



SAGE CREEK VILLAGE NORTH

55 SAGE CREEK BLVD. | WINNIPEG, MB

+ RETAIL SPACE FOR LEASE

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

A large multi-family development to the east, an active daytime population due to nearby offices, and a growing market in the community of Sage Creek has made this a sought-after property for tenants. As development continues to the north, new construction will unlock more opportunities.



+ PROPERTY DETAILS



SITE AREA
14 Acres



RENTAL RATE
Market



AVAILABILITY
Fully Leased



GROSS BUILDING AREA
150,000 SF



ADDITIONAL RENT
Prop Tax: \$8.95/SF
CAM: \$4.32/SF*
EST. TOTAL: \$13.27/SF

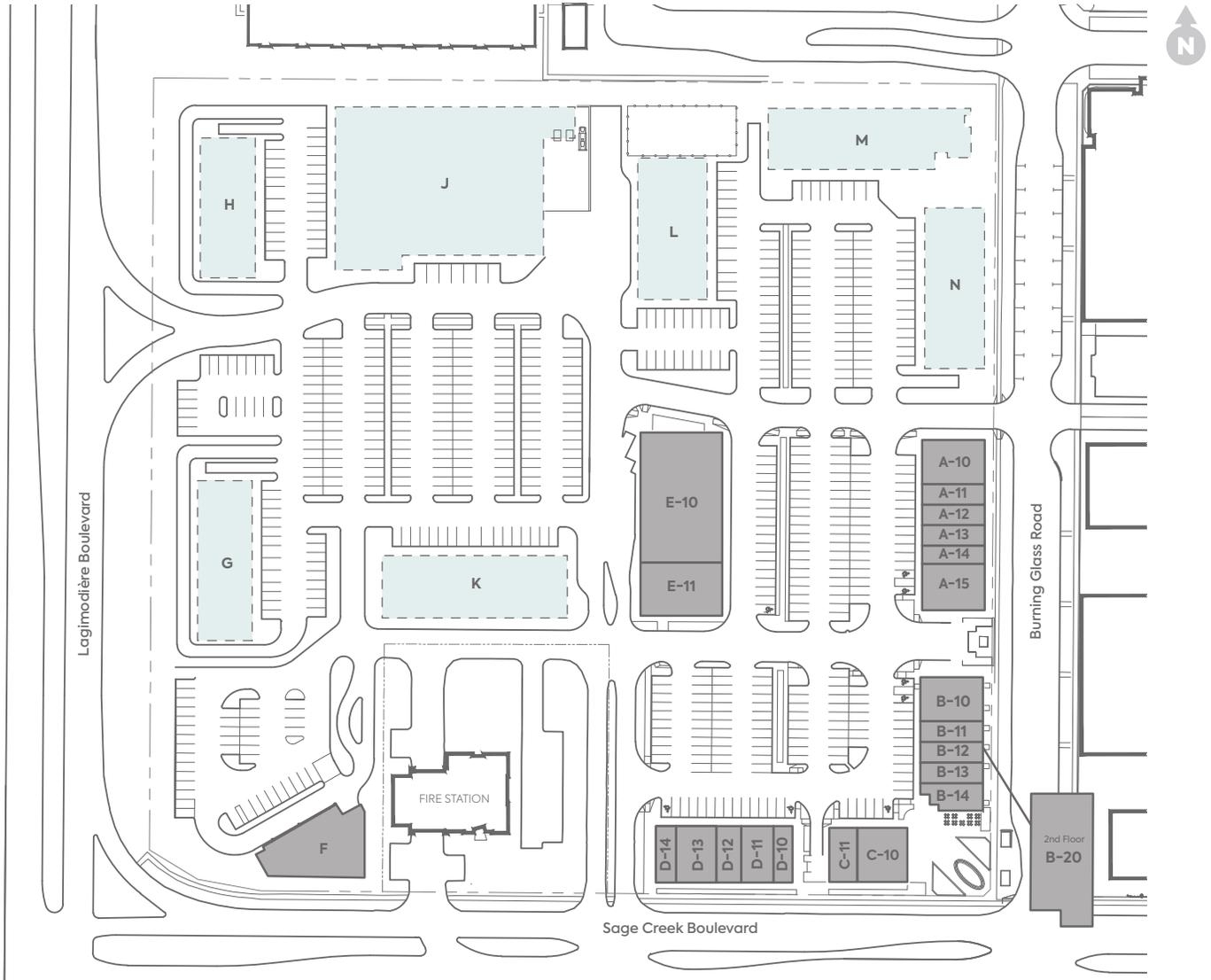


PARKING RATIO
4/1,000 SF

**Plus admin fee*

+ SITE PLAN

Sage Creek Village North



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	Charito Bakery & Pastry	2,642 SF	C-10	Santa Lucia	3,180 SF
A-11	OPA!	1,265 SF	C-11	Edo Japan	1,573 SF
A-12	Domino's	1,254 SF	D-10	Tommy Gun's Barber Shop	1,105 SF
A-13	Luck Duck Restaurant	1,258 SF	D-11	Sage Creek Massage	1,367 SF
A-14	Supplement King	945 SF	D-12	Bell MTS	1,467 SF
A-15	Creek Village Dental	2,788 SF	D-13	The Joint	2,331 SF
B-10	Mary Brown's	2,134 SF	D-14	Lasalle Insurance	1,037 SF
B-11	Sage Creek Eye Centre	1,555 SF	E-10	Dollarama	9,357 SF
B-12	Von Riesen Hair Co.	1,130 SF	E-11	PetValu	4,907 SF
B-13	9 Round Fitness	1,123 SF	F	McDonald's	5,274 SF
B-14	Firehouse Subs	1,523 SF			
B-20	Marquis Dance Academy	7,989 SF			

Buildings G-N: Future developments with various demising options available

+ TRADE AREA



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

**TOTAL PROJECTED
POPULATION AS OF DEC 2025: 20,837**

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



+ AREA DEMOGRAPHICS

Sage Creek Village North



POPULATION

1 KM	3 KM	5 KM
9,074	40,991	99,570



HOUSEHOLDS

1 KM	3 KM	5 KM
3,007	14,818	38,494



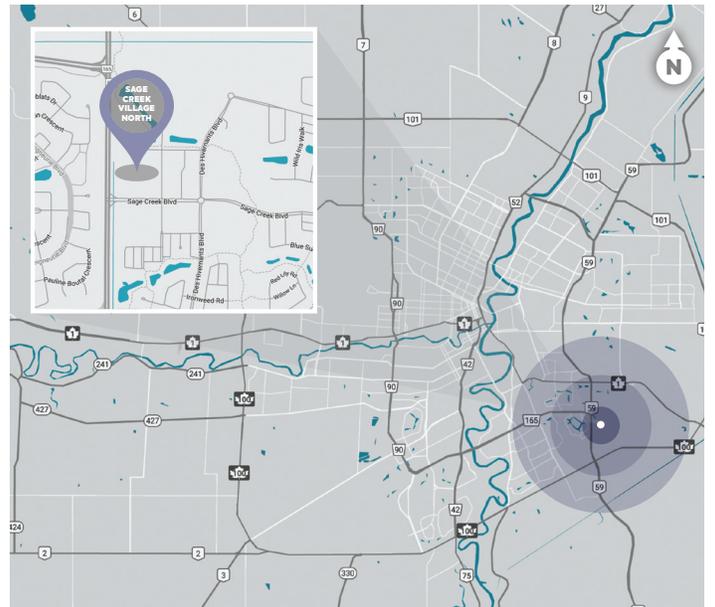
AVERAGE INCOME

1 KM	3 KM	5 KM
\$168,118	\$159,224	\$128,187

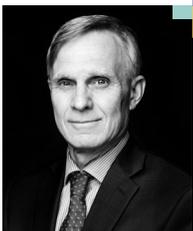


VEHICLES PER DAY

Approx. 23,300 on Lagimodière Boulevard



CONTACT



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QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES