

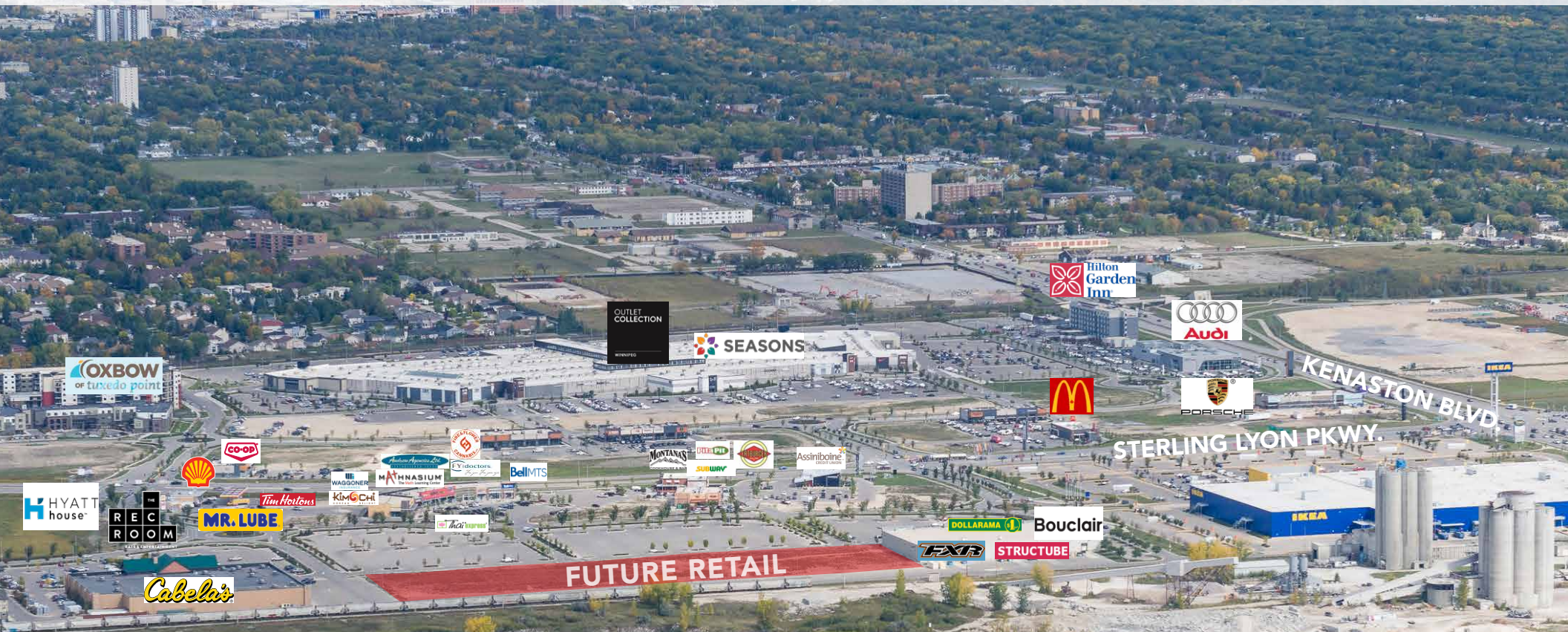
# For Lease

# SEASONS OF TUXEDO

Kenaston Boulevard @ Sterling Lyon Parkway, Winnipeg, MB

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

**CentreCORP**<sup>®</sup>



# SEASONS OF TUXEDO

Kenaston Boulevard @ Sterling Lyon Parkway, Winnipeg, MB

2

## THE SEASONS OF TUXEDO ADVANTAGE

**SITE SIZE** 

**1.8M SF**

Retail development on **200 acres** making this the largest Regional Shopping Centre in Winnipeg

**MAJOR TENANTS** 


Home to the only IKEA in Manitoba, Saskatchewan, northwest Ontario and North Dakota as well as Winnipeg's only Cabela's

**OUTLET COLLECTION** 


**610,000 SF**

Winnipeg's newest fully enclosed mall and the only outlet mall in Manitoba, Saskatchewan, northwest Ontario and North Dakota

**TRAFFIC COUNT** 


**108,000**

Vehicles pass the site every day making Kenaston @ Sterling Lyon the highest traffic count intersection in the city

**HOUSEHOLD INCOME** 

**\$200,000**

Average household income which is **60%** higher than the Canadian Average making this the most affluent community in the city

**HOUSING** 


**4,000**

People living on-site upon completion making Seasons of Tuxedo a fully realized Lifestyle Centre

**NEW TENANTS** 


 

130 room Hyatt House & 40,000 SF Rec Room now open!

**EDUCATION** 

**35%**

Population of the Primary Trade Area with a university degree making this the most educated community in the city

**POWER** 

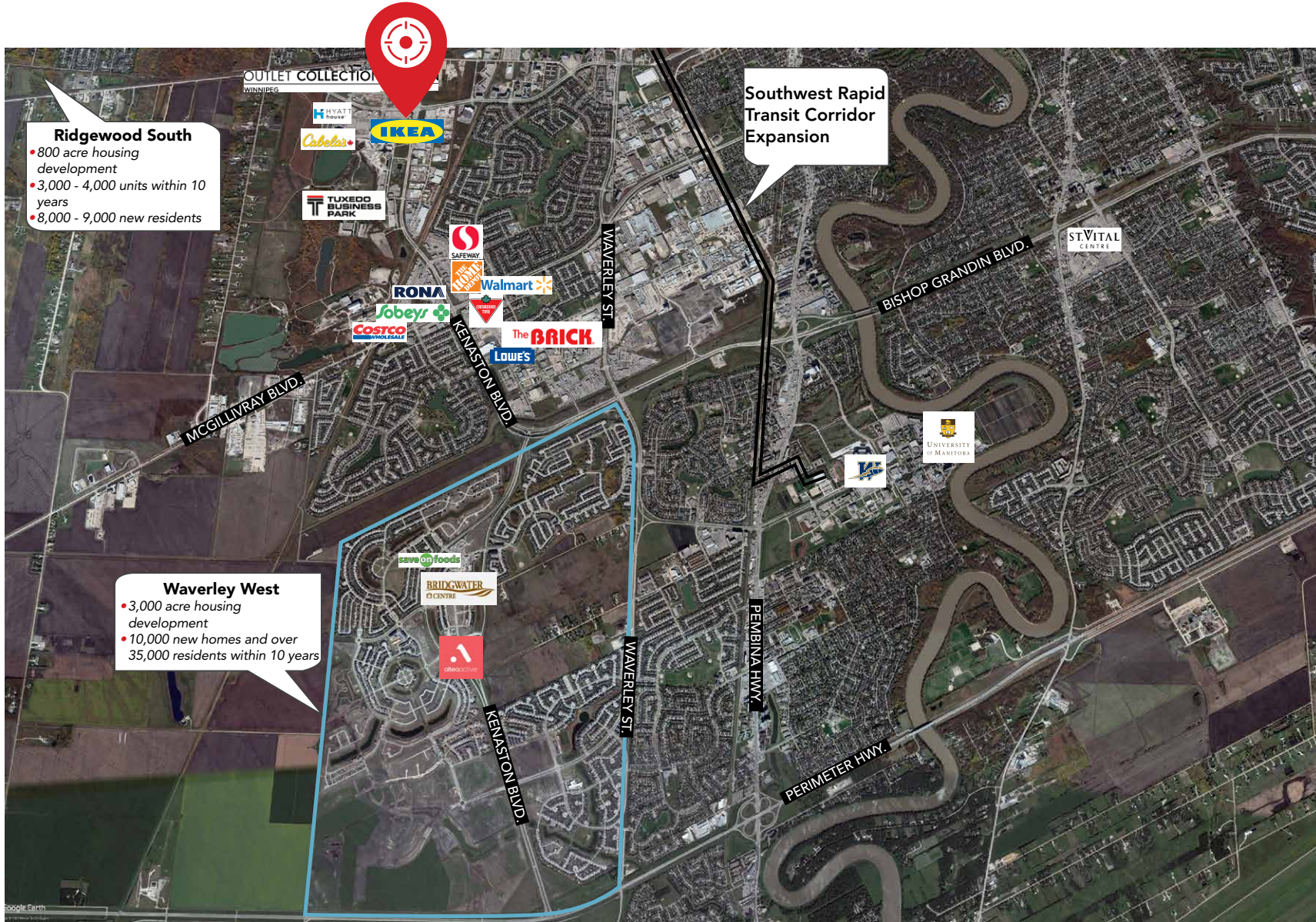
**100%**

The site is fully powered by an on-site geothermal system

# SEASONS OF TUXEDO

Kenaston Boulevard @ Sterling Lyon Parkway, Winnipeg, MB

## SOUTHWEST WINNIPEG



# SEASONS OF TUXEDO

Kenaston Boulevard @ Sterling Lyon Parkway, Winnipeg, MB

## MASTER SITE PLAN



Sterling Lyon Parkway & Kenaston Boulevard  
Current daily traffic count:  
**75,500!**

Daily traffic count at completion:  
**108,000!**



# SEASONS OF TUXEDO

Kenaston Boulevard @ Sterling Lyon Parkway, Winnipeg, MB

6

## Winnipeg, Manitoba

Located at the junction of the Red and Assiniboine Rivers, the City of Winnipeg lies at the geographic centre of North America and is the capital city of the Province of Manitoba. The city is well known for its urban forests and parks, as well as hundreds of lakes in the surrounding area.

### ECONOMIC OVERVIEW

Winnipeg's central location within Canada, as well as its proximity to the Canada-U.S. border has led to its prominence in the transportation and distribution industries, yet its overall economy is remarkably diverse. The Winnipeg economy relies on this diversity to make it one of the strongest and most stable in North America and extremely resistant to external threats. The transportation and distribution industries are the primary contributors to the economy, while other critical industries driving Winnipeg's economy include agriculture, financial services, hydroelectricity, furniture, aerospace, tourism and manufacturing.

Winnipeg's real GDP is forecast to grow by 1.7% in 2019, ranking eighth of Canada's thirteen largest cities. Annual real GDP growth is expected to average 1.8% from 2020-2023. The manufacturing sector is expected to be 2020's growth leader along with solid non-residential construction activity.

### POPULATION & LABOUR MARKET

Winnipeg is the eighth largest Census Market Area (CMA) in Canada with approximately 844,000 residents and has seen record growth in recent years due to the Manitoba Provincial Nominee Program. Winnipeg's population grew by 12.1% or 102,000 people between 2009 and 2019. Over the past three years, population growth has averaged 1.7% annually, with future growth expected to continue to run above the national average. Strong population growth has led to a skilled and diverse workforce, which has grown by 12,975 jobs from 2017-2018, with another 11,055 jobs forecasted to be created in 2019-2020. Winnipeg's unemployment rate is currently 5.3%.

Winnipeg's largest employers comprise government and government-funded institutions, including the Province of Manitoba, the City of Winnipeg, the University of Manitoba, the Health Sciences Centre, and Manitoba Hydro.

Source: Conference Board of Canada

## Quick Facts



Population  
844,000



Avg. Household Income  
\$93,033



Unemployment Rate  
5.3%



Retail Sales Growth  
+1.9% (2019)

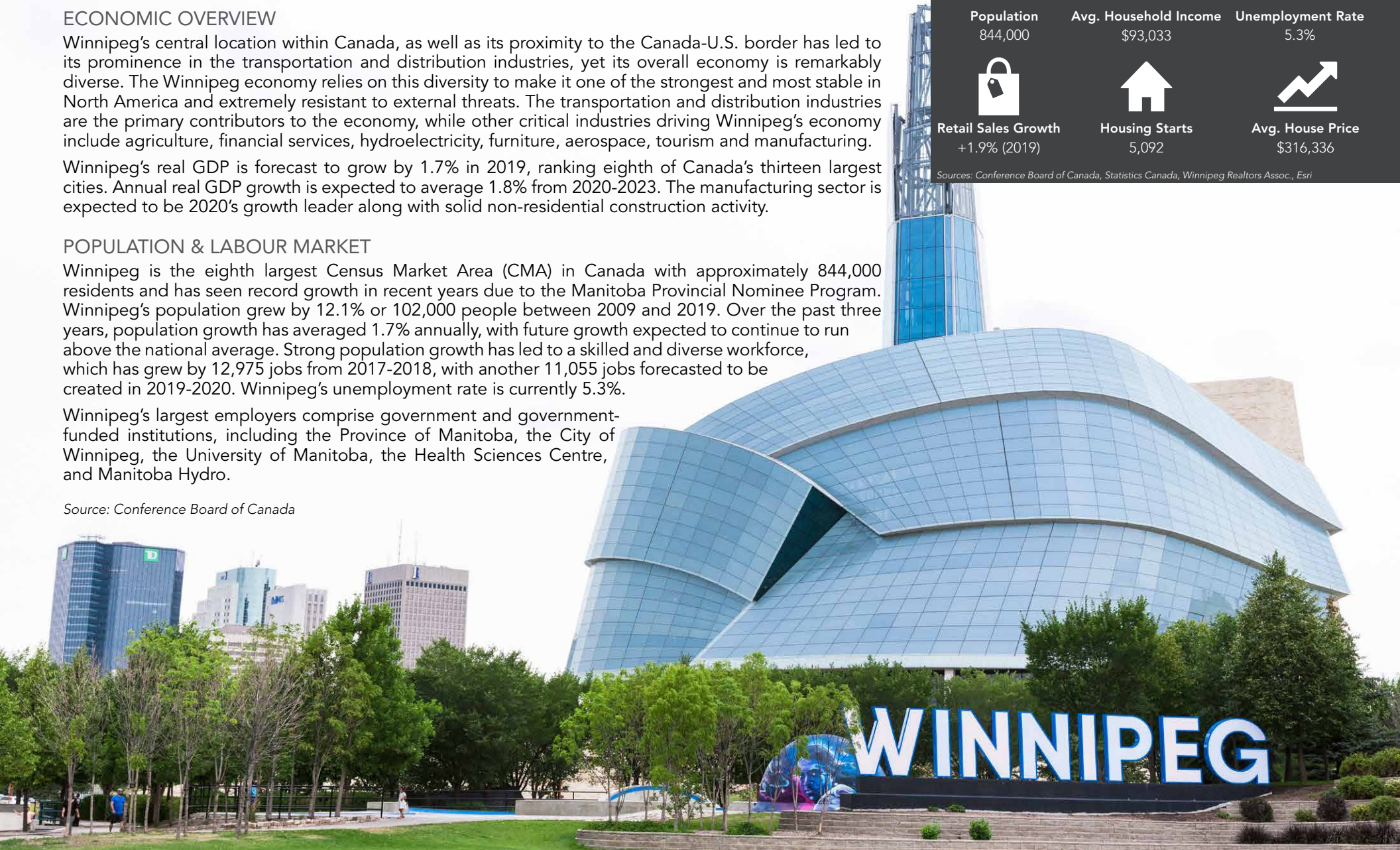


Housing Starts  
5,092

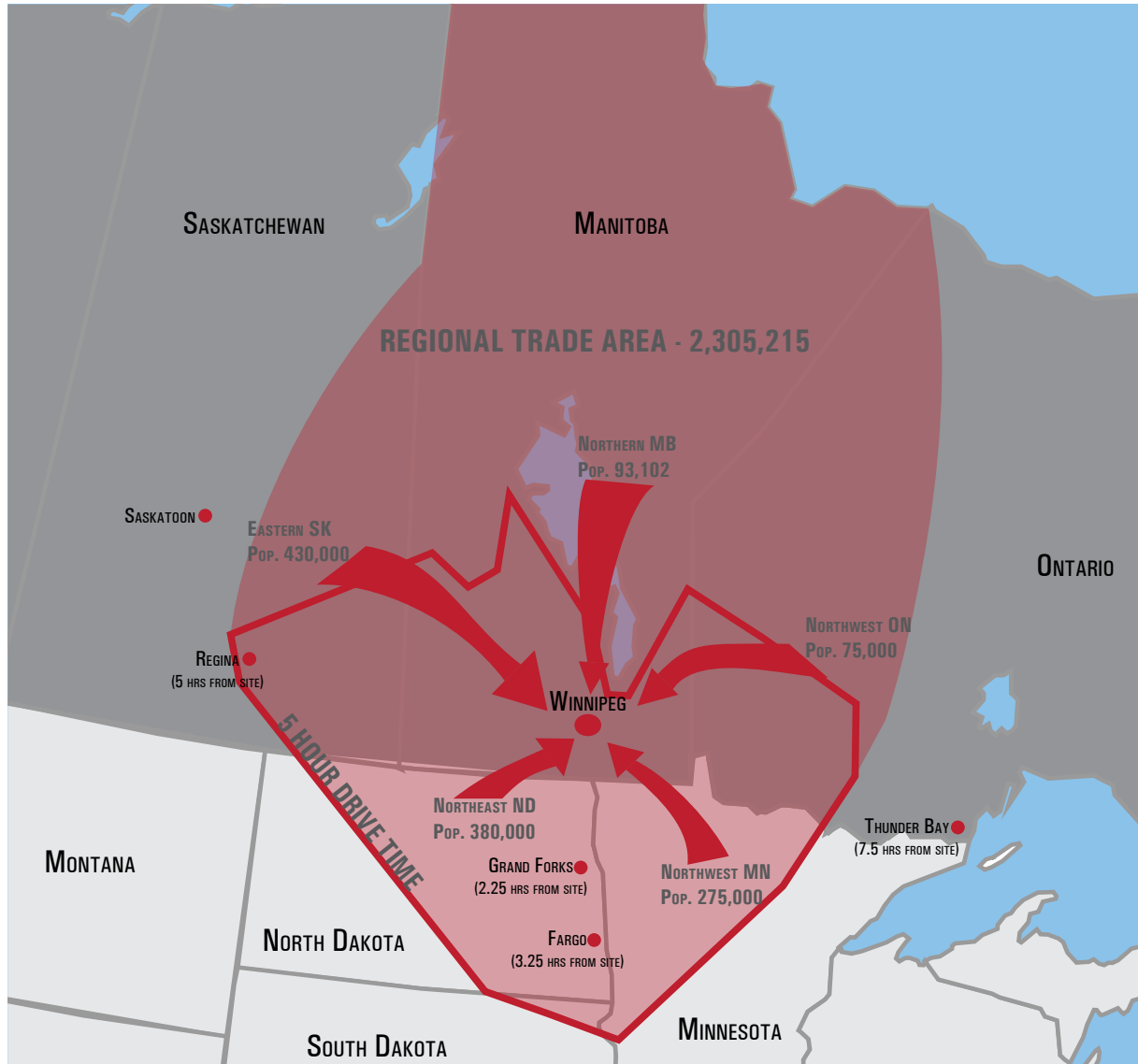


Avg. House Price  
\$316,336

Sources: Conference Board of Canada, Statistics Canada, Winnipeg Realtors Assoc., Esri



## TRADE AREA OVERVIEW











REGIONAL RETAIL  
TRADE AREA:  
**2.3 MILLION**

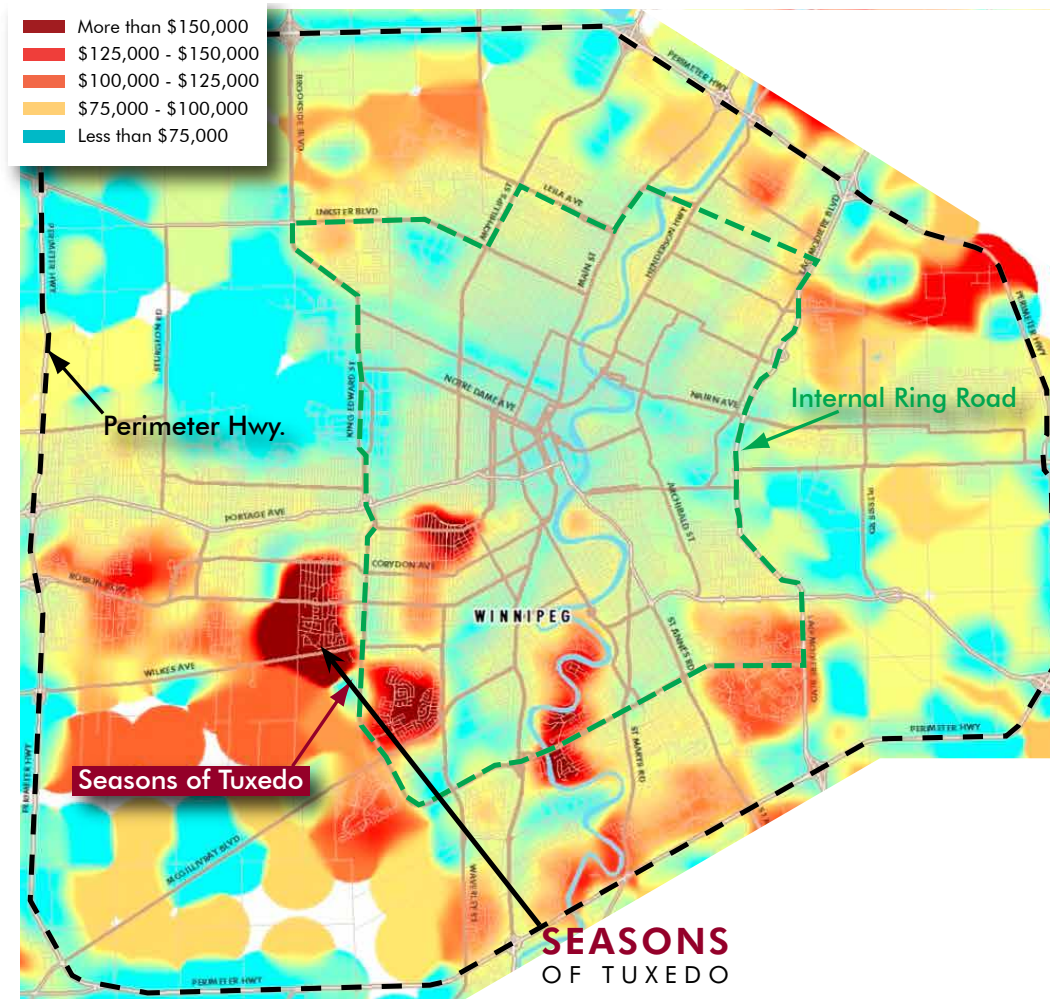
DRIVE TIME PULL:  
**7.5 HOURS**

# SEASONS OF TUXEDO

Kenaston Boulevard @ Sterling Lyon Parkway, Winnipeg, MB

## DEMOGRAPHIC ANALYSIS

<p> POPULATION</p> <p>5 KM 116,525 10 KM 465,372</p>	<p> PROJECTED POPULATION (2029)</p> <p>5 KM 142,210 10 KM 550,448</p>
<p> TOTAL HOUSEHOLDS</p> <p>5 KM 46,398 10 KM 191,930</p>	<p> MEDIAN AGE</p> <p>5 KM 41 10 KM 38</p>
<p> AVERAGE HOUSEHOLD INCOME</p> <p>5 KM \$126,341 10 KM \$96,807</p>	<p> PROJECTED HOUSEHOLD INCOME (2029)</p> <p>5 KM \$161,351 10 KM \$124,242</p>
<p> POPULATION WITH A UNIVERSITY DEGREE</p> <p>5 KM 37,984 10 KM 121,334</p>	<p> POPULATION IN THE LABOUR FORCE</p> <p>5 KM 62,856 10 KM 247,922</p>





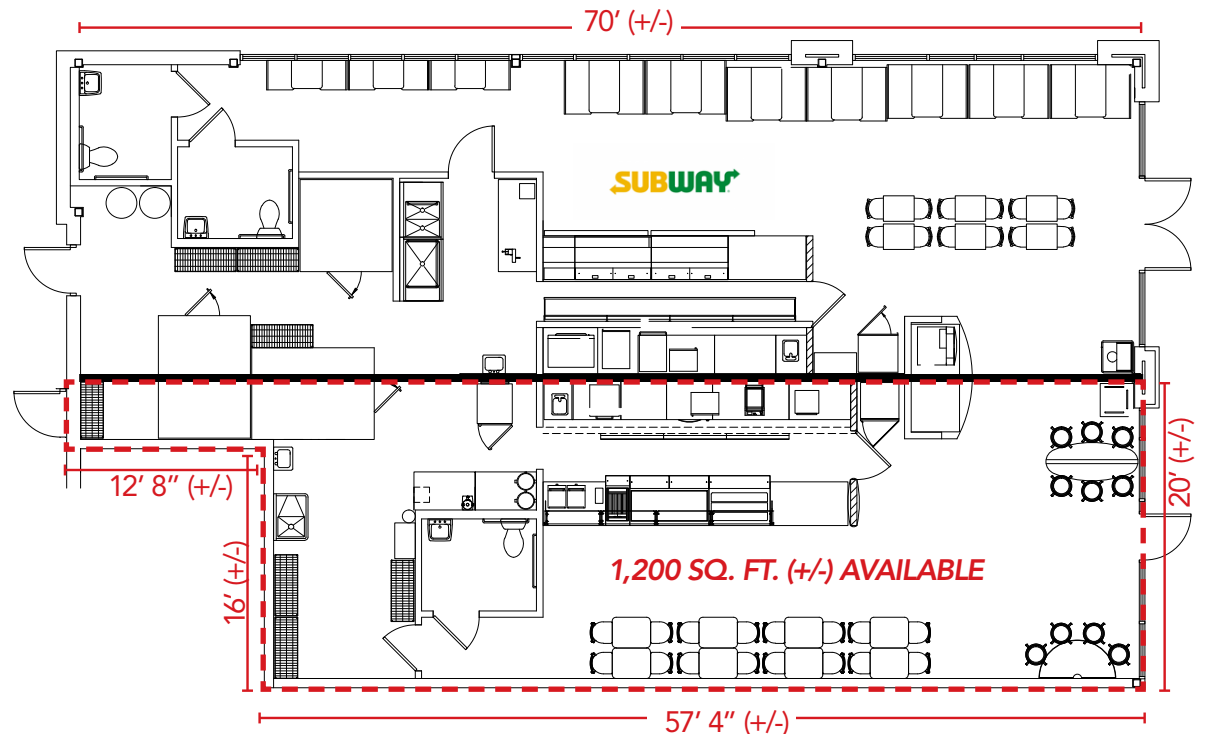
# SEASONS OF TUXEDO

Kenaston Boulevard @ Sterling Lyon Parkway, Winnipeg, MB

## FORMER RESTAURANT SPACE AVAILABLE IMMEDIATELY

### 640 STERLING LYON PARKWAY

UNIT	AREA AVAILABLE	RENTAL RATE	ADDITIONAL RENT (2022 EST.)	COMMENTS
UNIT 3	1,200 sq. ft. (+/-) <i>*subject to final measurement</i>	\$35.00 per sq. ft.	\$12.17 per sq. ft. <i>(inclusive of mgmt fee of 5% of basic rent)</i>	<ul style="list-style-type: none"> <li>• Electrical: 100 Amp, 3 Phase with transformer</li> <li>• Mechanical: 5 Tons heat pump unit</li> <li>• 2 Hour fire rated demising wall</li> <li>• Existing handicap accessible washroom</li> </ul>



# SEASONS OF TUXEDO

Kenaston Boulevard @ Sterling Lyon Parkway, Winnipeg, MB

## 660 STERLING LYON PARKWAY



620 STERLING LYON PARKWAY



630 STERLING LYON PARKWAY



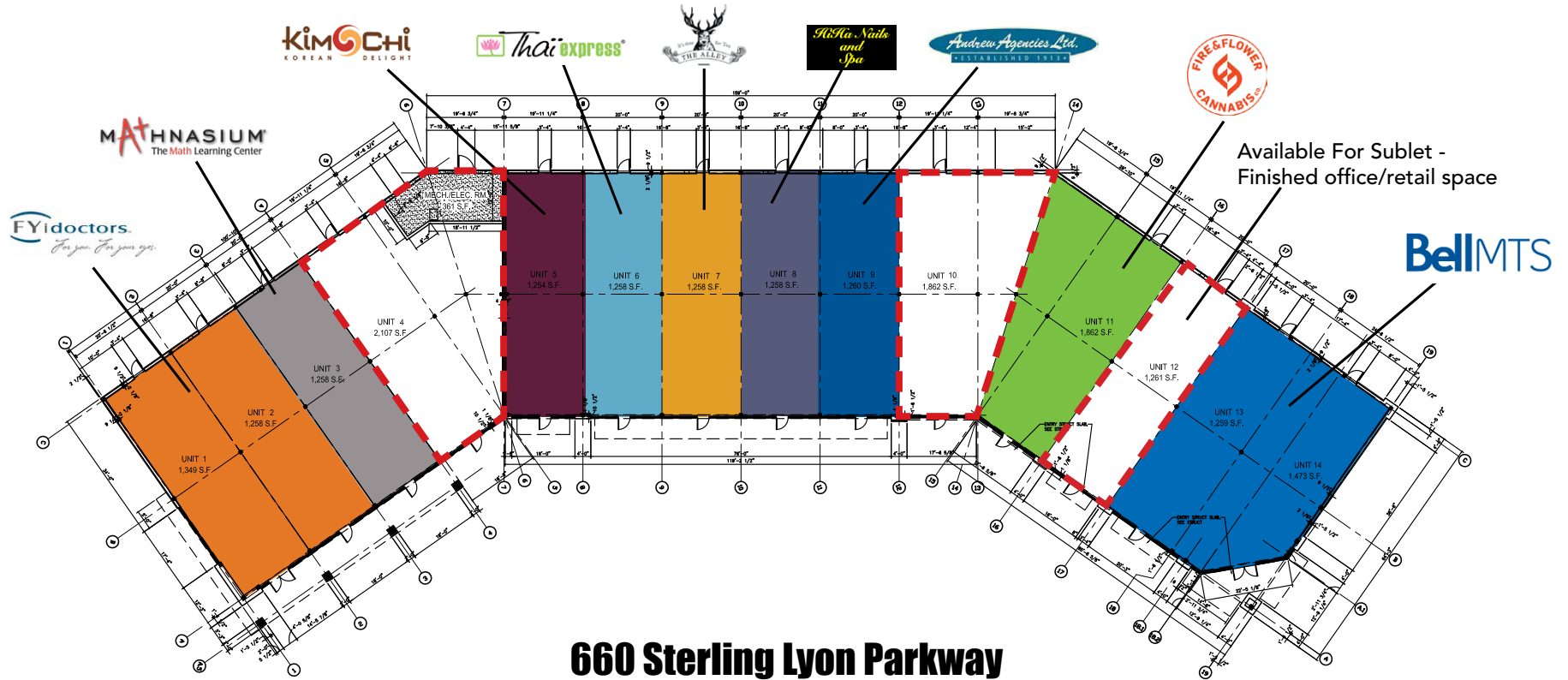
690 STERLING LYON PARKWAY



# SEASONS OF TUXEDO

Kenaston Boulevard @ Sterling Lyon Parkway, Winnipeg, MB

## 660 STERLING LYON PARKWAY



### 660 Sterling Lyon Parkway

UNIT	AREA AVAILABLE (+/-)	RENTAL RATE	ADDITIONAL RENT (2022 EST.)
UNIT 4	2,107 sq. ft.	\$30.00 per sq. ft.	\$12.17 per sq. ft. (inclusive of mgmt fee of 5% of basic rent)
		<b>LEASED</b>	
UNIT 10	1,862 sq. ft.	\$30.00 per sq. ft.	\$12.17 per sq. ft. (inclusive of mgmt fee of 5% of basic rent)
UNIT 12	1,261 sq. ft.	\$31.00 per sq. ft.	\$12.17 per sq. ft. (inclusive of mgmt fee of 5% of basic rent)

# SEASONS OF TUXEDO

Kenaston Boulevard @ Sterling Lyon Parkway, Winnipeg, MB

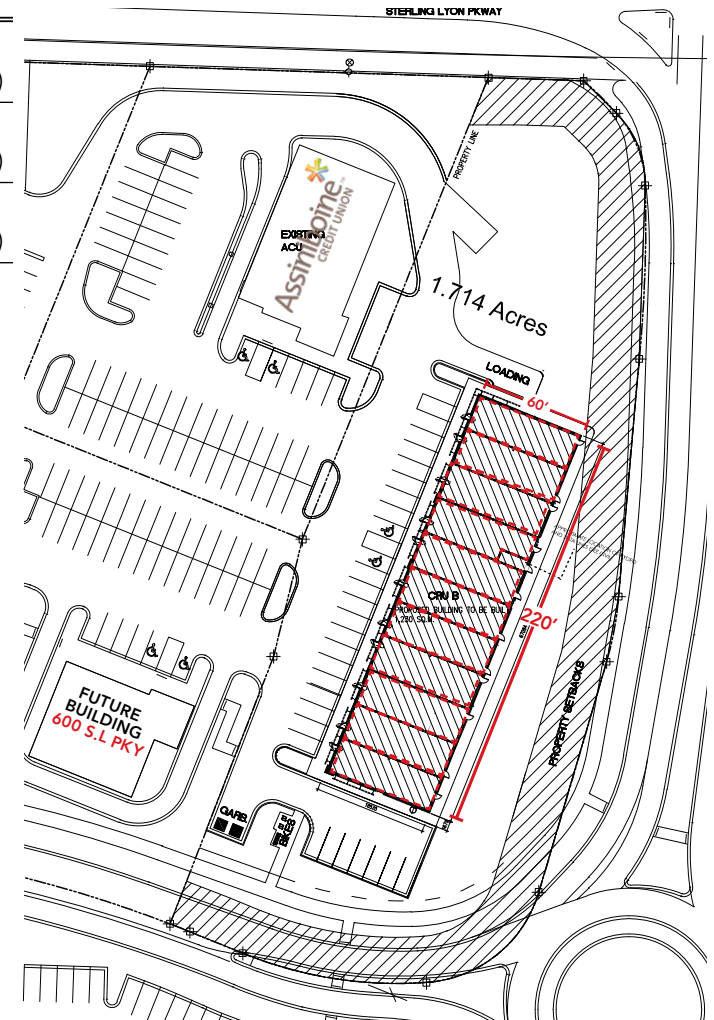
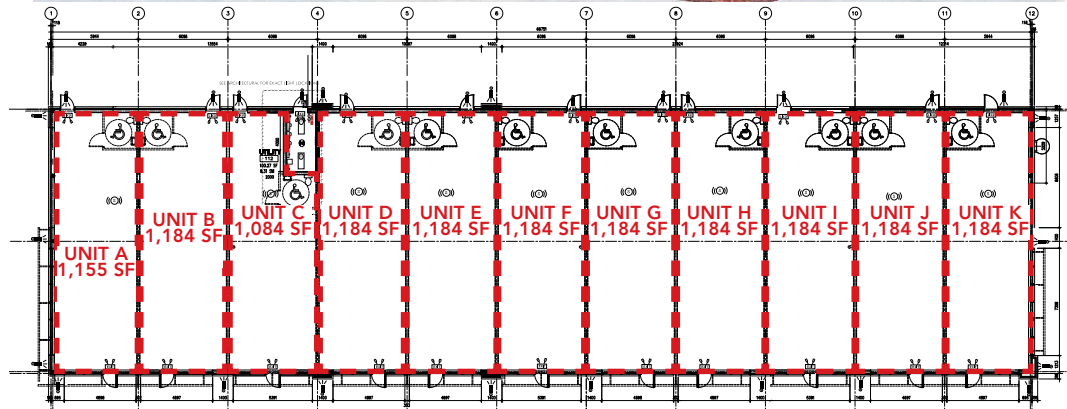
## FUTURE 13,200 SQ. FT. BUILDING

### 606-610 STERLING LYON PARKWAY

UNIT	AREA AVAILABLE (+/-)	RENTAL RATE	ADDITIONAL RENT (2022 EST.)
UNIT A	1,155 sq. ft.	\$35.00 per sq. ft.	\$12.17 per sq. ft. <i>(inclusive of mgmt fee of 5% of basic rent)</i>
UNIT C	1,084 sq. ft.	\$35.00 per sq. ft.	\$12.17 per sq. ft. <i>(inclusive of mgmt fee of 5% of basic rent)</i>
UNIT B, D-K	1,184 sq. ft.	\$35.00 per sq. ft.	\$12.17 per sq. ft. <i>(inclusive of mgmt fee of 5% of basic rent)</i>

\* up to 13,200 sq. ft. available (+/-)

\* Typical Unit Dimensions are 20'x 60' (+/-)

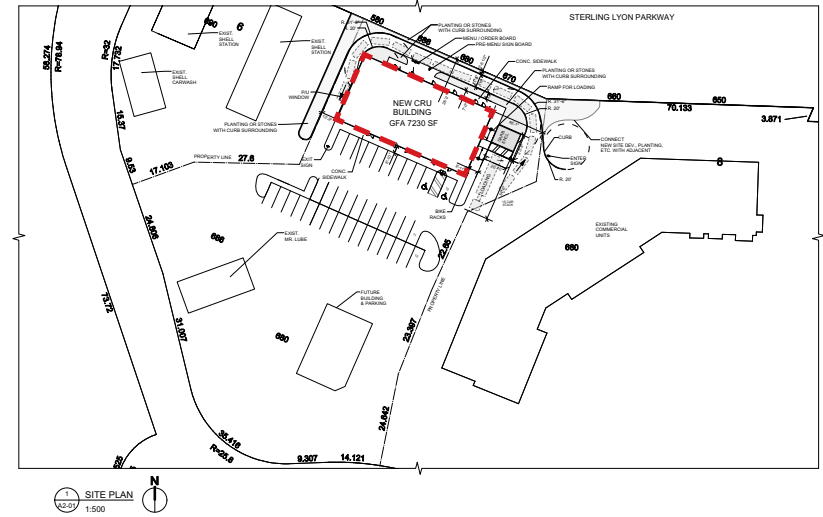


# SEASONS OF TUXEDO

Kenaston Boulevard @ Sterling Lyon Parkway, Winnipeg, MB

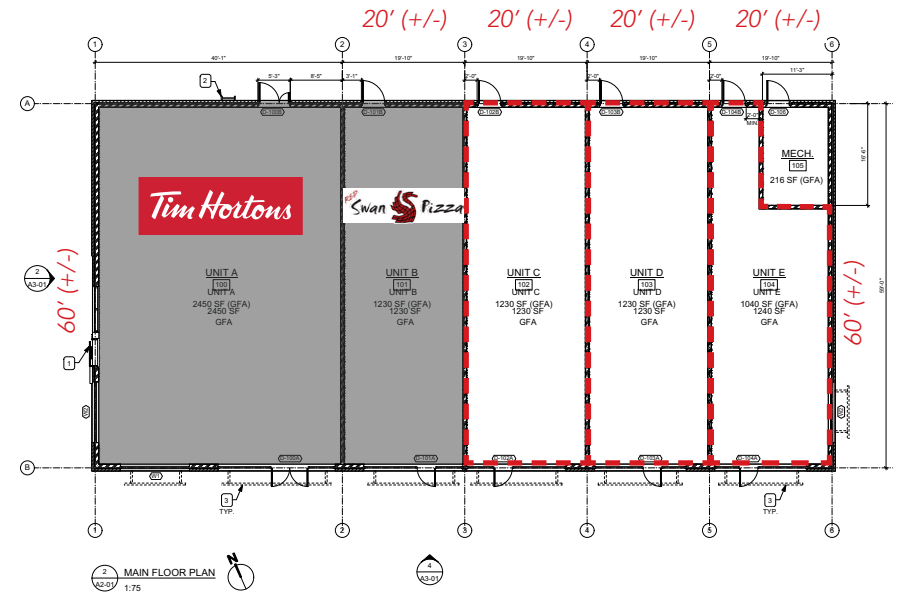
**NEW 7,200 SQ. FT. BUILDING NOW AVAILABLE**

**670 STERLING LYON PARKWAY**



UNIT	AREA AVAILABLE (sq. ft. +/-)	RENTAL RATE (\$ per sq. ft.)	ADDITIONAL RENT (\$ per sq. ft.) (2022 est.) (inclusive of mgmt fee of 5% of basic rent)
UNIT A	2,450	<b>LEASED</b>	\$12.17
UNIT B	1,230	<b>LEASED</b>	\$12.17
UNIT C	1,230	\$35.00	\$12.17
UNIT D	1,230	\$35.00	\$12.17
UNIT E	1,040	\$35.00	\$12.17

\* up to 3,500 sq. ft. available (+/-)



# CONTACT



1-2851 John St.  
Markham, ON L3R 5R7  
866 563-9200  
T 905.477.9200  
[www.centrecorp.com](http://www.centrecorp.com)

**Simon Smith**  
Vice President, Leasing  
[ssmith@centrecorp.com](mailto:ssmith@centrecorp.com)



**COMMERCIAL REAL ESTATE  
SERVICES INC.**

300 - 570 Portage Avenue  
Winnipeg, MB R3C 0G4  
T 204.943.5700  
[www.capitalgrp.ca](http://www.capitalgrp.ca)

**Derrick Chartier**  
Principal  
[derrick.chartier@capitalgrp.ca](mailto:derrick.chartier@capitalgrp.ca)

*Services provided by Derrick Chartier Personal Real Estate Corporation*

**Rennie Zegalski**  
Principal  
[rennie.zegalski@capitalgrp.ca](mailto:rennie.zegalski@capitalgrp.ca)

*Services provided by Rennie Zegalski Personal Real Estate Corporation*

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.