



# 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.

Vacancies don't last long in this developing centre. 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**  
2025



**GROSS BUILDING AREA**  
150,000 SF



**ADDITIONAL RENT**  
Prop Tax: \$7.51/SF  
CAM: \$5.68/SF  
EST. TOTAL: \$13.19/SF

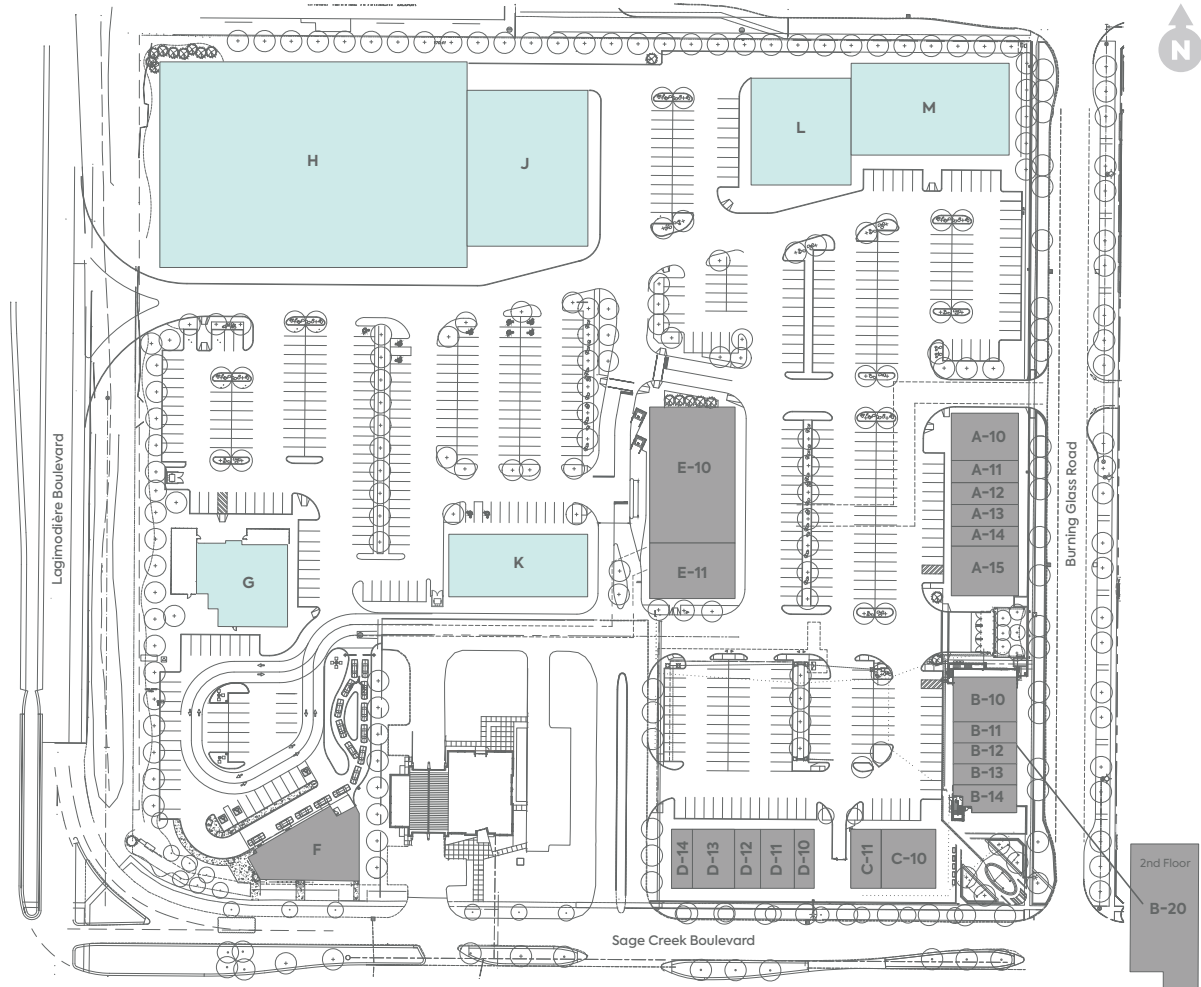


**PARKING RATIO**  
4/1,000 SF



# 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 Envirionics 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	Za Pizza Bistro	1,523 SF			
B-20	Marquis Dance Academy	7,989 SF			

**Buildings G-M:** Future developments with various demising options available



## AREA DEMOGRAPHICS

Sage Creek Village North



### POPULATION

1 KM	3 KM	5 KM
8,725	37,862	93,912



### HOUSEHOLDS

1 KM	3 KM	5 KM
2,911	13,968	36,829



### AVERAGE INCOME

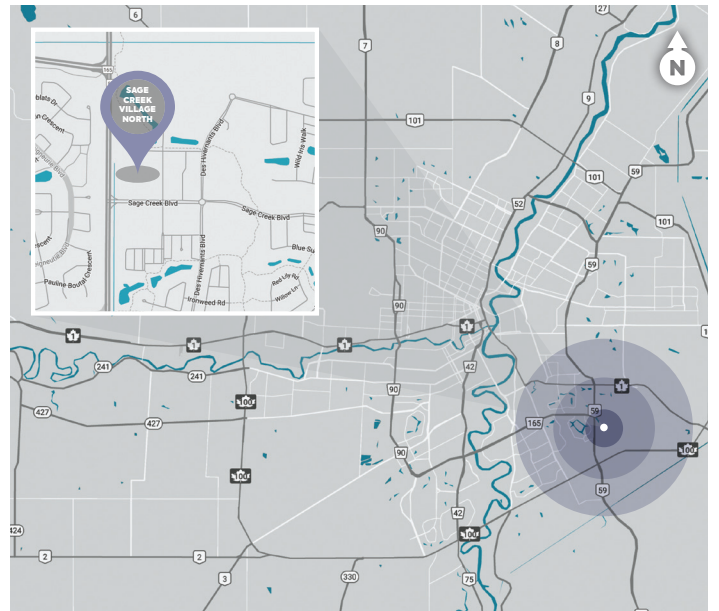
1 KM	3 KM	5 KM
\$155,752	\$143,460	\$117,377



### VEHICLES PER DAY

23,300 on Lagimodière Boulevard  
in 2018\*

\*Most recent data available



## CONTACT



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