

# RIVER PARK VILLAGE

1500 DAKOTA STREET | WINNIPEG, MB

## + RETAIL FOR LEASE

River Park Village is a neighbourhood shopping centre anchored by Sobeys and serving the communities of River Park and Dakota Crossing.

With façade upgrades complete, new pad developments in place, and fresh tenants moving in, the centre has been revitalized to better serve the community.



## AREA DEMOGRAPHICS



### POPULATION

1 KM

11,345

3 KM

55,149

5 KM

132,957



### HOUSEHOLDS

1 KM

4,048

3 KM

20,884

5 KM

51,039



### AVERAGE INCOME

1 KM

\$148,568

3 KM

\$137,284

5 KM

\$124,643

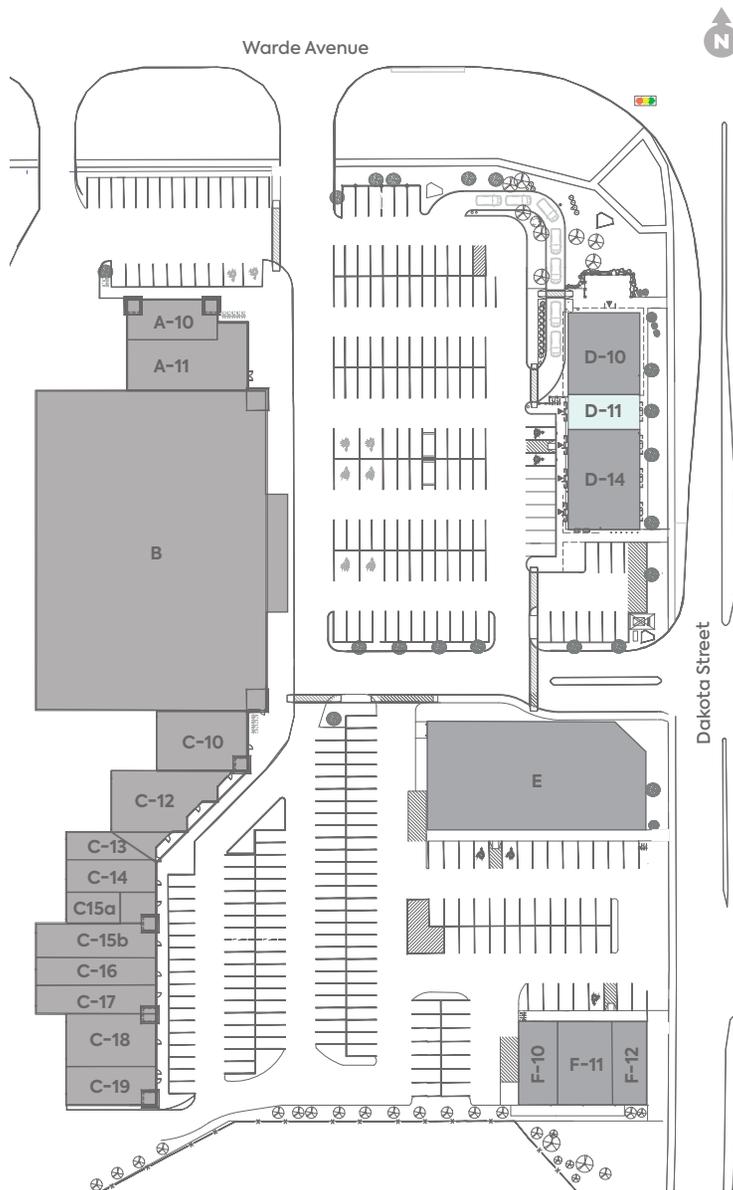


### VEHICLES PER DAY

Approximately 7,100 on Warde Avenue and 12,900 on Dakota Street

# + SITE PLAN

## RIVER PARK VILLAGE



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from EnviroNics Analytics.

A-10	Wyatt Dowling Insurance	914 SF
A-11	Scotiabank	3,600 SF
B	Sobeys	32,380 SF
C-10	Richmond Montessori School	3,258 SF
C-12	River Park Veterinary Hospital	2,538 SF
C-13	Silver Nails	1,240 SF
C-14	Kumon Math & Reading Centre	1,200 SF
C-15a	Shaw Cable	640 SF
C-15b	Royal Pizza	2,160 SF
C-16	South Winnipeg Eye Centre	1,600 SF
C-17	Regal Health Centre	1,600 SF
C-18	River Park Dental	2,400 SF
C-19	Performance Chiropractic	1,200 SF
D-10	Dairy Queen	2,638 SF
D-11	<b>AVAILABLE</b>	<b>1,090 SF</b>
D-14	Western Financial	3,053 SF
E	Dollarama	10,150 SF
F-10	WingO Restaurant	1,242 SF
F-11	Oxygen Yoga	1,695 SF
F-12	Happy Valley Cannabis	1,000 SF

## PROPERTY DETAILS



**SITE AREA**  
6.4 Acres



**GROSS BUILDING AREA**  
54,730 SF



**AVAILABILITY**  
Immediately



**RENTAL RATE**  
Market



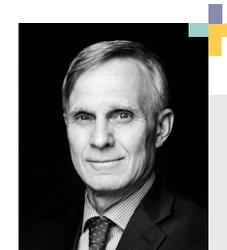
**ADDITIONAL RENT**  
Prop Tax: \$6.49/SF  
CAM: \$5.42/SF\*  
**Est. Total: \$11.91/SF**

\*Plus admin fees



**PARKING RATIO**  
4/1,000 SF

## CONTACT



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