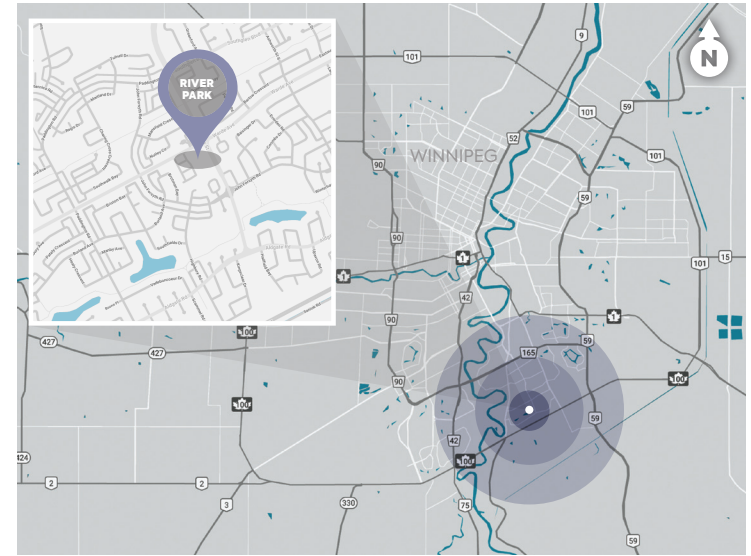


# RIVER PARK VILLAGE

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. Façade refresh to continue into 2024.



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	AVAILABLE	3,258 SF
C-11	Vet Clinic	1,460 SF
C-12	Vet Clinic	1,078 SF
C-13	Nail Salon	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	PENDING	1,600 SF
C-18	River Park Dental	2,400 SF
C-19	KJ Management – Physiotherapy	1,200 SF
D-10	Dairy Queen	2,638 SF
D-11	AVAILABLE*	1,055 SF
D-12	Western Financial	994 SF
D-13	Western Financial	994 SF
D-14	Western Financial	1,065 SF
E	Dollarama	10,150 SF
F	FUTURE PAD** DEVELOPMENT	4,010 SF

\* Contiguous units

\*\* Pad is demisable

## PROPERTY DETAILS



**SITE AREA**  
6.4 Acres



**GROSS BUILDING AREA**  
54,730 SF



**AVAILABILITY**  
Immediately



**RENTAL RATE**  
Market

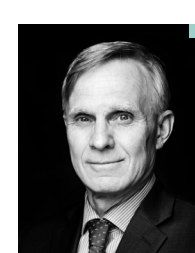


**ADDITIONAL RENT**  
Prop Tax: \$4.71/SF  
CAM: \$7.30/SF  
**Est. Total: \$12.01/SF**



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

## CONTACT



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