



**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.

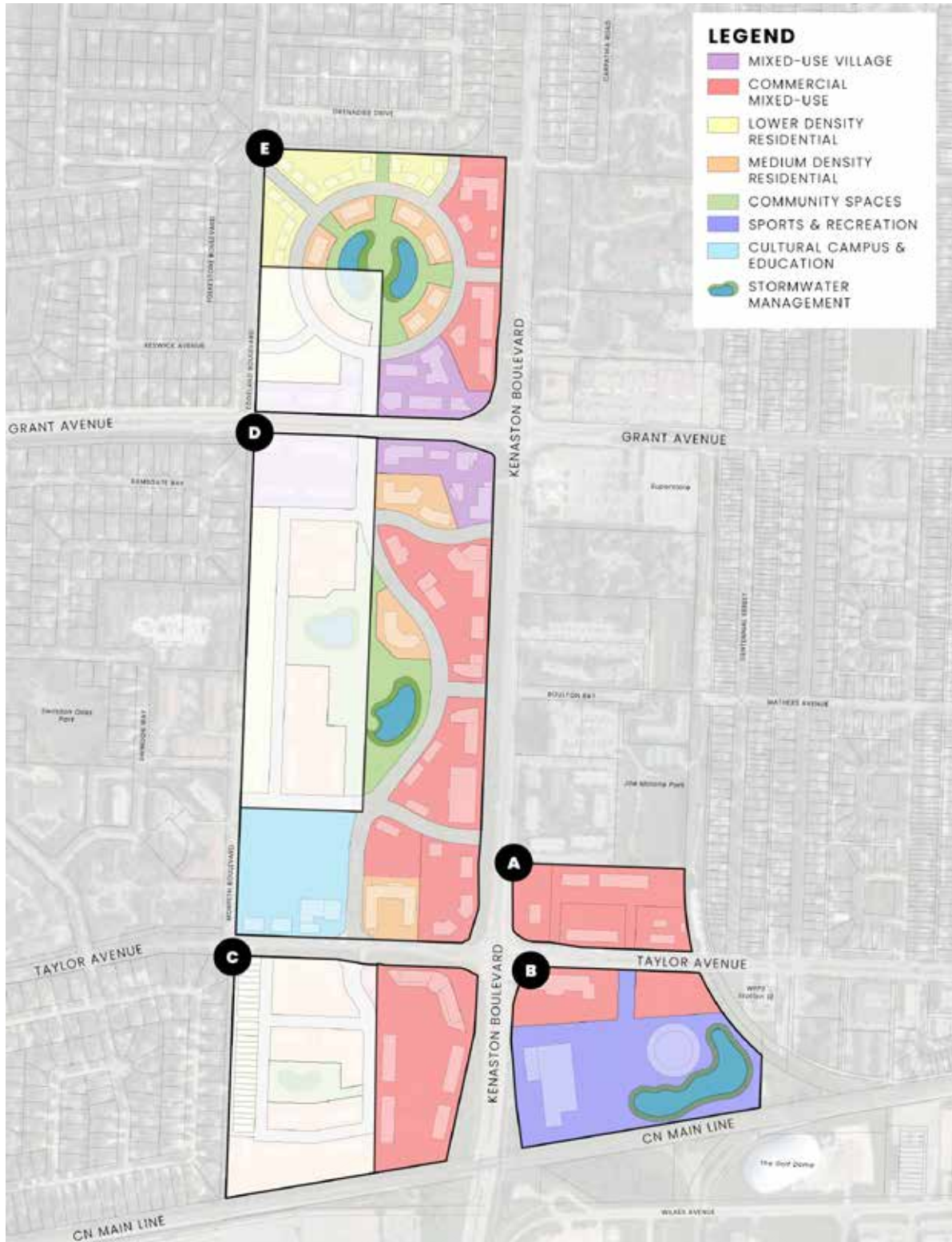
Naawi-Oodena, meaning "centre of the heart and community" in Anishinaabemowin, is a 160-acre property located in Winnipeg's Tuxedo and River Heights neighbourhoods. Named in a 2021 ceremony by Sagkeeng First Nation Elder Dave Courchene Jr., this historic redevelopment is led by the Treaty One Development 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

+/- 1,140 - 15,600 sf

RETAIL AVAILABILITY

+/- 7.66 acres

LAND SIZE

Contact Agent

LEASE RATE

TBD

ADDITIONAL RENT (EST. 2025)

Q2 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
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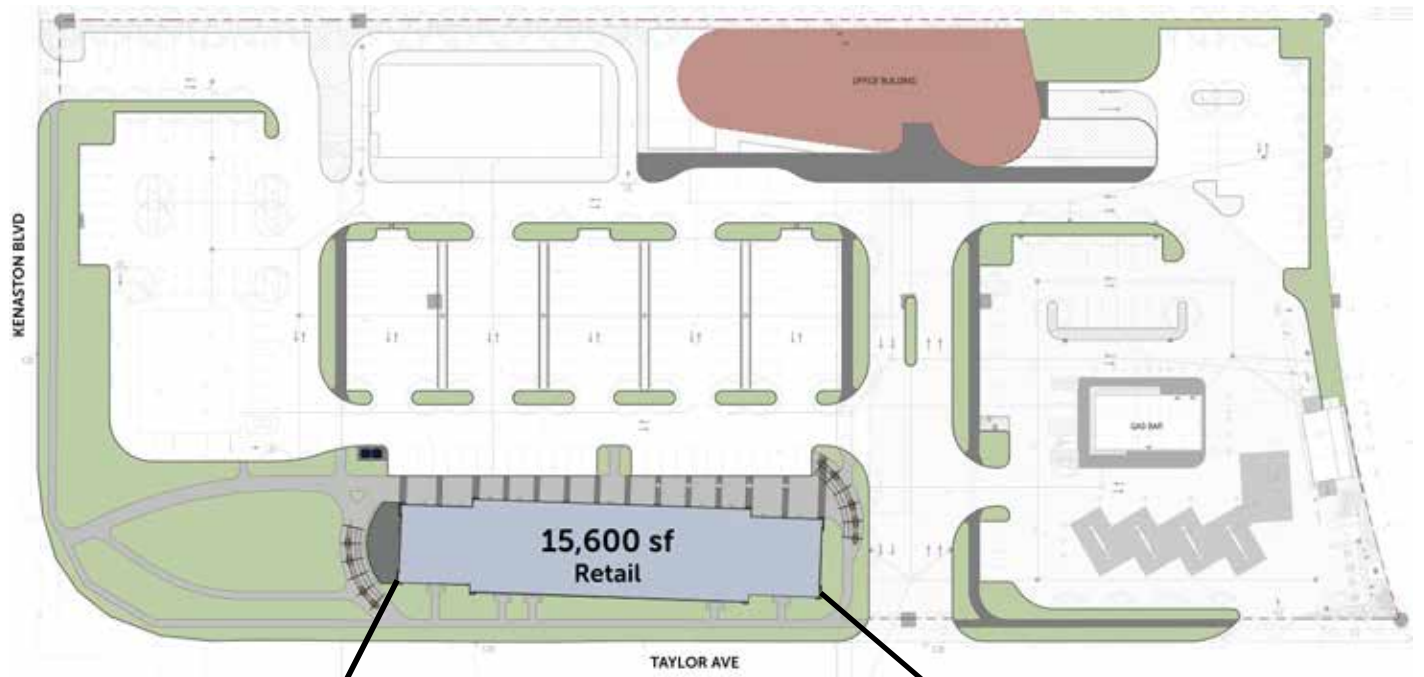
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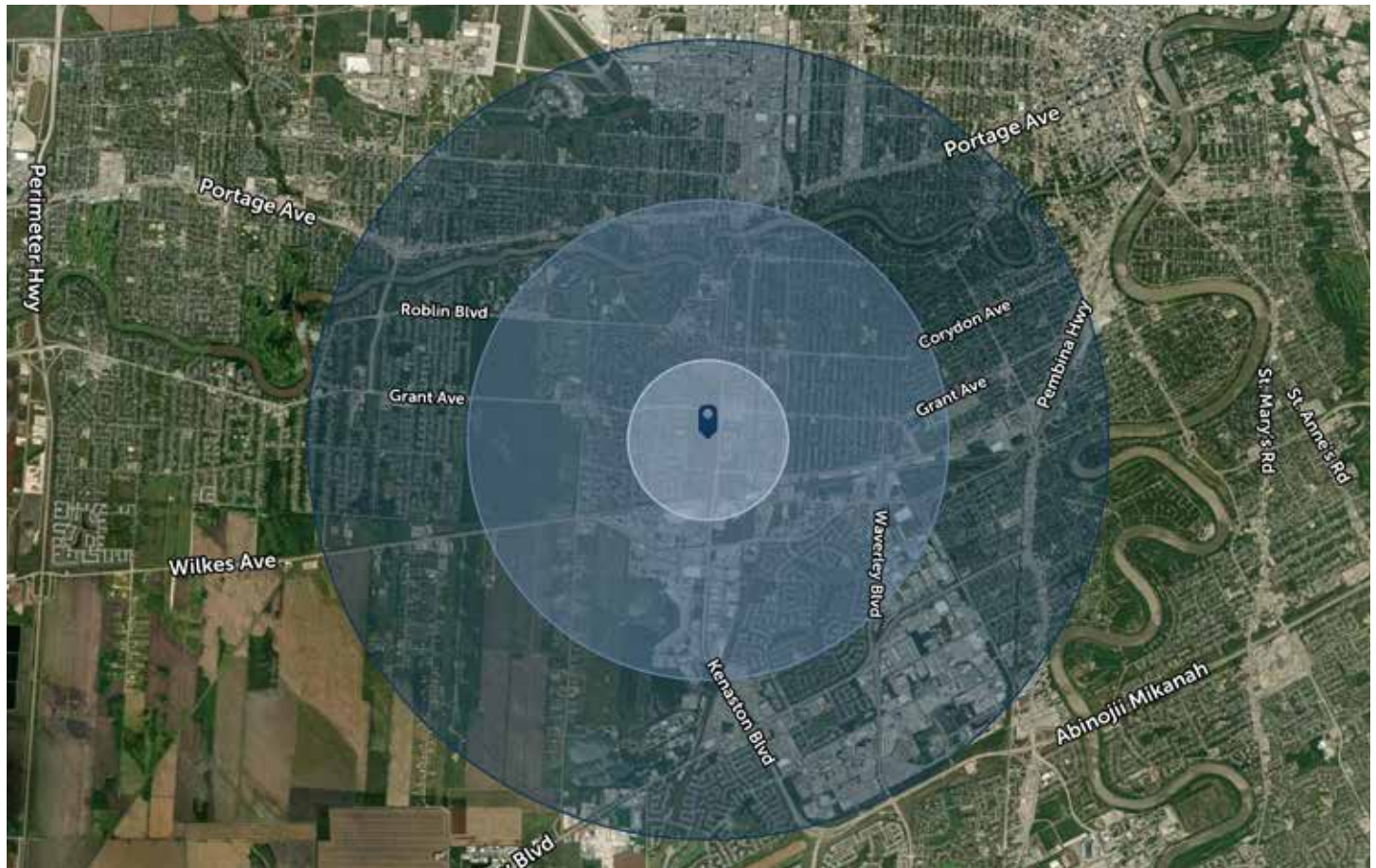







Block A - Naawi-Oodena
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Site Plan



Demographics



	1 KM	3 KM	5 KM
 TOTAL POPULATION	6,914	47,025	142,035
 DAYTIME POPULATION	5,654	45,433	159,724
 TOTAL HOUSEHOLDS	3,501	20,386	61,877
 AVG. HOUSEHOLD INCOME	\$124,313	\$162,860	\$134,045
 AVG. HOUSEHOLD EXPEND.	\$126,810	\$162,159	\$133,385

Source: Environics Analytics © 2024

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Traffic Counts

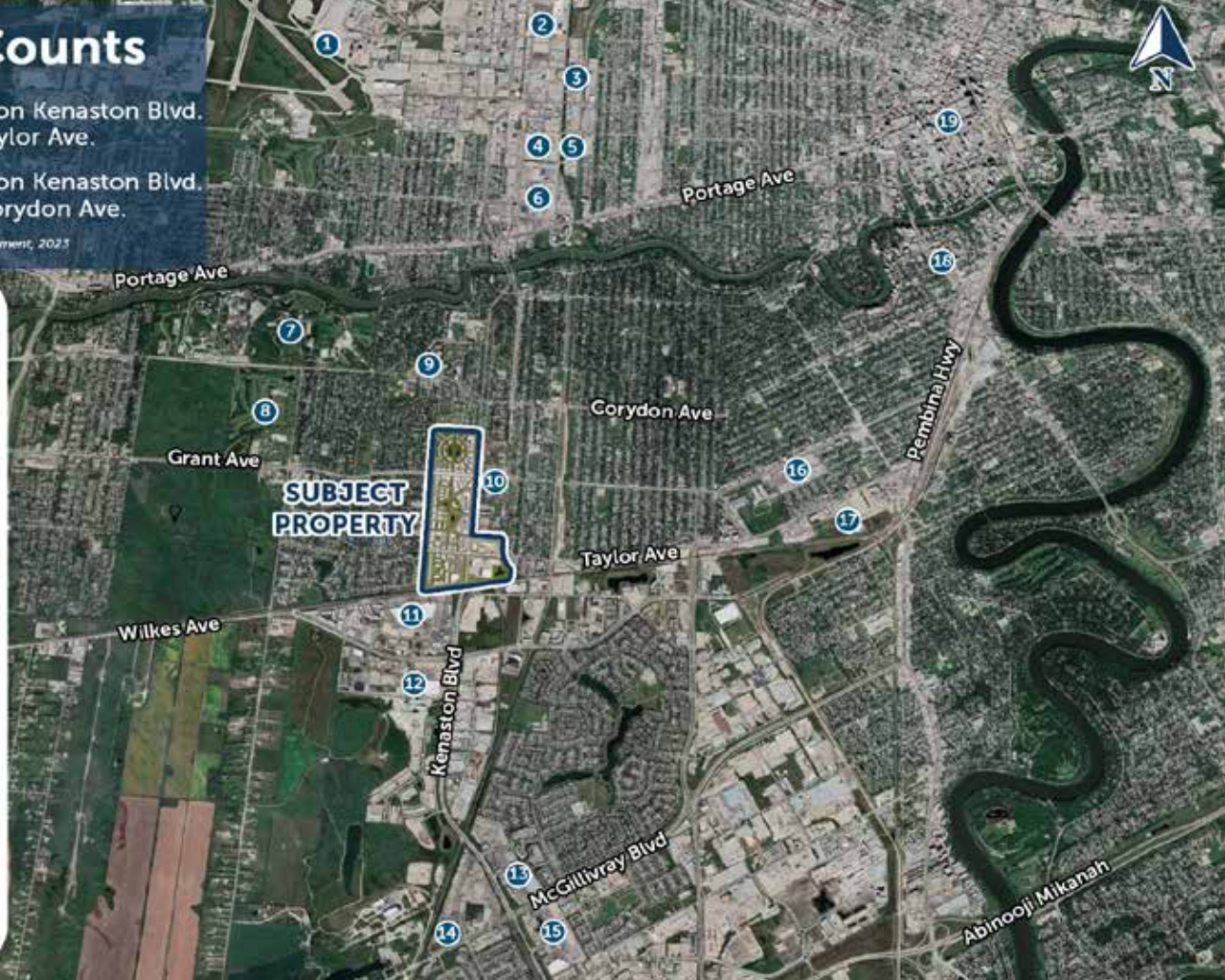
62,300 vehicles per day on Kenaston Blvd.
between Grant Ave. & Taylor Ave.

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
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
Cabela's
13. Walmart Supercentre
Home Depot
Safeway
14. Costco
Sobeys
15. Canadian Tire
Rona+
16. Grant Park Shopping Centre
17. Walmart Supercentre
18. Osborne Village
19. Downtown Winnipeg



Connect with us today!

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