



NorthAMERICAN
DEVELOPMENT GROUP

M MONTEZ
CORPORATION

SEASONS OF TUXEDO

WINNIPEG, MANITOBA



Cabela's



Tim Hortons

MONTANA'S
BBQ & BAR

Bouclair

STRUCTUBE

DOLLARAMA 1\$



PROPERTY OVERVIEW

PROPERTY ADDRESS

550-690 Sterling Lyon Parkway
Winnipeg, Manitoba
Canada R3P 1E9

PROPERTY DESCRIPTION

Located at the intersection of Kenaston Boulevard and Sterling Lyon Parkway, in affluent south Winnipeg, Seasons of Tuxedo is an 58-acre mixed-use retail project representing one of Manitoba's premiere shopping destinations.

The shopping centre is anchored by the province's only IKEA and Cabela's, and also includes Cineplex's entertainment concept, the REC Room. The mixed-use project is also home to a 130-room Hyatt House extended stay hotel. Outlet Collection Winnipeg, Manitoba's only fashion outlet mall, is situated directly across the street, solidifying the node as Winnipeg's dominant commercial/retail node. Opportunities are available for large format retail, mid-box retail, service uses and restaurants.

TRADE AREA DEMOGRAPHICS

	3 km	5 km	7 km
Total Population	35,101	114,349	252,769
Median Age	44.8	41.2	38.8
Avg. HH Income	\$149,188	\$136,220	\$117,552

Source: Environics Analytics



SITE PLAN

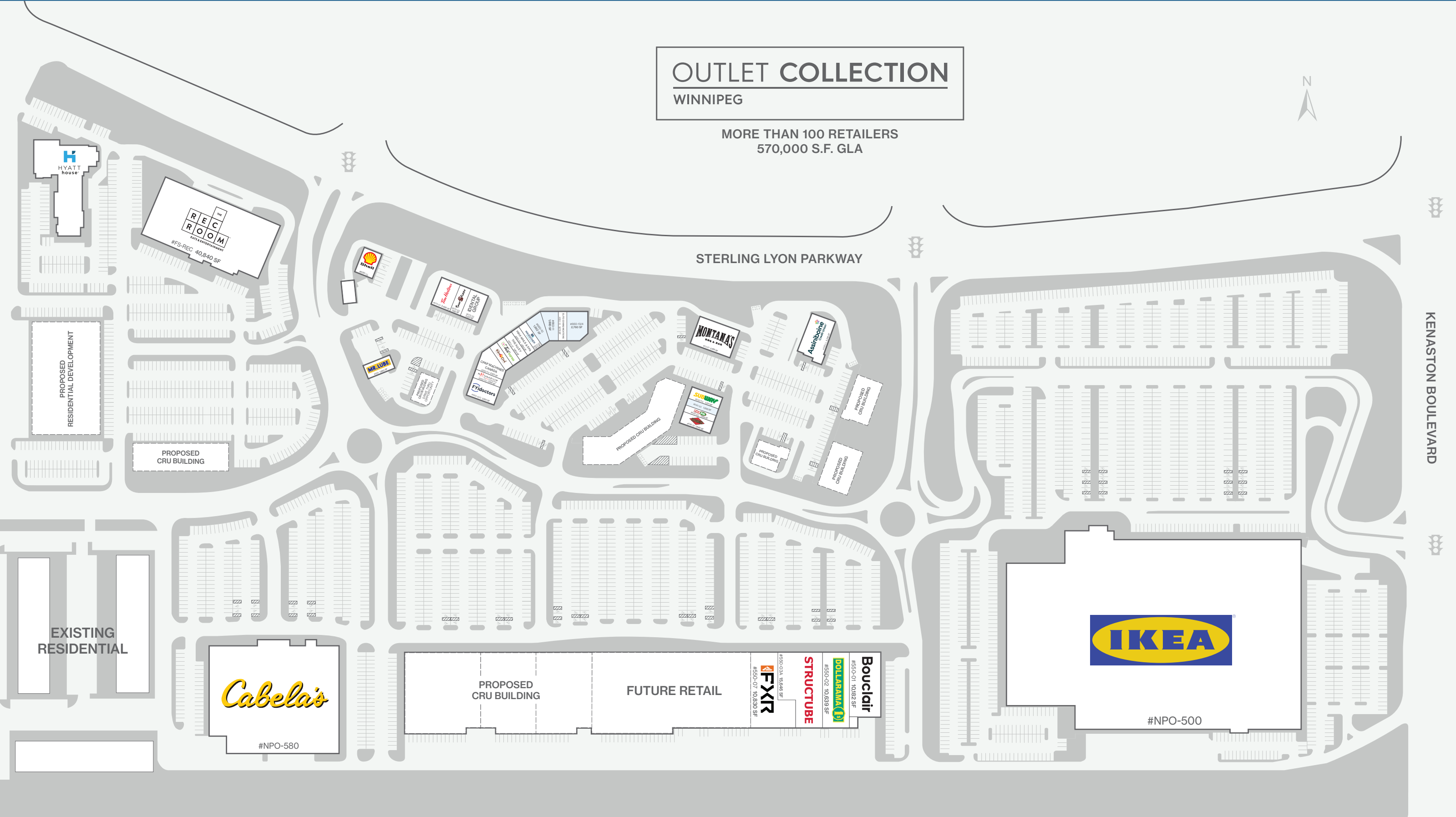
OUTLET COLLECTION
WINNIPEG

MORE THAN 100 RETAILERS
570,000 S.F. GLA

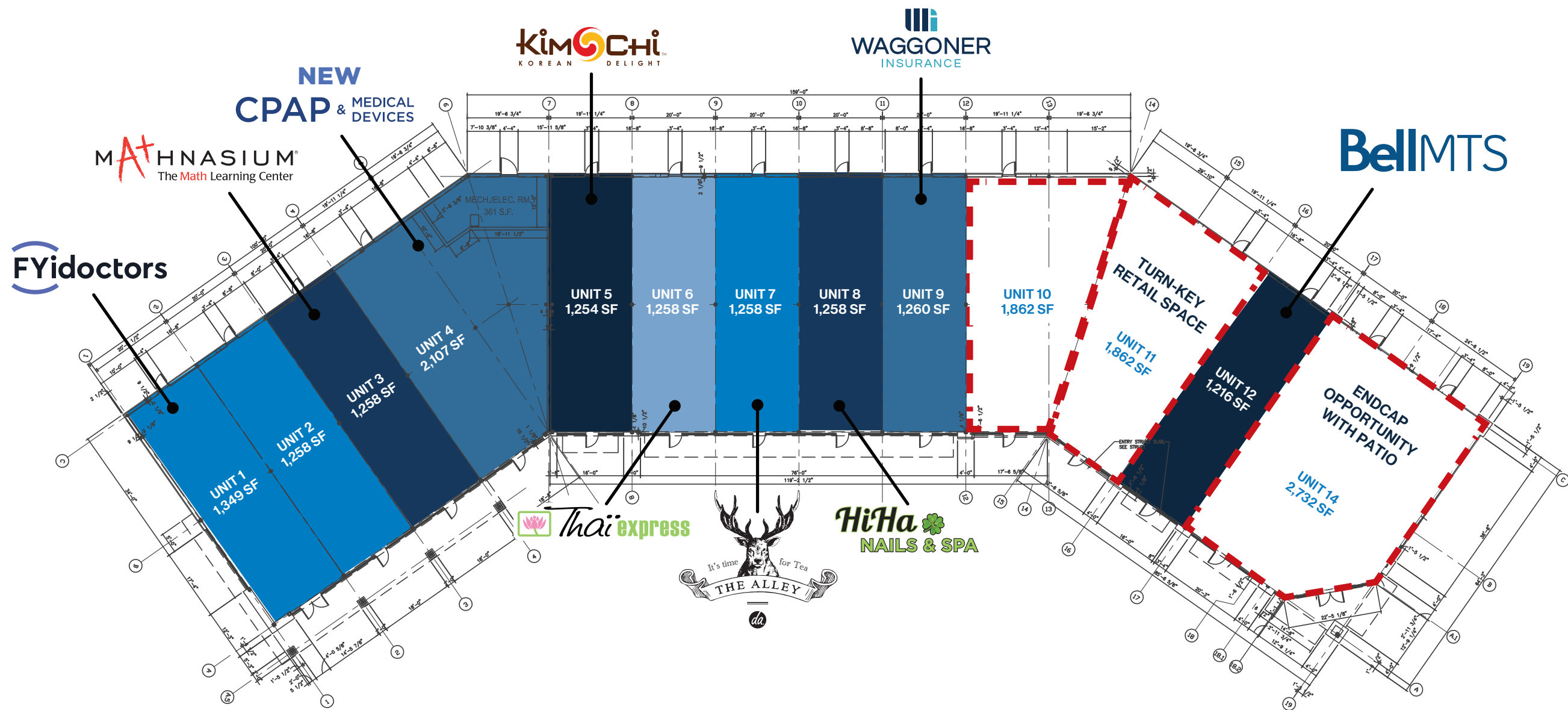


STERLING LYON PARKWAY

KENASTON BOULEVARD



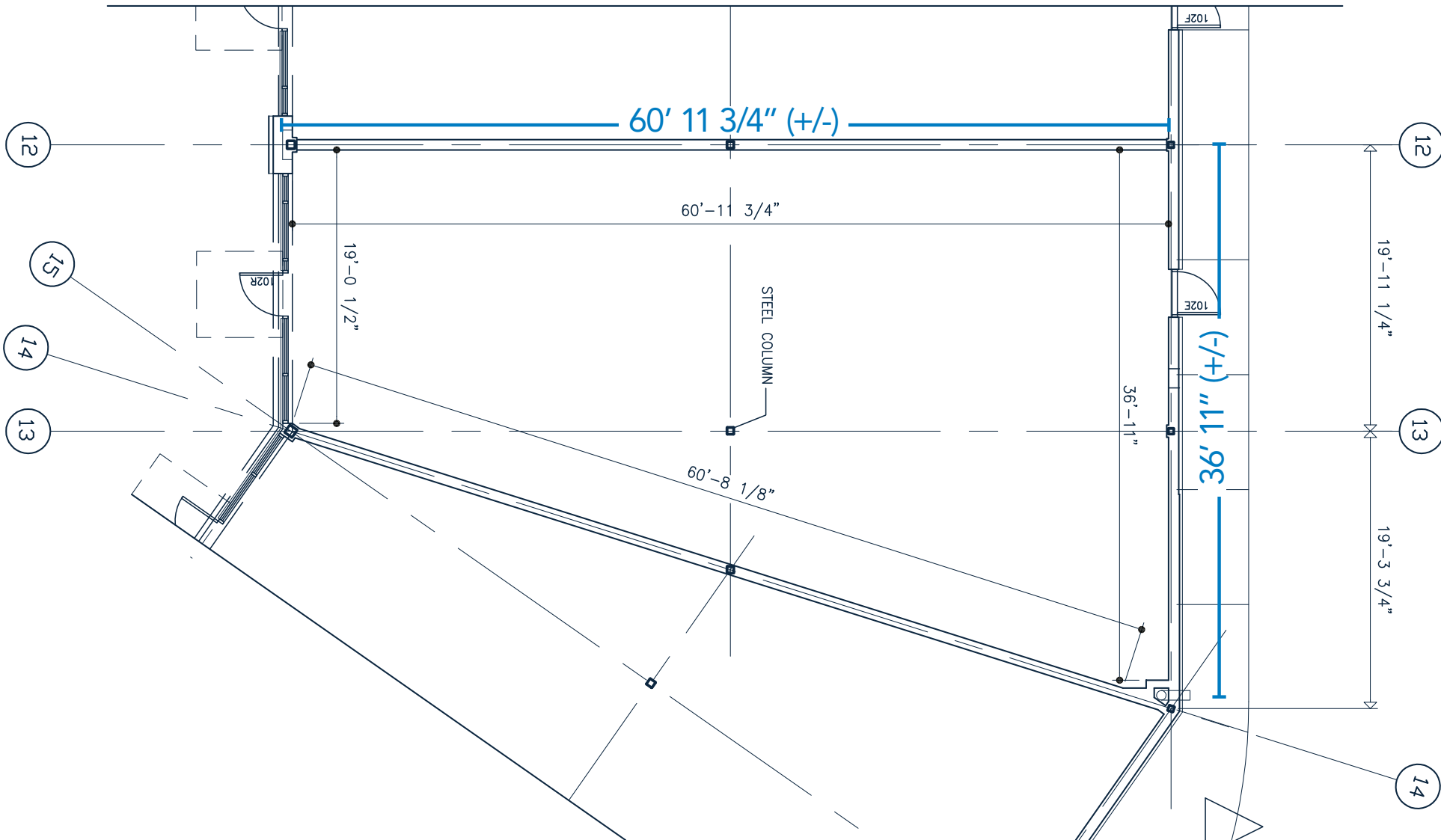
660 STERLING LYON PARKWAY



UNIT	AREA AVAILABLE	ADDITIONAL RENT (2024 est.) (plus of mgmt fee of 5% of basic rent)
UNIT 10	1,862 sq. ft.	\$12.75 per sq. ft.
UNIT 11	1,862 sq. ft.	\$12.75 per sq. ft.
UNIT 14	2,732 sq. ft.	\$12.75 per sq. ft.

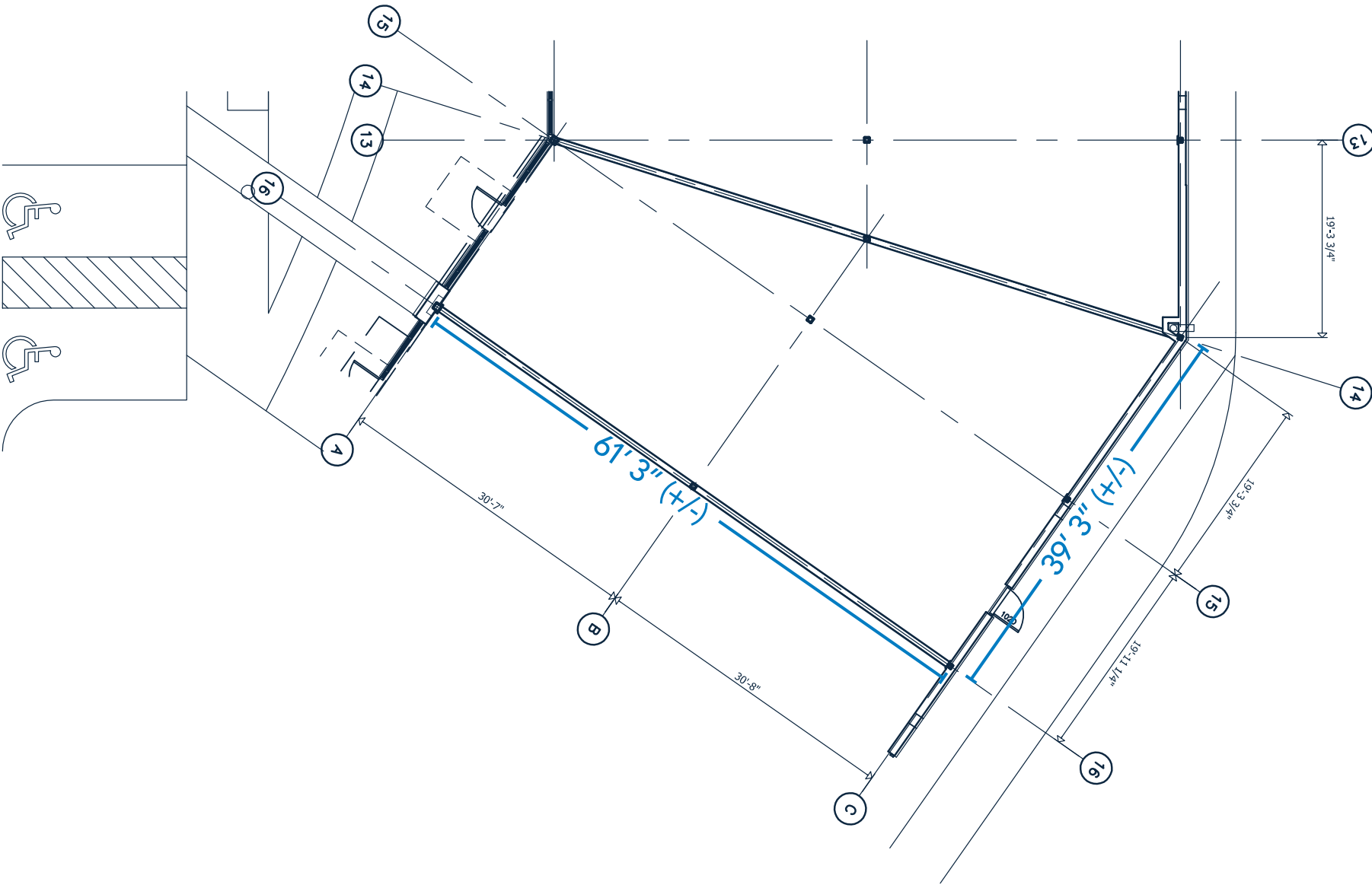
660 STERLING LYON PARKWAY

UNIT	AREA AVAILABLE	ADDITIONAL RENT	COMMENTS
UNIT 10	1,862 sq. ft. (+/-) *subject to final measurement	\$12.75 per sq. ft. (2024 est.) (plus of mgmt fee of 5% of basic rent)	<ul style="list-style-type: none">• Clean shell condition• Tenant allowance available• Back signage opportunity facing Sterling Lyon Parkway• Attractive paved area at front entrance



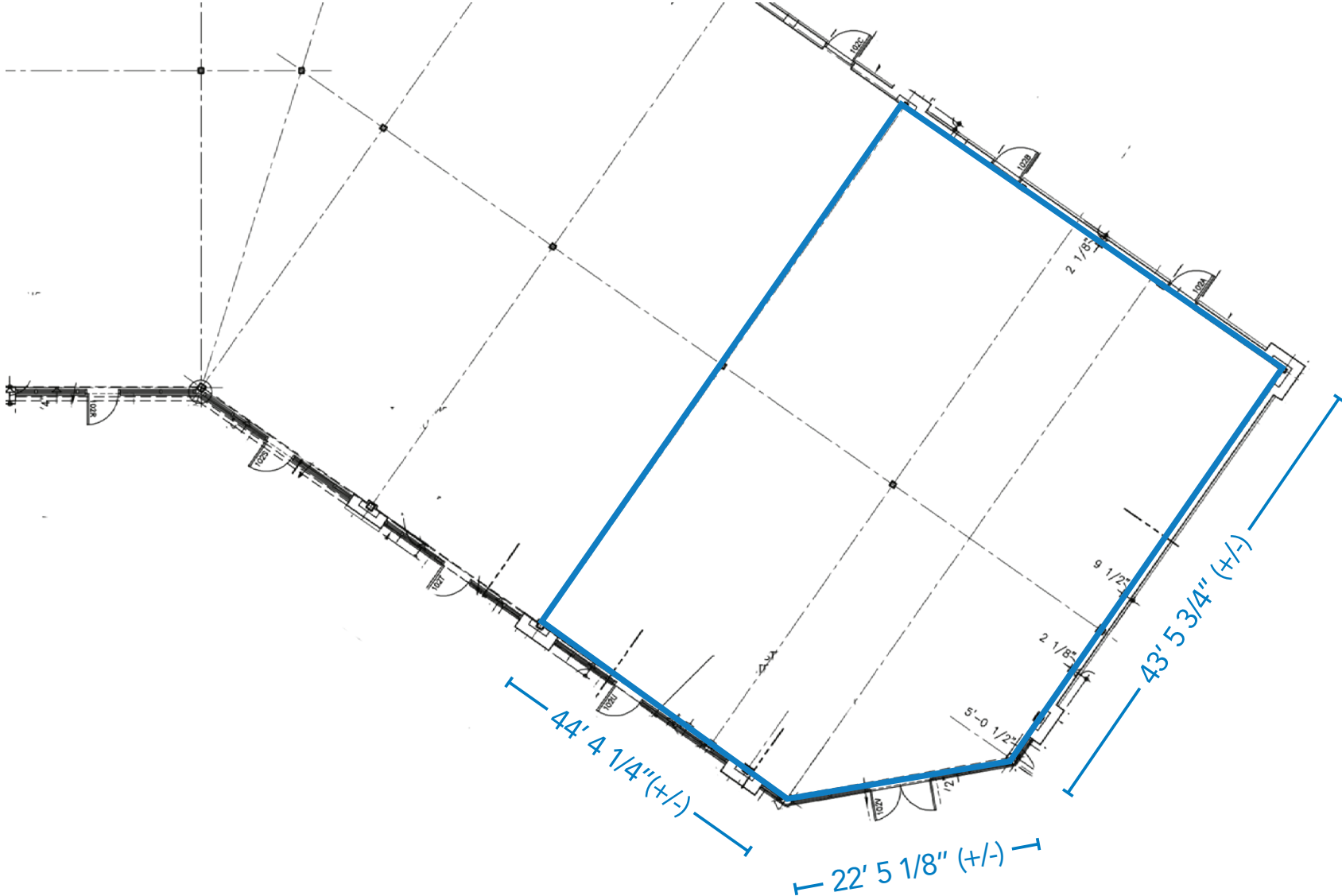
660 STERLING LYON PARKWAY | TURN-KEY RETAIL SPACE

UNIT	AREA AVAILABLE	ADDITIONAL RENT	COMMENTS
UNIT 11	1,862 sq. ft. (+/-) *subject to final measurement	\$12.75 per sq. ft. (2024 est.) (plus of mgmt fee of 5% of basic rent)	<ul style="list-style-type: none">Fully built out retail space with high-end improvements including front counter, display cases, back storage lockable cage area, janitor room, private officeBack signage facing Sterling Lyon Parkway

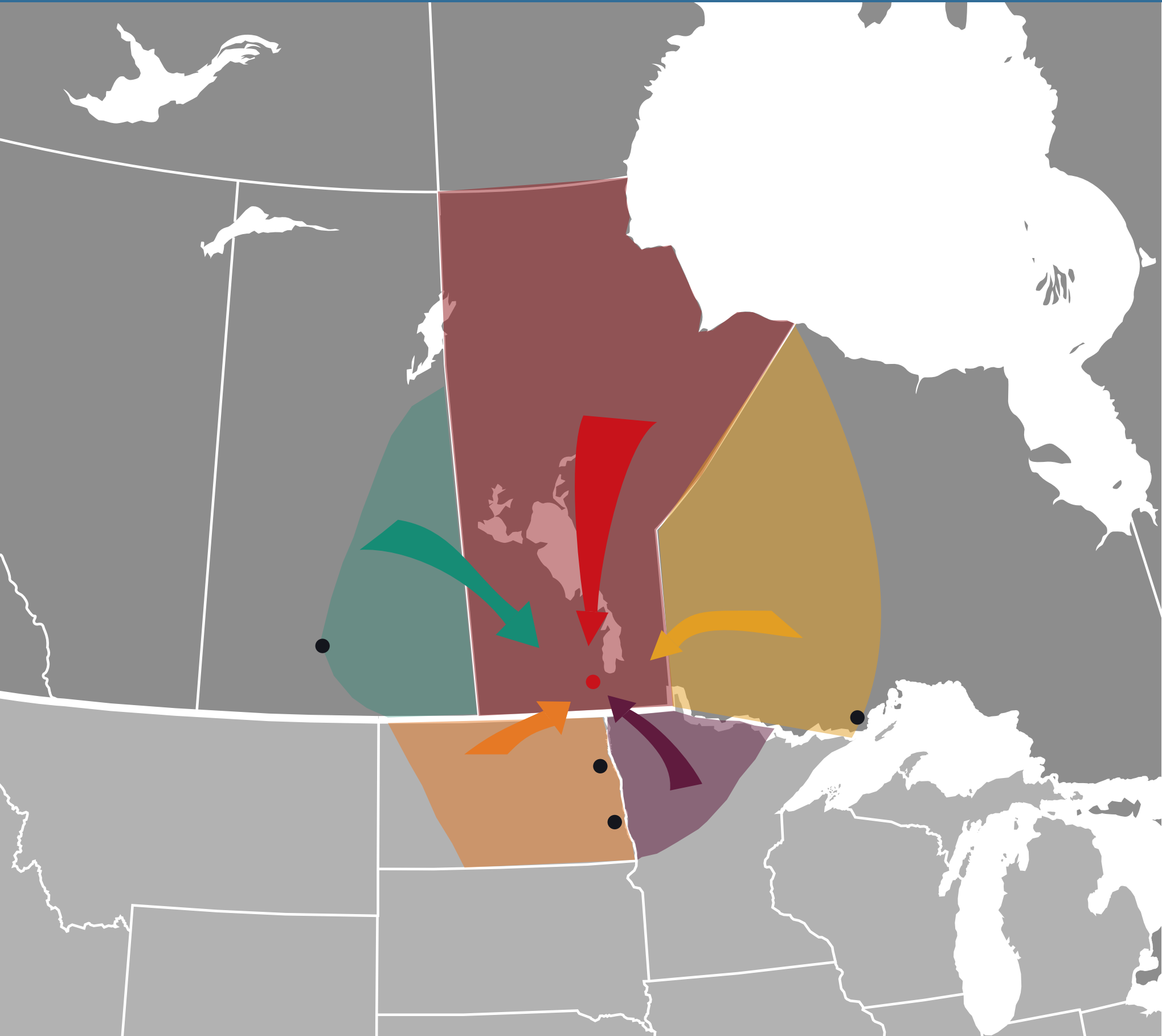


660 STERLING LYON PARKWAY | ENDCAP OPPORTUNITY WITH PATIO

UNIT	AREA AVAILABLE	ADDITIONAL RENT	COMMENTS
UNIT 14	2,732 sq. ft. (+/-) *subject to final measurement	\$12.75 per sq. ft. (2024 est.) (plus of mgmt fee of 5% of basic rent)	<ul style="list-style-type: none">Fully built out former retail space with built out private officesHigh profile end cap position facing Sterling Lyon PkwyPotential patio opportunityOne of the last Sterling Lyon Parkway frontage units available



TRADE AREA OVERVIEW



7.5 HOUR DRIVE TIME PULL

Region	Population (+/-)
NORTHERN MANITOBA	95,000
SOUTHERN MANITOBA	1,274,000
EASTERN SASKATCHEWAN	425,000
NORTHWEST ONTARIO	215,000
NORTHEAST NORTH DAKOTA	380,000
NORTHWEST MINNESOTA	275,000
REGIONAL TRADE AREA	2,664,000

REGIONAL RETAIL TRADE AREA
2.66M

Winnipeg is the largest metropolitan city in the area offering an NHL Hockey Team, national museums, world class arts and host of many concerts, national and international sporting events and conventions.



WINNIPEG MARKET OVERVIEW

Located at the junction of the Red and Assiniboine Rivers, the City of Winnipeg lies at the geographic centre of North America and is the capital city of the Province of Manitoba. The city is known for its diverse economy, skilled workforce, and competitive cost of doing business.






Winnipeg’s central location within Canada and its proximity to the Canada - U.S. border have led to its prominence in the manufacturing, transportation and distribution industries, yet its overall economy is remarkably diverse. The Winnipeg economy relies on this diversity to make it one of the strongest and most stable in North America and highly resistant to external threats. Recent examples include the economic downturn of 2008 and, more recently, the COVID-19 pandemic. In both situations, the local economy was able to leverage its diversity to outperform the Canadian average.

In addition to a large and stable public sector, the transportation and distribution industries are the primary contributors to the economy. Other critical industries driving Winnipeg's economy include agriculture, financial services, hydroelectricity, furniture, aerospace, tourism and manufacturing.

Winnipeg is the eighth largest Census Market Area (CMA) in Canada with approximately 881,000 residents and has seen record growth in recent years due to diverse employment opportunities and the Manitoba Provincial Nominee Program. Winnipeg’s net new citizens grew by an annual average of 10,500 over the past decade. Strong population growth has led to a skilled and diverse labour market which has outperformed in recent years.

RETAIL MARKET SNAPSHOT

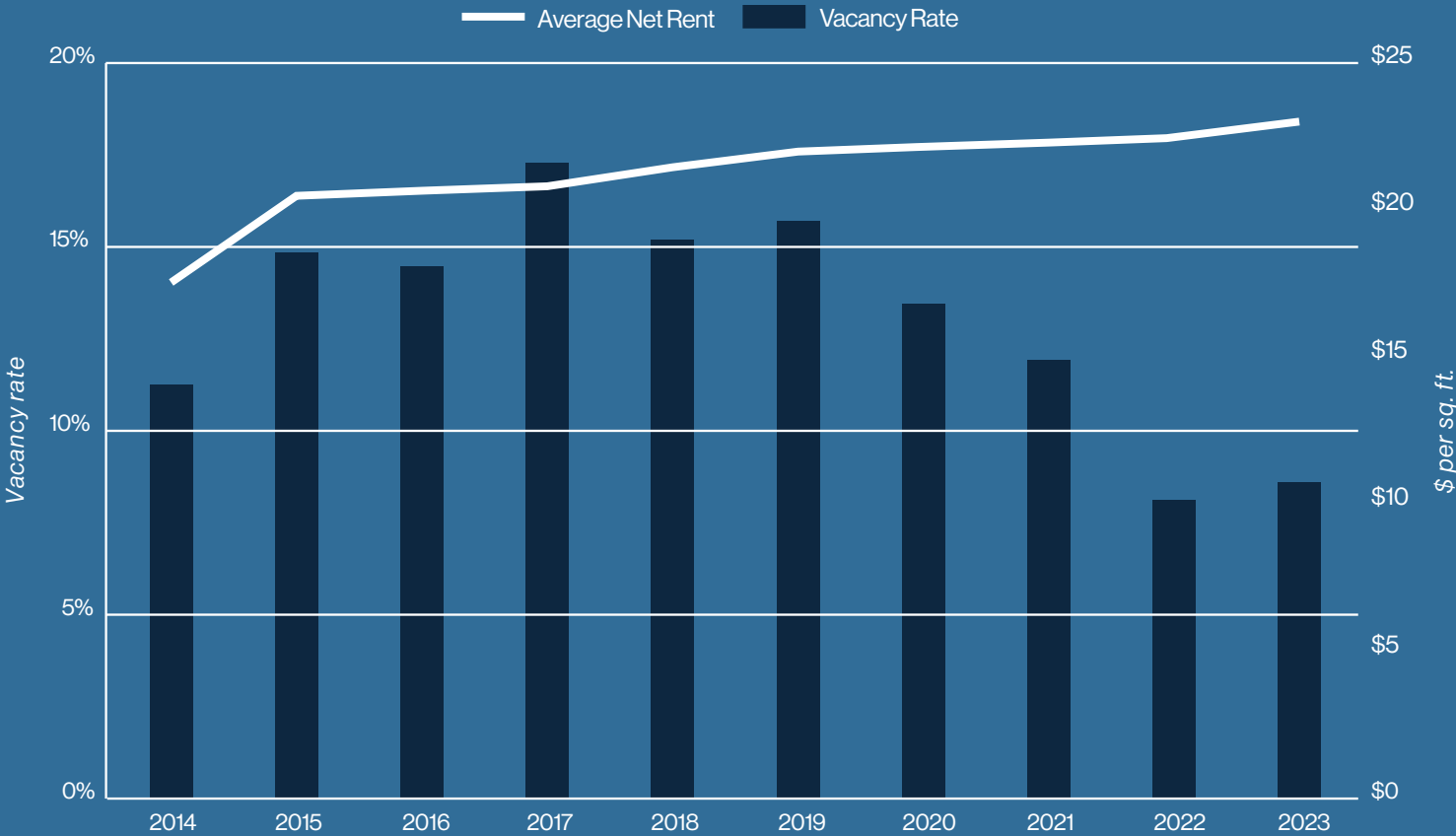
KEY MARKET INDICATORS

	TOTAL MARKET INVENTORY	16.2M <small>(sq. ft.)</small>
	ENCLOSED MALL INVENTORY	3.9M <small>(sq. ft.)</small>
	MARKET VACANCY	3.6% <small>(up from 3.4%)</small>
	AVERAGE NET RENTAL RATE	\$22.63 <small>(per sq. ft.)</small>
	ADDITIONAL RENT	\$11.88 <small>(per sq. ft.)</small>


KEY INDICATORS BY CENTRE TYPE

ENCLOSED MALL	
VACANCY RATE	4.6% ↓
AVG. ASKING NET RENT <small>(\$ per sq. ft.)</small>	\$30.00 ↓
POWER CENTRE	
VACANCY RATE	3.0% ↑
AVG. ASKING NET RENT <small>(\$ per sq. ft.)</small>	\$26.81 ↑
OTHER	
VACANCY RATE	3.3% ↑
AVG. ASKING NET RENT <small>(\$ per sq. ft.)</small>	\$21.05 ↓

MARKET VACANCY RATE VS AVERAGE NET RENT



DEMOGRAPHIC ANALYSIS | TRADE AREA



TOTAL POPULATION

220,957

2.1% annual growth rate (2018-2028)



MEDIAN AGE

38.4

rising to **38.8** by 2028



AVG. HOUSEHOLD INCOME

\$120,353

rising to **\$141,041** by 2028

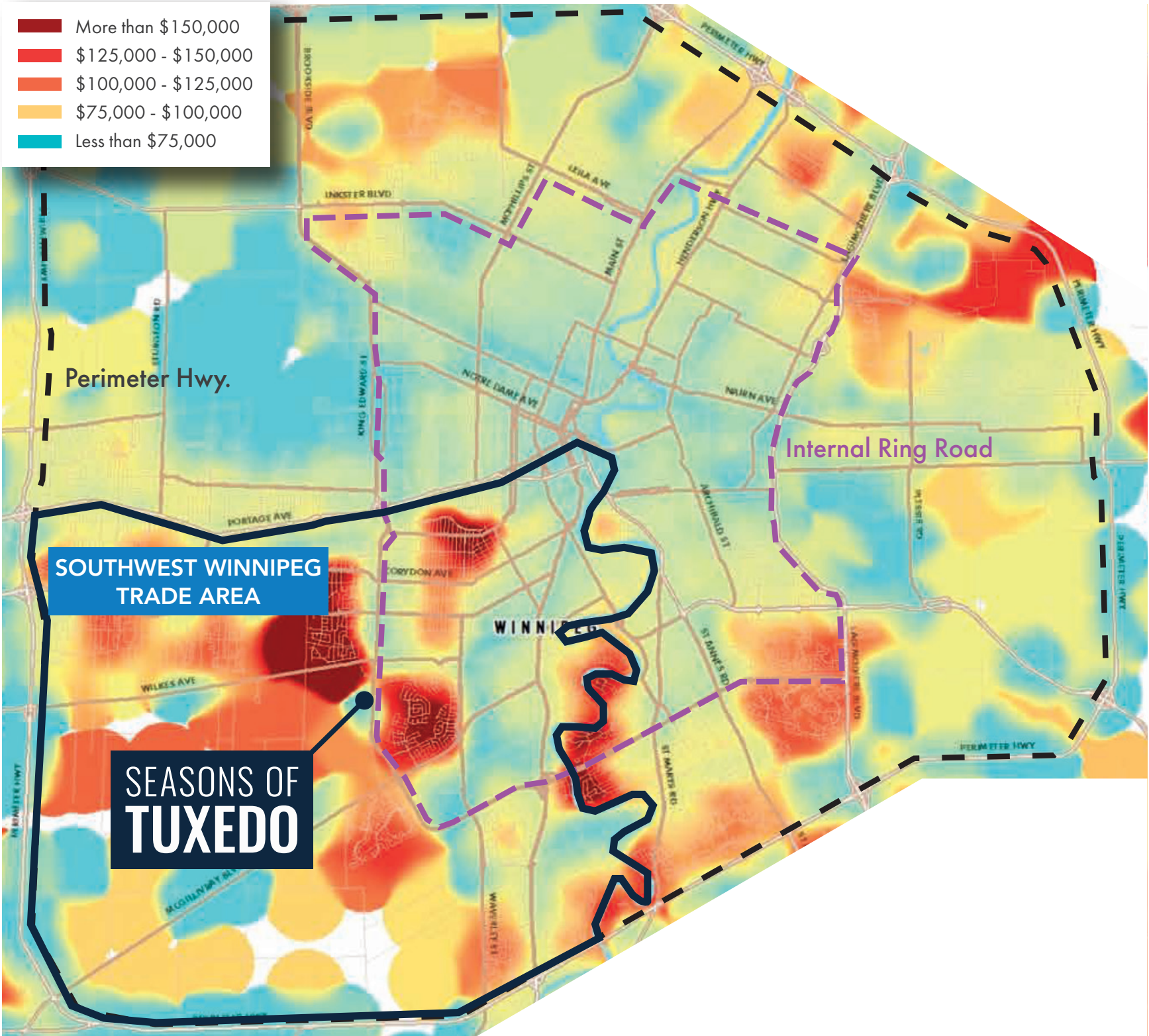


TOTAL HOUSEHOLDS

99,987

rising to **111,211** by 2028

AVERAGE HOUSEHOLD INCOME HEAT MAP



NORTH AMERICAN DEVELOPMENT GROUP SEASONS OF TUXEDO





Spencer Mueller

Vice President,
Western Canada
780.907.5037

smueller@nadg.com

Anna Ierokhina

Director,
Retail Leasing
780.884.0752

aierokhina@nadg.com



TO FIND OUT MORE ABOUT SEASONS OF TUXEDO

PLEASE VISIT:

shopseasonsoftuxedo.com

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