

PRIME RETAIL SPACE AVAILABLE FOR LEASE

Seasons of Tuxedo

KENASTON BLVD. @ STERLING LYON PKWY., WINNIPEG, MB

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

NADG





THE SEASONS OF TUXEDO ADVANTAGE



SEASONS OF
TUXEDO

up to **1.8M** sq. ft.

Retail development on **200 acres**
(Seasons of Tuxedo-85 ac. & Seasons-115 ac.).
Largest Regional Shopping Centre in Winnipeg



Home to the only IKEA in Manitoba, Saskatchewan, northwest Ontario and North Dakota as well as Winnipeg's only Cabela's



OUTLET
COLLECTION
WINNIPEG

570k sq. ft.

Winnipeg's newest fully enclosed mall and the only hybrid outlet mall in Manitoba, Saskatchewan, NW Ontario & North Dakota



\$200,000

Average household income which is **60%** higher than the Canadian Average making this the most affluent community in the city



108,000

Vehicles pass the site every day making Kenaston @ Sterling Lyon the highest traffic count intersection in the city



HYATT
house™

THE
REC
ROOM

STRUCTUBE

PÜR&SIMPLE
BREAKFAST • LUNCH



35%

Population of the Primary Trade Area with a university degree making this the most educated community in the city



up to **4,000**

People living on-site upon completion making Seasons of Tuxedo/Seasons a fully realized Lifestyle Centre



Clean Energy

The site is fully powered by an on-site geothermal system

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WINNIPEG MARKET OVERVIEW

Economic Highlights



\$50.2B economy which is forecasted to grow by 1.0% in 2025 and average 2.4% annually from 2026-2030



5.0% growth in retail sales in 2025 with an additional 1.5% growth expected in 2026



4.3M passengers through the Richardson International Airport in 2024



3.5M tourists visited Winnipeg in 2024 bringing in \$3.5B

Population & Labour Force



966,000 people in Winnipeg's CMA and expected to exceed 1M by 2035



6.0% unemployment rate, expected to fall to 5.6% in 2026 and 4.7% in 2030



\$104,001 average household income for the Winnipeg CMA



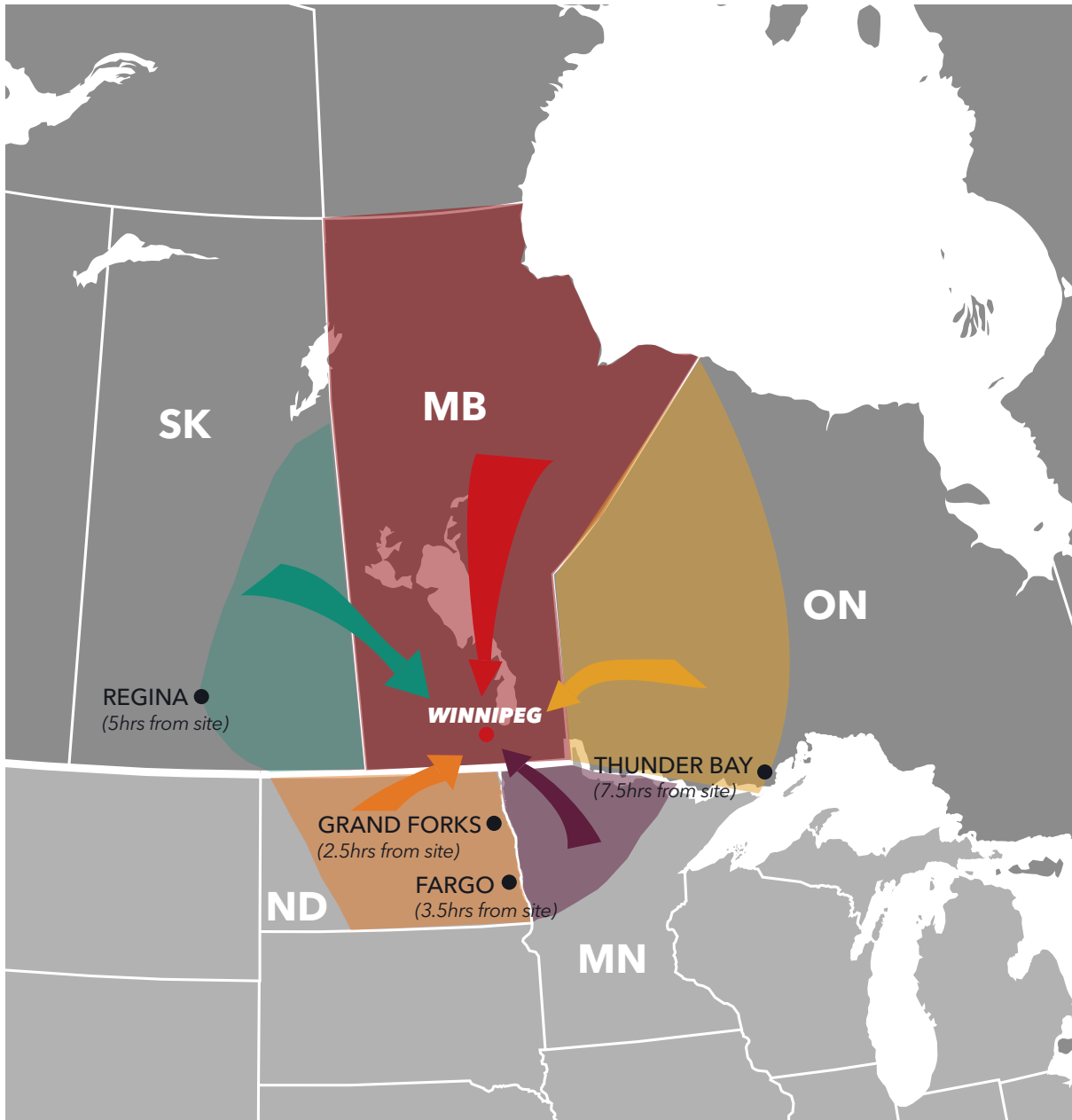
11,230 International migrants to Manitoba in 2025-2026

KEY ECONOMIC INDICATORS

WINNIPEG	2023	2024	2025	2026	2027	2028	2029	2030
Real GDP at basic prices	49,184	49,696	50,189	51,098	52,441	53,781	55,154	56,574
(% change)	1.7	1.0	1.0	1.8	2.6	2.6	2.6	2.6
Total Employment (000s)	482	496	510	512	517	524	531	539
(% change)	2.1	2.9	2.28	0.5	0.9	1.4	1.4	1.5
Unemployment Rate (%)	4.7	4.9	5.5	6.1	5.8	5.4	5.1	4.9
Household Income per capita (\$)	52,997	55,072	56,224	57,518	59,204	60,926	62,546	64,230
(% change)	4.0	3.9	2.1	2.3	2.9	2.9	2.7	2.7
Unemployment Rate (%)	4.9	5.5	6.0	5.6	5.2	5.0	4.9	4.7
Population (000s)	926	955	966	967	970	978	989	999
(% change)	3.7	3.1	1.2	0.2	0.3	0.8	1.1	1.0
Total Housing Starts	5,454	5,151	5,933	6,450	6,400	6,610	6,620	6,630
(% change)	-7.1	-5.6	15.2	8.7	-0.8	3.3	0.2	0.2
Retail Sales (\$ millions)	16,678	17,085	17,938	18,199	18,973	19,086	20,612	24,431
(% change)	1.9	2.4	5.0	1.5	4.3	4.4	4.1	4.0
Consumer price index (2002=1.000)	1.583	1.601	1.642	1.647	1.717	1.741	1.776	1.812
(% change)	3.8	1.2	2.5	1.9	2.0	2.0	2.0	2.0

Source: Signal 49, Major Cities Insights, Winnipeg, January 2026

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.



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

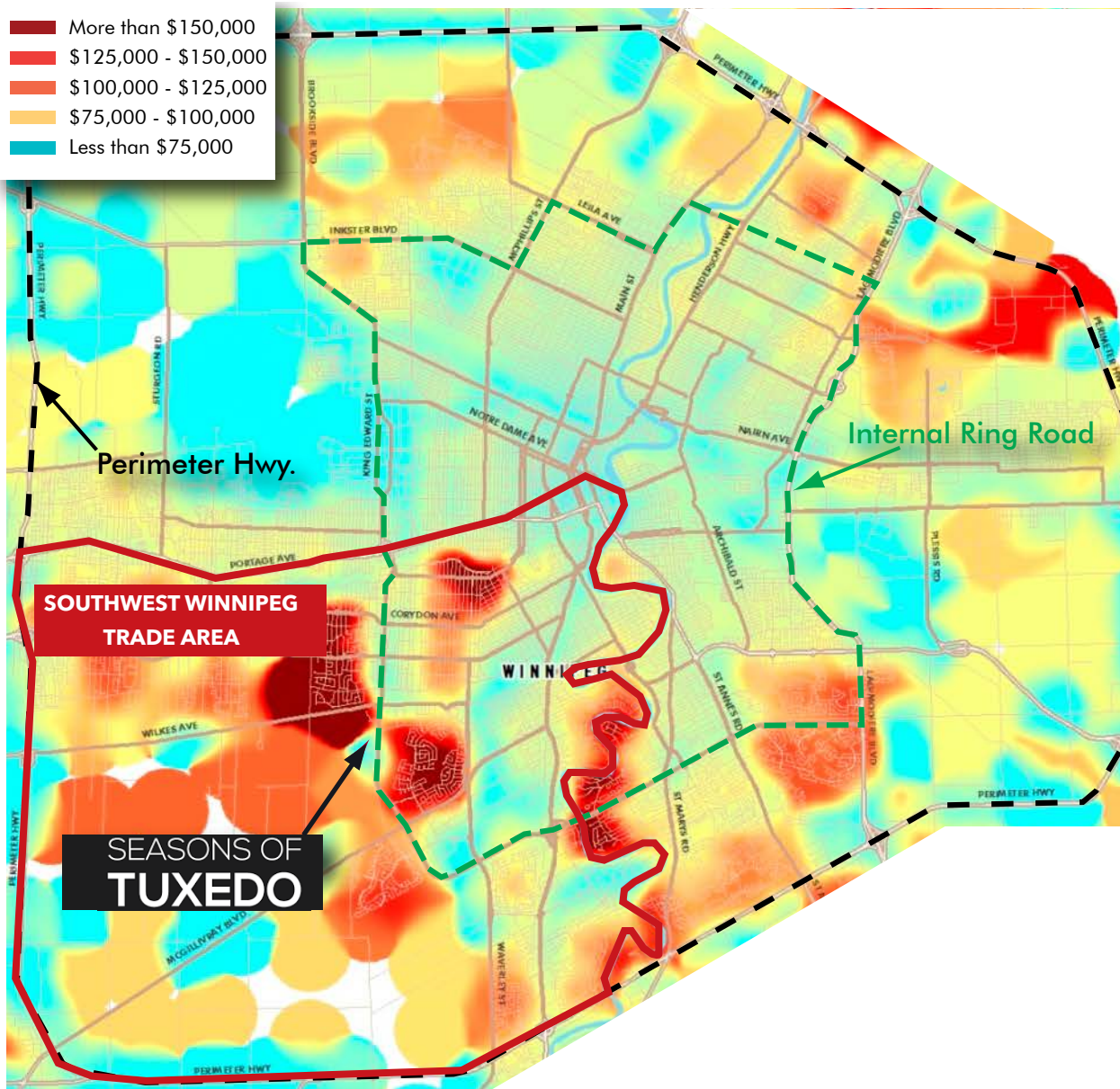
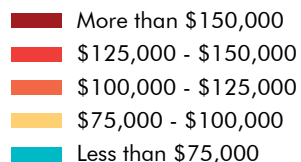


TOTAL HOUSEHOLDS

99,987

rising to **111,211** by 2028

AVERAGE HOUSEHOLD INCOME HEAT MAP



SEASONS

OUTLET COLLECTION IHOP Popeyes McDonald's CO-OP
Duke Queen Audi Hilton Garden Inn LIQUOR MART
BMO Phở Hoàng SEASONS RESTAURANT
Pronto @spot TUX LS La Salle Insurance

SEASONS OF TUXEDO

IKEA Pata Pit MONTANA'S Tim Hortons
Cabela's SUBWAY COCKTAILS & BARS Assiniboine Credit Union
HYATT house RECR ROOM Shell STRUCTUBE
PURA SIMPLE Andrew Associates Ltd. FXR BellMTS
Bouclair MR. LUBE Mr. Tuckersman Swan PIZZA

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OUTLET COLLECTION WINNIPEG

OUTLET COLLECTION Levi's lululemon la Vie en Rose
NIKE GAP H&M Brown ALDO
aerie SoftMac A&W Coltrane
Bath Works WINNERS LACOSTE
CHATTERS WATERPROOF DESIGN GUESS

SMARTCENTRES WINNIPEG SW

HOMESENSE SEPHORA carter's S
Michaels URBAN BARN Toys R Us SAFWAY
Marshall's Walmart QDOBA
la Vie en Rose Scotiabank DOLLARAMA (1) THE HOME DEPOT
Tim Hortons Reitmans SHERWIN WILLIAMS Shell

LINDEN RIDGE

RONA+ MR. MIKES PARTY STUFF M&M'S STARBUCKS
ATMOSPHERE The BRICK Stockhouse Casual Delta Queen CANADIAN FOOD MARKET
vitahealth PETSMART THE KEG SUBWAY
SPORTCHEK CO-OP DOLLAR TREE McDonald's TD

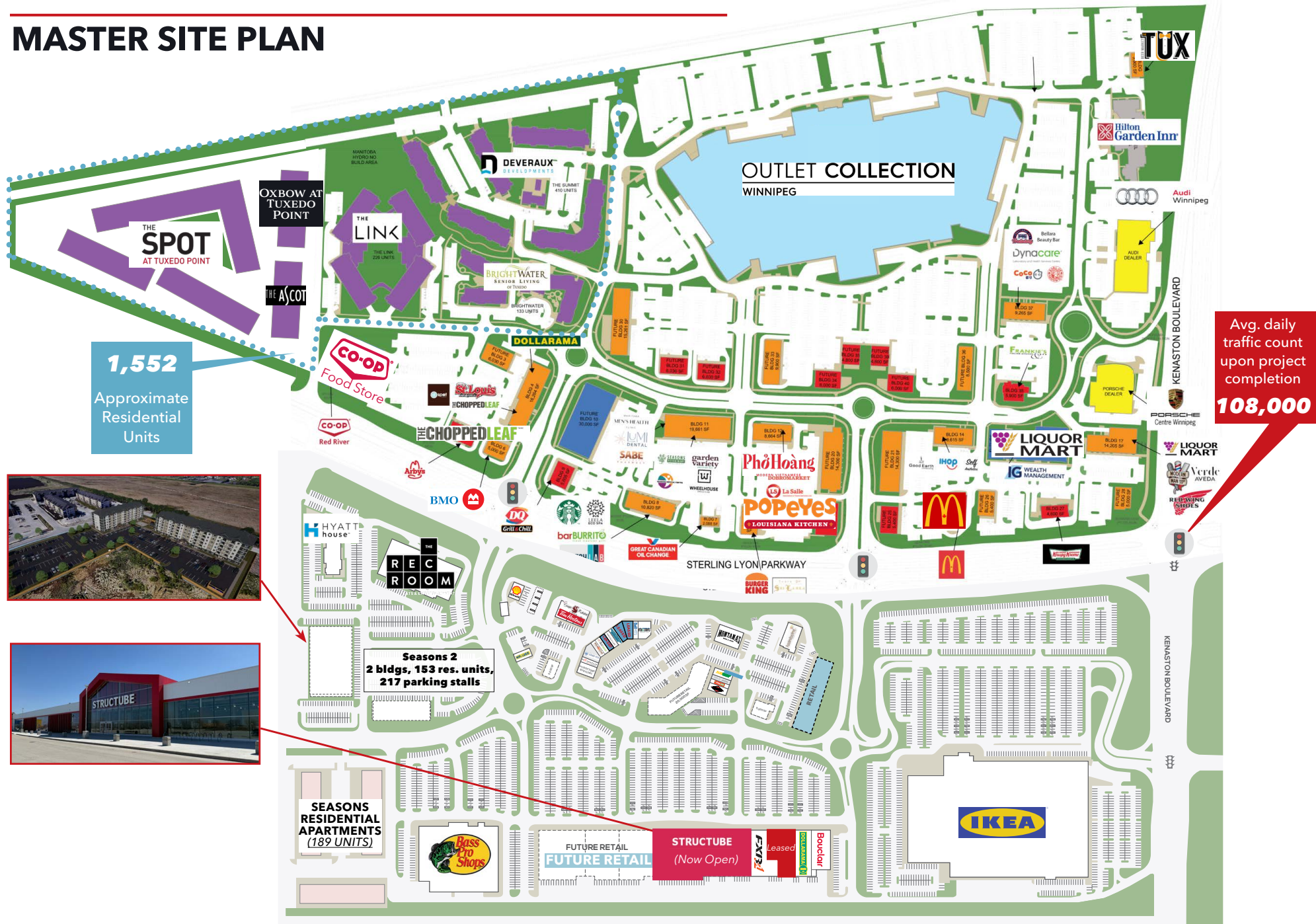
WAVERLEY WEST
3,000 acre housing development bringing over 10,000 new homes and 35,000 residents to southwest Winnipeg over the next 8 years

save on foods

ST. VITAL CENTRE

UNIVERSITY OF MANITOBA

MASTER SITE PLAN



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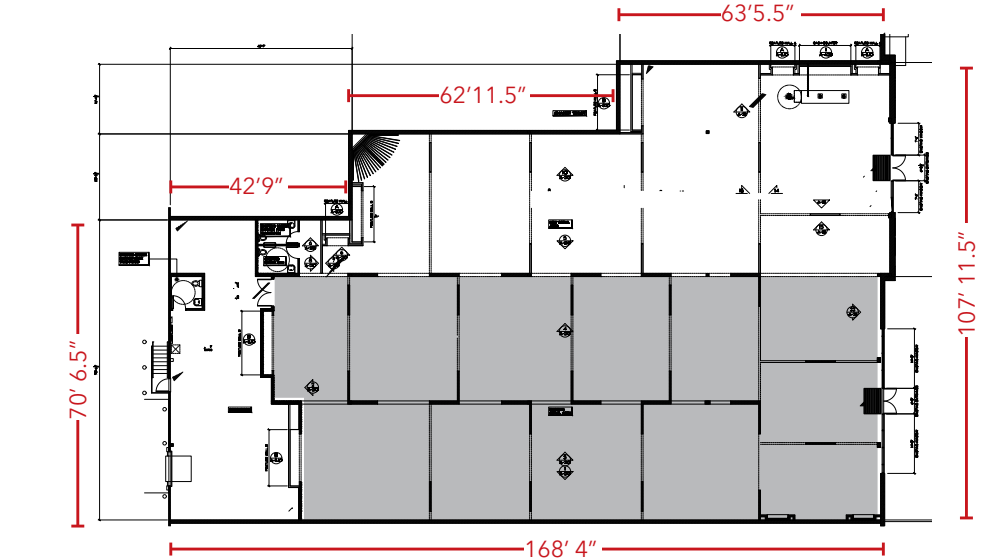
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550 STERLING LYON PARKWAY

LEASED

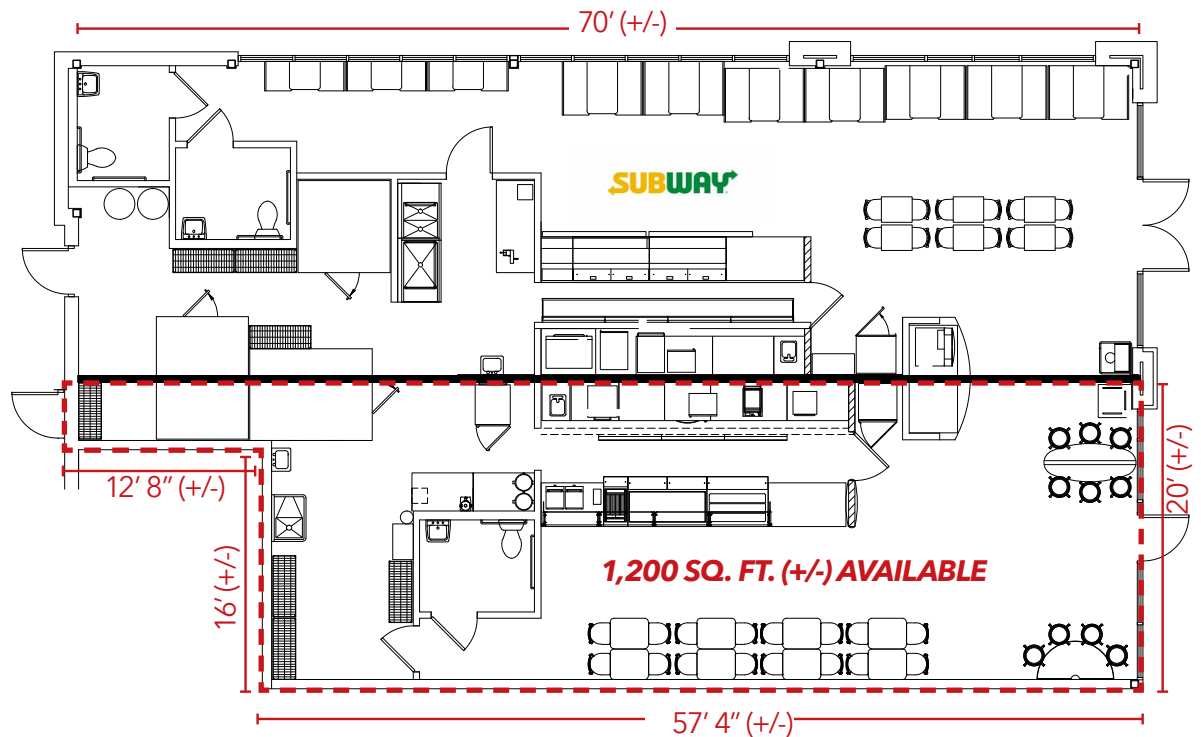
UNIT	AREA AVAILABLE	RENTAL RATE	ADDITIONAL RENT	COMMENTS
UNIT 3	15,620 sq. ft (+/-)	\$22.00 per sq. ft.	\$13.95 per sq. ft. (2025 est.) (plus mgmt fee of 5% of basic rent)	» Dock loading » Fully finished retail space » 108' feet of frontage » Prominent facade with excellent signage



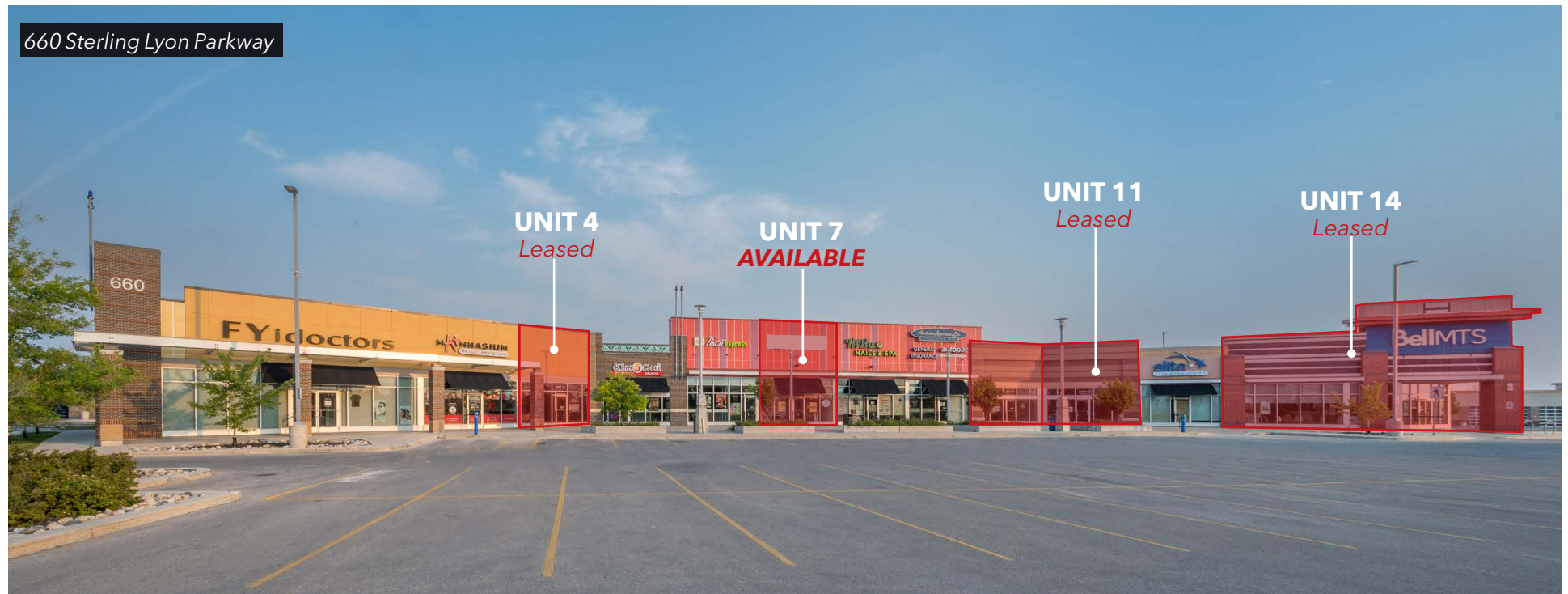
640 STERLING LYON PARKWAY

FORMER RESTAURANT SPACE AVAILABLE IMMEDIATELY

UNIT	AREA AVAILABLE	RENTAL RATE	ADDITIONAL RENT	COMMENTS
UNIT 3	1,200 sq. ft. (+/-) <i>*subject to final measurement</i>	\$35.00 per sq. ft.	\$19.68 per sq. ft. (2026 est.) (plus mgmt fee of 15% of CAM costs)	» Electrical: 100 Amp, 3 Phase with transformer » Mechanical: 5 Tons heat pump unit » 2 Hour fire rated demising wall » Existing handicap accessible washroom



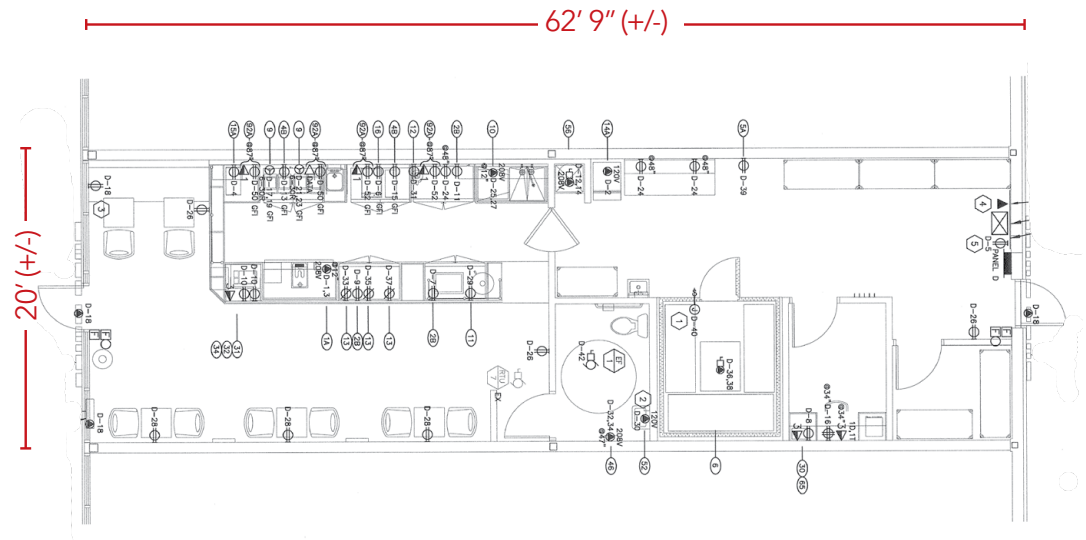
620-690 STERLING LYON PARKWAY



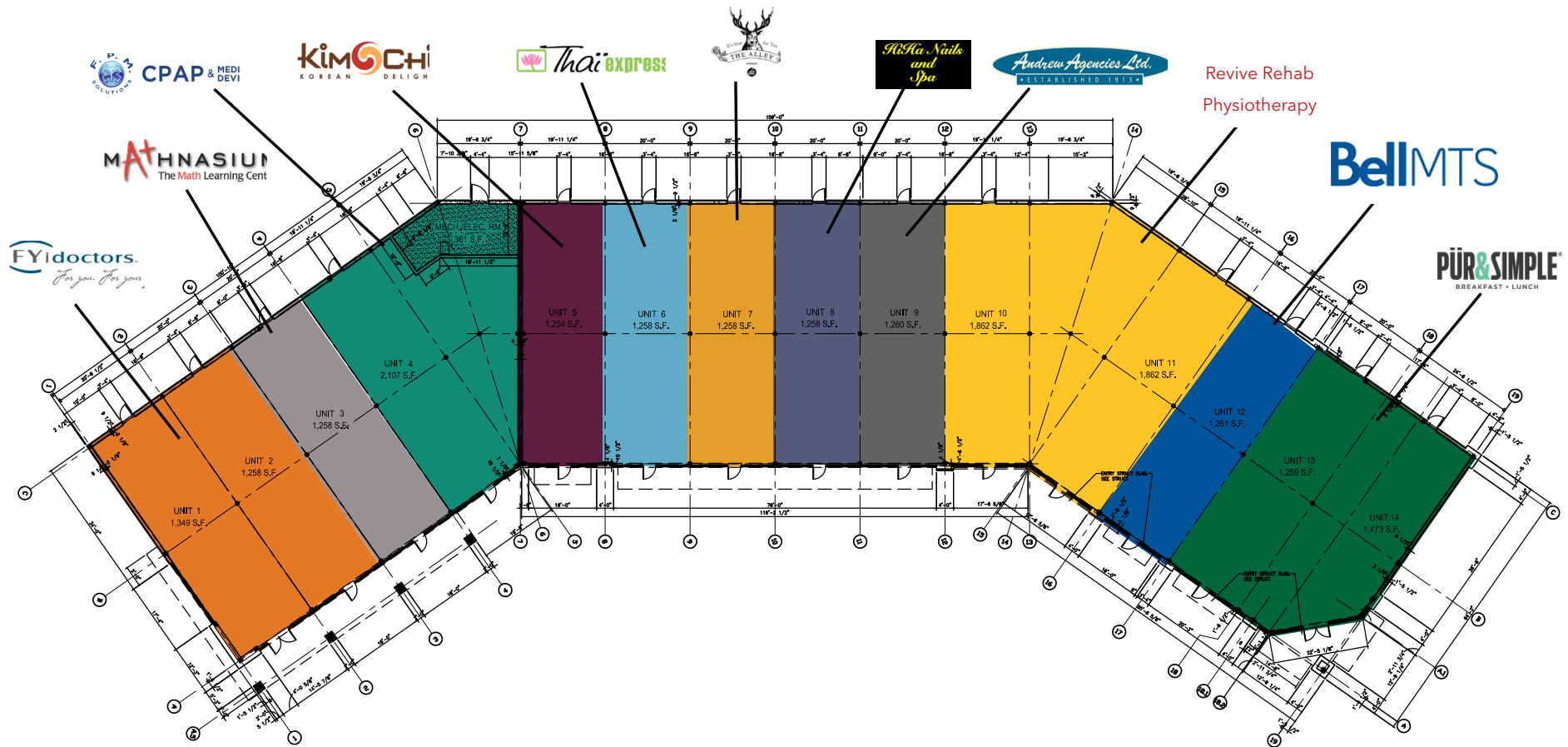
660 STERLING LYON PARKWAY

FORMER QUICK SERVICE BEVERAGE SPACE AVAILABLE

UNIT	AREA AVAILABLE	RENTAL RATE	ADDITIONAL RENT	COMMENTS
UNIT 7	1,265 sq. ft. (+/-) <i>*subject to final measurement</i>	\$35.00 per sq. ft.	\$19.68 per sq. ft. (2026 est.) (plus mgmt fee of 15% of CAM costs)	» Electrical: 100 Amp, 230 Volt Panel and 660 Volt, 220 Amp, 3 Phase Panel » Mechanical: 6-tonne heat pump unit » Existing kitchen build-out, washrooms, sales counter and customer sitting area



660 STERLING LYON PARKWAY



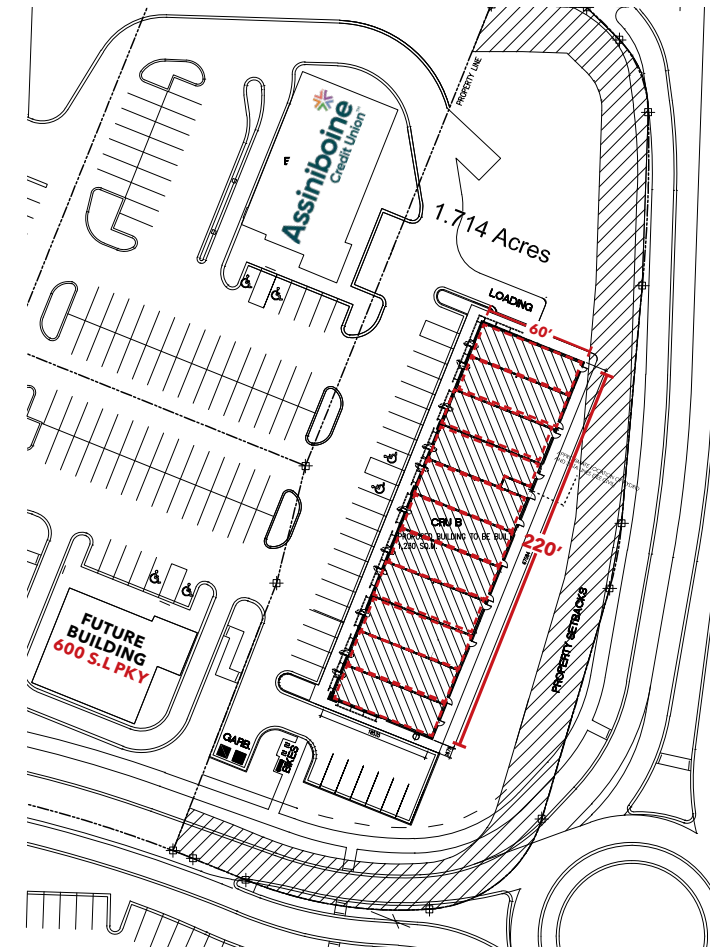
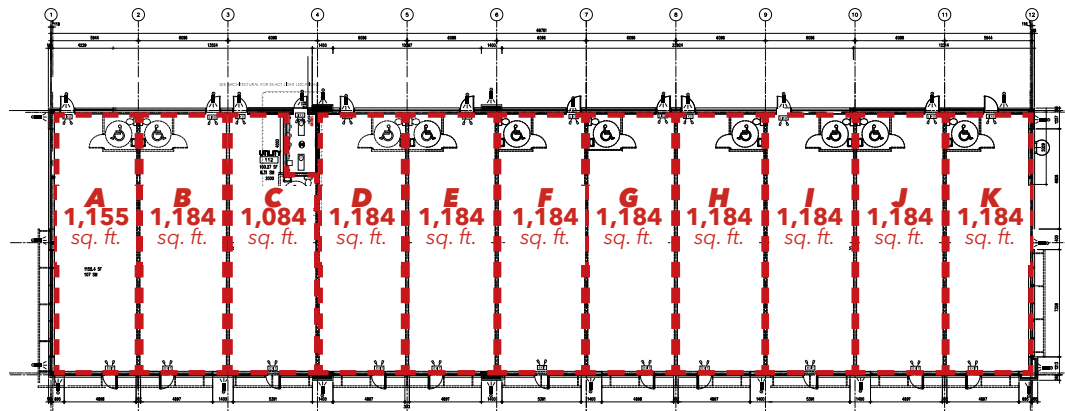
606-610 STERLING LYON PARKWAY

FUTURE 13,200 SQ. FT. BUILDING

UNIT	AREA AVAILABLE	RENTAL RATE	ADDITIONAL RENT (est. 2025) (plus mgmt fee of 15% of CAM costs)
UNIT A	1,155 sq. ft.	\$35.00 per sq. ft.	\$19.68 per sq. ft.
UNIT C	1,084 sq. ft.	\$35.00 per sq. ft.	\$19.68 per sq. ft.
UNITS B, D-K	1,184 sq. ft.	\$35.00 per sq. ft.	\$19.68 per sq. ft.

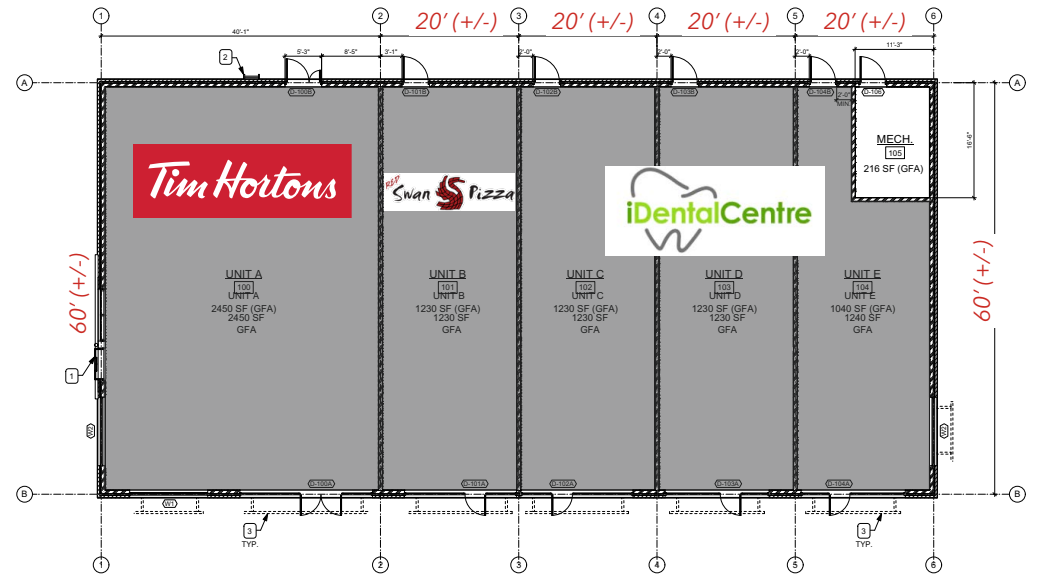
* up to 13,200 sq. ft. available (+/-)

* Typical Unit Dimensions are 20'x 60' (+/-)



670 STERLING LYON PARKWAY

FULLY LEASED!



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Contact



Spence Mueller, VP - Western Canada, Broker
smueller@nadg.com
(780) 907-5037

Anna Ierokhina, Director, Retail Leasing
aierokhina@nadg.com
(780) 884-0752

205-14127-23 AVENUE, EDMONTON, AB | nadg.com



Derrick Chartier, Principal
derrick.chartier@capitalgrp.ca
Services provided by Derrick Chartier Personal Real Estate Corporation

Rennie Zegalski, Principal
rennie.zegalski@capitalgrp.ca
Services provided by Rennie Zegalski Personal Real Estate Corporation

300-570 PORTAGE AVENUE, WINNIPEG, MB | capitalgrp.ca

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