

2021 RETAIL REPORT

WINNIPEG, MANITOBA

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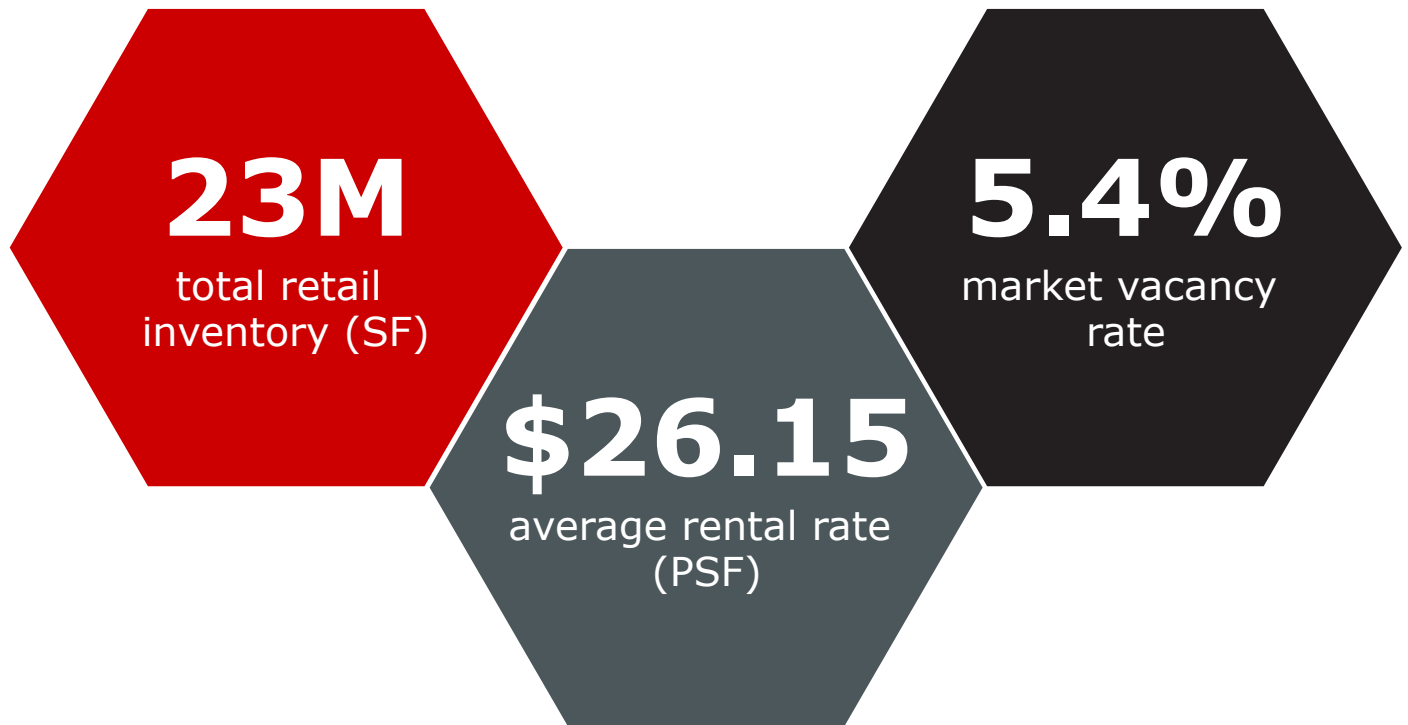
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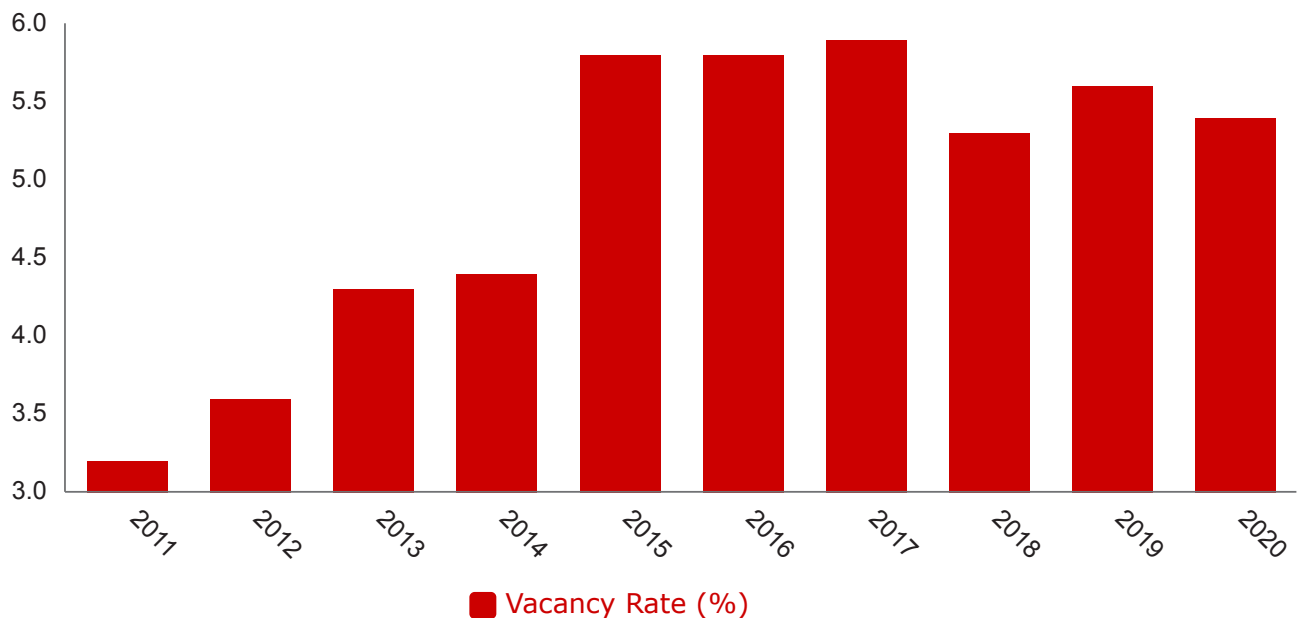
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WINNIPEG MARKET OVERVIEW



Retail Vacancy Rate



NOTABLE TRANSACTIONS



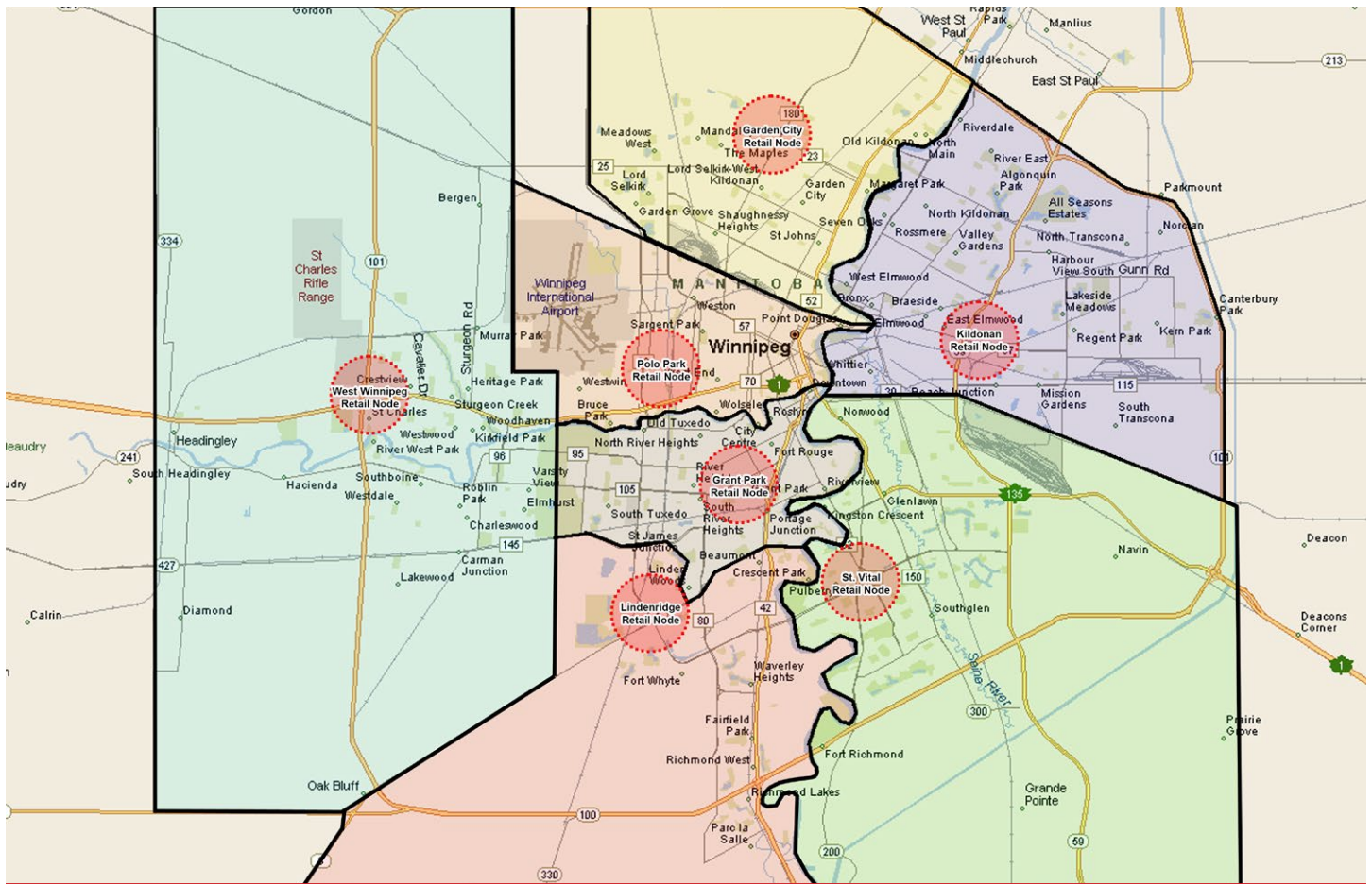
Save-On Foods
New Location coming soon to Pembina Crossing



Dynacare
Opening super sites across City of Winnipeg

PROPERTY ADDRESS/NAME	MUNICIPALITY	TYPE	TENANT/PURCHASER	SIZE
North Town Centre	Winnipeg	Lease	KFC	2,000 SF
Multiple Locations	Winnipeg	Lease	Farmer Jane Cannabis	1,500 SF
Rossmere Plaza	Winnipeg	Lease	Burrito Splendido	1,220 SF
Regent & Plessis	Winnipeg	Lease	Wendy's	3,000 SF
11 Davis Way	Winnipeg	Lease	Shell	TBD
Bridgwater Town Centre	Winnipeg	Lease	Leopold's Tavern	3,047 SF
Polo Festival	Winnipeg	Lease	Modern Beauty Supplies	3,036 SF
Multiple Locations	Winnipeg	Lease	Dynacare	2,600 SF
2360 Main Street	Winnipeg	Lease	One Insurance	1,790 SF
Multiple Locations	Ontario/Alberta	Lease	Ashley HomeStore	27,000 SF
Polo Festival	Winnipeg	Lease	Ardene	8,180 SF
Multiple Locations	Winnipeg	Lease	Popeye's Louisiana Kitchen	2,800 SF
Grant Park Festival	Winnipeg	Lease	Grant Park Animal Hospital	2,356 SF
Clearspring Centre	Steinbach	Lease	Starbucks	1,800 SF
959 Henderson Highway	Winnipeg	Lease	Artistic Smiles	2,480 SF
Polo Festival	Winnipeg	Lease	Preservaton Hall Eatery	5,032 SF

WINNIPEG DEMOGRAPHICS



REGION	POPULATION	DAYTIME POPULATION	MEDIAN AGE	AVERAGE INCOME
Grant Park Retail Node	86,415	80,807	39.7	\$120,841
Lindenridge Retail Node	86,398	73,766	33.9	\$113,177
St. Vital Retail Node	131,471	96,169	39.7	\$111,935
Kildonan Retail Node	150,135	1438,433	38.6	\$89,896
Garden City Retail Node	148,972	122,360	36.1	\$87,867
Polo Park Retail Node	104,856	229,839	35.7	\$68,841
West Winnipeg Retail Node	80,842	64,151	43.3	\$117,079
City of Winnipeg (CMA)	859,128	855,580	38.0	\$102,013

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Shindico
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