

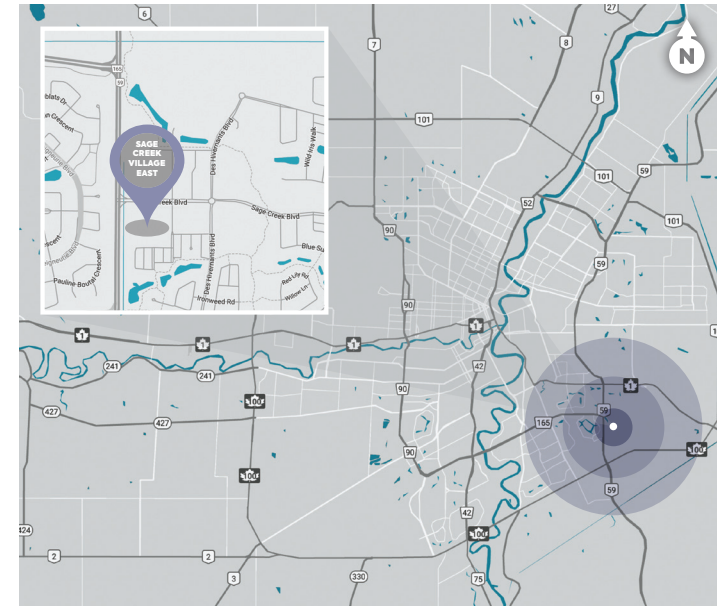
SAGE CREEK VILLAGE EAST

107 BURNING GLASS ROAD | WINNIPEG, MB

+ RETAIL FOR LEASE

Together with Sage Creek Village North and South, this property services the growing community of Sage Creek and the neighbouring communities to the west.

Located directly across the street from the fully-leased grocery and drug anchored Sage Creek Village South, construction and pre-leasing has now begun on this property where more retail and professional services in the area are in demand.



+ AREA DEMOGRAPHICS



POPULATION

1 KM
9,247

3 KM
38,466

5 KM
92,704



HOUSEHOLDS

1 KM
3,059

3 KM
14,333

5 KM
36,430



AVERAGE INCOME

1 KM
\$166,266

3 KM
\$162,281

5 KM
\$130,290



VEHICLES PER DAY

Approximately 23,300 on Lagimodière Boulevard



**TOTAL PROJECTED
POPULATION AS
OF DEC 2025:**

20,837

**Based on projected 2025 Possessions
within the Qualico Community of
Sage Creek.*

SAGE CREEK



HOUSEHOLDS:
3,304



POPULATION:
9,912

ESTIMATED POPULATION AS OF DECEMBER 2025:

10,428*

ESTIMATED POPULATION AT FULL BUILD OUT:

16,071*

ISLAND LAKE



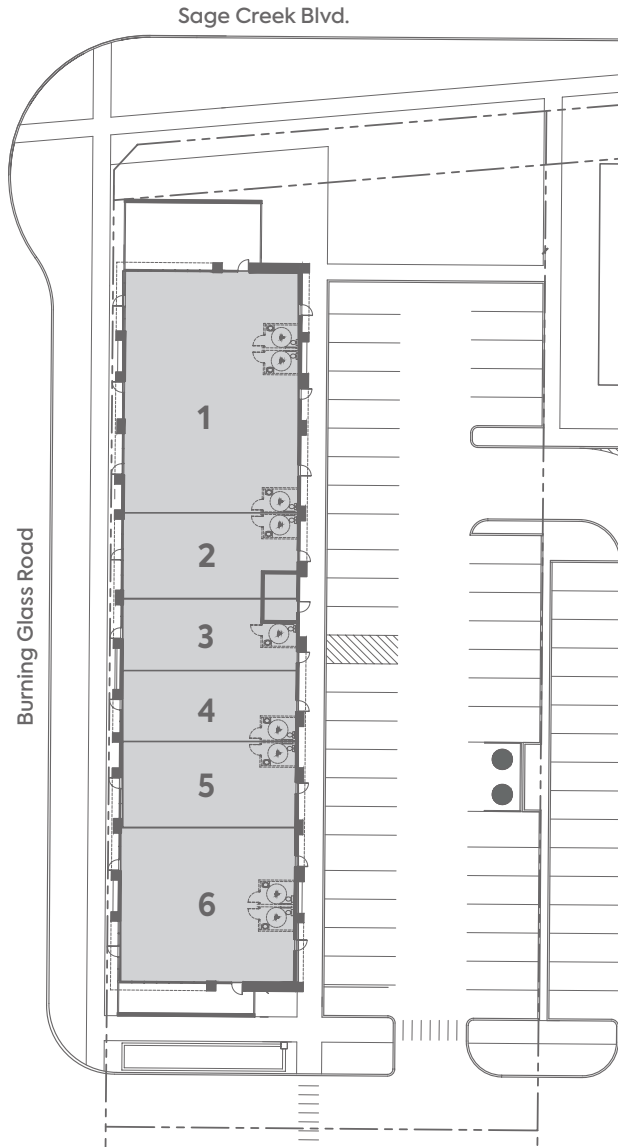
HOUSEHOLDS:
3,458



POPULATION:
10,409

+ SITE PLAN

Sage Creek Village East



1	Leopold's Tavern	3,470 SF
2	Almond Nail	1,140 SF
3	Mr. Barber	940 SF
4	Mighty Meats & Deli	1,140 SF
5	Spice Magik	1,220 SF
6	Better Burger	2,200 SF

+ PROPERTY DETAILS



SITE AREA
33,910 SF



GROSS BUILDING AREA
10,000 SF



AVAILABILITY
Possession 2025



RENTAL RATE
Market

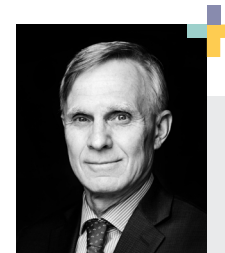


ADDITIONAL RENT
TBD



PARKING RATIO
4/1,000 SF

CONTACT



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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.