTIAL  
PARKING**



**GREAT  
ACCESS**

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## Walk Score

# 88

Very Walkable



## EVERYTHING YOU NEED, IN ONE CONVENIENT DESTINATION!

**The place to be!** Grant Park Pavilions is a **2,000,000+ square foot mixed-use infill development** centrally located at an unbeatable location in the heart of Southwest Winnipeg. Frontage on Pembina Highway and Taylor Avenue (major pylon signage proposed) provides great exposure and convenient access to your customers. Numerous use and size options available.

**Anchored by Walmart Supercentre, Pavilion Medical Clinic, Scotiabank, and Firehouse Subs**, this transit-oriented development provides a variety of options to live, shop and work, all in close proximity. Featuring retail, shops, dining and office with a focus on connectivity to the surrounding vibrant communities.

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## LIVE



### Luxurious living in a tranquil and beautiful setting.

Surrounded by lush landscapes, the luxury multi-family suites at the **Taylor Residences** are designed to provide a safe and accessible community for residents to enjoy. Building features include underground parking, multi-purpose room, wellness area and dog run.

## SHOP



### Your one-stop shopping destination.

A Very walkable location in the heart of 5 major residential communities. Easily accessed by car or transit. Features numerous shopping options from large format retailers to local, boutique shops and several dining options from quick service to fine-dining.

## WORK



### Modern offices in the heart of Southwest Winnipeg.

Exceptional location close to Downtown with all the amenities of an urban office, but the conveniences of a suburban location. The Class A, multi-storey buildings are attractively designed with numerous pedestrian amenities and landscaping.

## IN THE HEART OF THE GRANT PARK RETAIL NODE!

Surrounded by numerous businesses and amenities, Grant Park Pavilions' unique location allows visitors and residents to Live, Shop and Work, all in one convenient, central development, saving them money and time spent traveling.

- **Thousands of built-in customers** from on-site multi-residential, nearby RBC Financial Group office and the students and staff at Grant Park High School located across the street.
- Next door is **Grant Park Festival**, anchored by Sobeys and featuring great tenants, including: Boston Pizza, Starbucks, Subway, SkinWise Dermatology, G is for Glasses, Holt Dental, Crocus Medical, Orangetheory Fitness, Douglas Financial, Original Pancake House, Chosabi, Oh Doughnuts, Farmer Jane Cannabis and Bagelsmith.
- North is Grant Park Shopping Centre, featuring Canadian Tire, Co-op Food Store, Landmark Cinemas, Liquor Mart Winners, Shoppers Drug Mart and Goodlife Fitness.
- More than 20 restaurants are in close proximity, offering a wide range of dining options from quick service to fine dining.
- Several recreational and health facilities are nearby including the Bill & Helen Norrie Library, Pan Am Pool Complex, Pan Am Clinic, Winnipeg Soccer Complex, Taylor Tennis Club and Reh-Fit Centre.

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## ON-SITE CUSTOMERS!

New multi-family residential at the property with 300+ luxury suites at the Taylor Residences. A total of 800+ new multi-family suites are proposed.

## GETTING HERE IS EASY!

Grant Park Pavilions' central location within the City means more customers and great opportunities!

**Your customers will have no problem arriving at this great destination.** There are a variety of transportation options available. There is an **extensive road network** connecting to major arteries that connect to all areas of the city. The **Blue Line** (Southwest Rapid Transitway) runs adjacent to the development and connects Downtown with the University of Manitoba. There are also **8 regular transit routes** and several **active transportation paths** in close proximity. **Ample parking** and **wide stalls** also ensure they will always have a safe place to park.



Grant Park Pavilions' **eco-friendly** and **sustainable features** not only help to reduce costs for businesses, but creates a **vibrant development** that is both environmentally and socially sustainable

## IN THE HEART OF 5 VIBRANT RESIDENTIAL COMMUNITIES

The Grant Park retail node contains the neighborhoods of River Heights, Linden Woods, Fort Garry, Fort Rouge and Tuxedo. These neighborhoods have some of the lowest crime rates in Winnipeg and feature high quality multi-family and single-family homes. The development is surrounded by new residential developments, including Fulton Grove, a new residential development directly south, with plans to provide 1,900+ multi-family units, townhomes, condos and single family homes.

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## TRADE AREA DEMOGRAPHICS



85,991

Total Population



82,098

Daytime Population

40.2

Median Age



40,757

Total Households

2.10

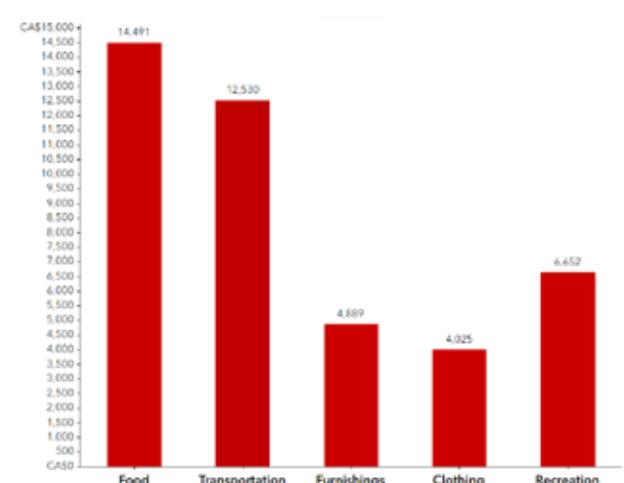
Average Household Size



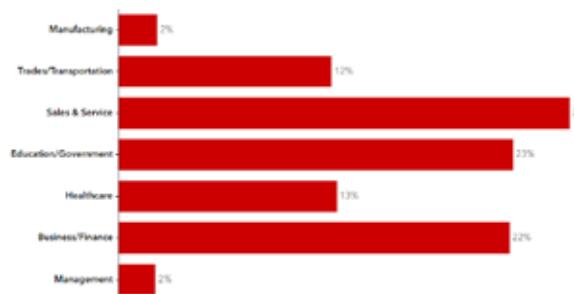
\$131,769

Avg. Household Income

## HOUSEHOLD SPENDING



## JOBs BY SECTOR



## EDUCATION



Environics Analytics ©2024

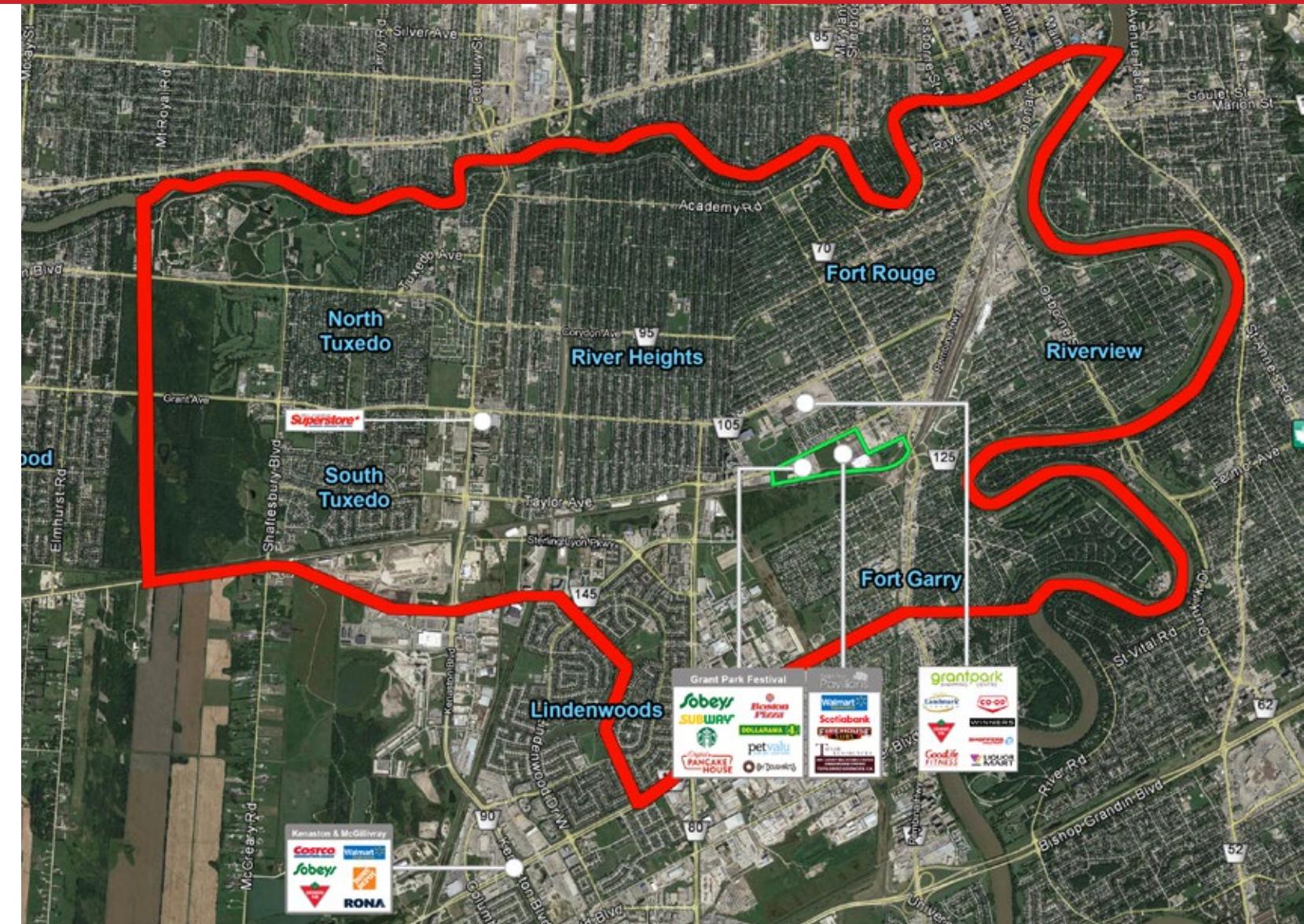
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## WINNIPEG: GATEWAY TO THE WEST

Winnipeg has a strong and diversified economy built on 10 key industry sectors which provide consistency, predictability and control for businesses. From low business costs to a skilled and hard-working workforce, Winnipeg offers businesses, and its residents, a supportive and affordable business community, right in the heart of North America.

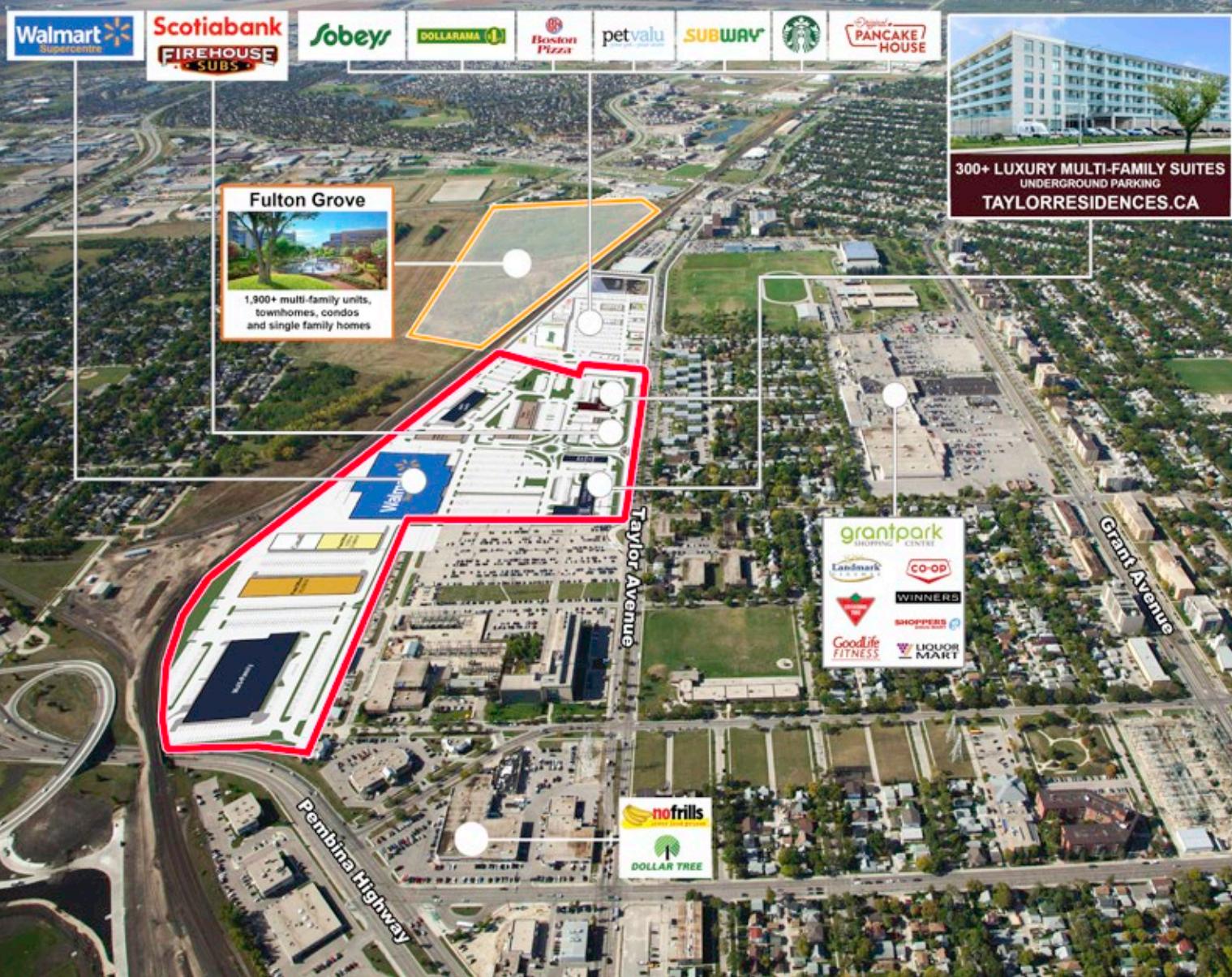
The City of Winnipeg contains seven distinct retail nodes. The **Grant Park retail node** is centrally located in the City, offering great access from all directions and contains Winnipeg's most affluent customers. The retail node trade area has one of the **highest average household incomes** in the city and is 20% higher than the Manitoba average. The retail node also has the **biggest spenders** in the city with an average \$25,168 spent on food, clothing and recreation expenses per year.

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