



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

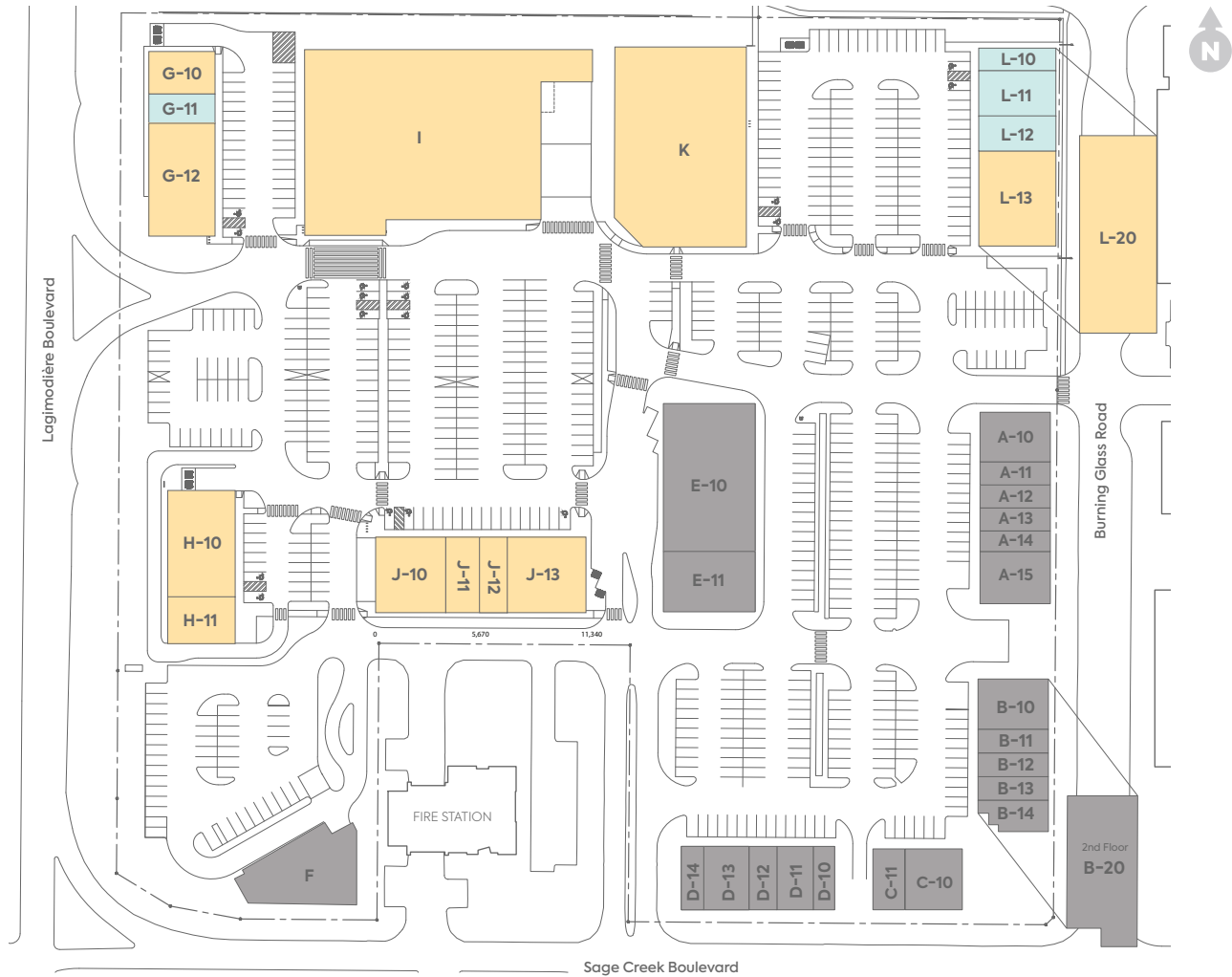
**Plus admin fee*



PARKING RATIO
4/1,000 SF

+ 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 Envionics Analytics.

A-10	Charito Bakery & Pastry	2,642 SF	E-10	Dollarama	9,357 SF
A-11	OPA!	1,265 SF	E-11	PetValu	4,907 SF
A-12	Domino's	1,254 SF	F	McDonald's	5,274 SF
A-13	Luck Duck Restaurant	1,258 SF	G-10	PENDING	2,300 SF
A-14	Supplement King	945 SF	G-11	AVAILABLE	1,160 SF
A-15	Creek Village Dental	2,788 SF	G-12	PENDING	5,500 SF
B-10	Mary Brown's	2,134 SF	H-10	PENDING	5,400 SF
B-11	Sage Creek Eye Centre	1,555 SF	H-11	PENDING	2,256 SF
B-12	Von Riesen Hair Co.	1,130 SF	I	PENDING	32,000 SF
B-13	9 Round Fitness	1,123 SF	J-10	PENDING	4,000 SF
B-14	Firehouse Subs	1,523 SF	J-11	PENDING	1,540 SF
B-20	Marquis Dance Academy	7,989 SF	J-12	PENDING	1,500 SF
C-10	Santa Lucia	3,180 SF	J-13	PENDING	4,300 SF
C-11	Edo Japan	1,573 SF	K	PENDING	20,000 SF
D-10	Tommy Gun's Barber Shop	1,105 SF	L-10	AVAILABLE	1,200 SF
D-11	Sage Creek Massage	1,367 SF	L-11	AVAILABLE	3,000 SF
D-12	Bell MTS	1,467 SF	L-12	AVAILABLE	1,300 SF
D-13	The Joint	2,331 SF	L-13	PENDING	5,000 SF
D-14	Lasalle Insurance	1,037 SF	L-20	PENDING	10,500 SF

+ TRADE AREA MAP



+ TRADE AREA DEMOGRAPHICS

SAGE CREEK



HOUSEHOLDS
3,492



POPULATION
10,606

SOUTHLAND PARK



HOUSEHOLDS
442



POPULATION
1,174

ISLAND LAKE



HOUSEHOLDS
7,825



POPULATION
21,506



Estimated Population
as of December 2025:
33,380



Total Projected Population
at Full Build-out:
41,380



+ AREA DEMOGRAPHICS

Sage Creek Village North



POPULATION

1 KM	3 KM	5 KM
9,538	42,662	100,778



HOUSEHOLDS

1 KM	3 KM	5 KM
3,217	15,439	39,188



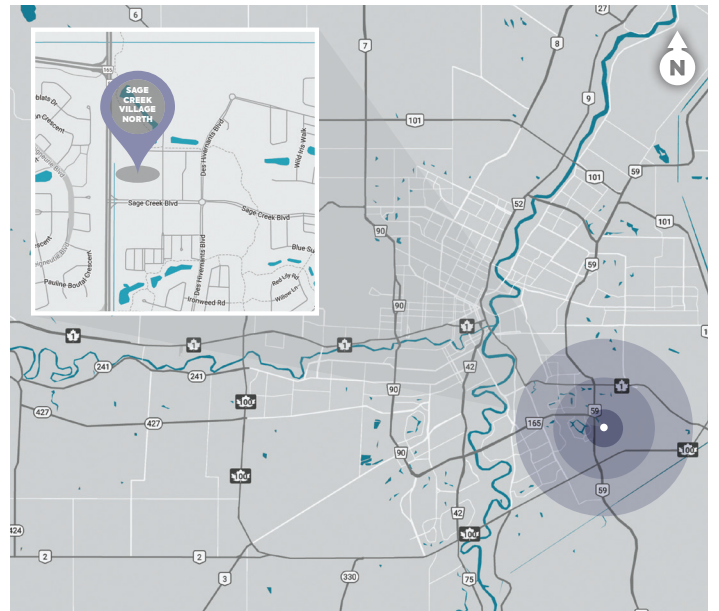
AVERAGE INCOME

1 KM	3 KM	5 KM
\$173,715	\$164,742	\$132,723



VEHICLES PER DAY

Approx. 23,300 on Lagimodière Boulevard



CONTACT



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PROPERTIES

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