

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.



River Park Village is evolving to better serve its community. New pad developments along the property's east edge are being added for even more future services. This is an ideal time for new tenants to secure space in this expanding retail centre.

AREA DEMOGRAPHICS



POPULATION

1 KM	3 KM	5 KM
11,165	52,786	125,674



HOUSEHOLDS

1 KM	3 KM	5 KM
3,945	20,073	48,873



AVERAGE INCOME

1 KM	3 KM	5 KM
\$134,529	\$124,368	\$115,652

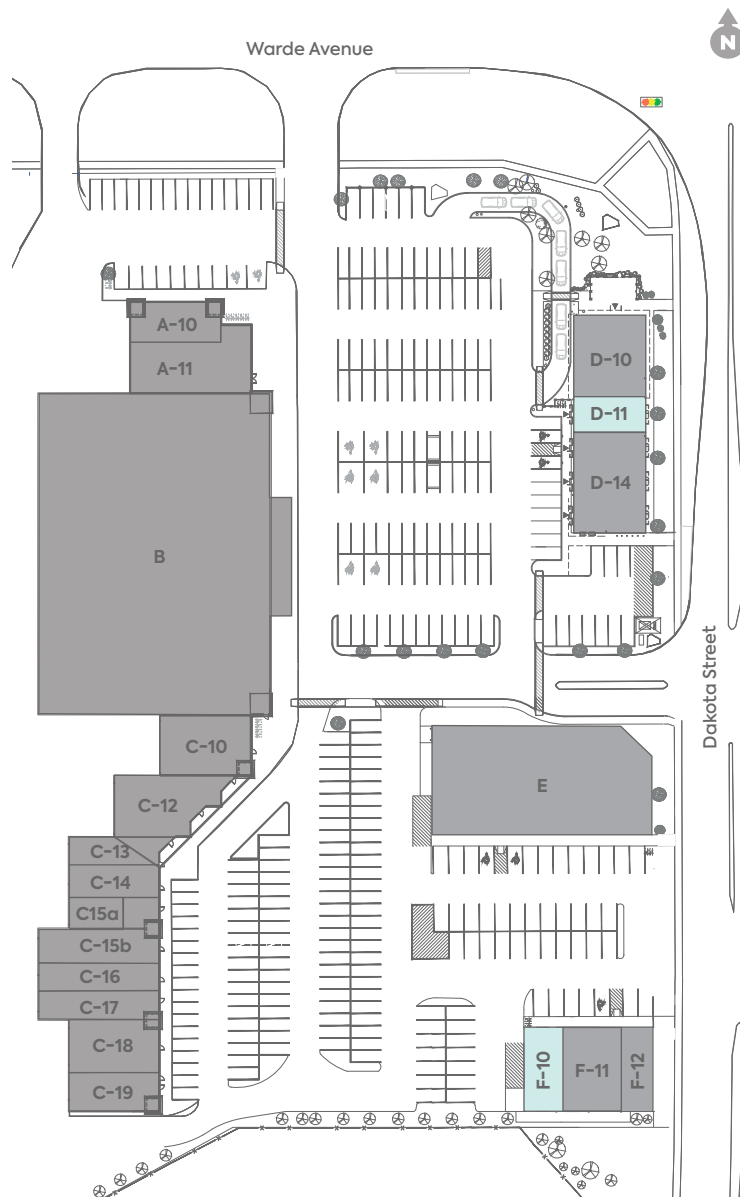


VEHICLES PER DAY

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	AVAILABLE	1,055 SF
D-14	Western Financial	3,053 SF
E	Dollarama	10,150 SF
F-10	AVAILABLE	1,300 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



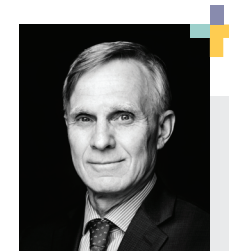
ADDITIONAL RENT
Prop Tax: \$4.90/SF
CAM: \$6.55/SF*
Est. Total: \$11.45/SF

*Plus admin fees



PARKING RATIO
4/1,000 SF

CONTACT



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