

Portage la Prairie Mall

2450 SASKATCHEWAN AVENUE WEST > PORTAGE LA PRAIRIE, MB



Property Description

Portage La Prairie Mall caters to the town of Portage la Prairie & the outlying trade area and is anchored by a Rona Dealer network store occupying 62,000 sq. ft.

Portage la Prairie Mall is the Region's primary Shopping Centre providing good exposure to Saskatchewan Avenue with excellent access and egress from two traffic controlled intersections at each end of the parking lot.

Location

Located at the corner of Highway # 1A and 24th Street in Portage La Prairie

Rent

TBD

Additional Rent

\$4.83/ sq. ft. (2018 est.)

Size of Centre

187,000 sq. ft.

Opportunities

- 2 pad sites available
- Various units as shown on mall site plan
- Previous Safeway premises of 38,000 sq. ft.
- 5,900 SF Restaurant Opportunity

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Adjacent Retailers

Other retailers in the immediate area include:

Walmart	Canadian Tire	Co-op Grocery Store
Sobeys	Boston Pizza	Tim Hortons
McDonald's	Reitmans	Dufrense Furniture



Access

The four lane divided Trans Canada Highway runs adjacent to Portage la Prairie. As the major East-West route in Canada, the highway provides easy access to Winnipeg 75 kilometers to the east, and other major centres beyond. The Trans Canada Highway also provides access to many north-south routes with easy access to the United States and many other points, which means unlimited access by all of the major international carriers for long distance trucking needs.

Economic Base

The community offers a high quality of life to its residents, and a sense of friendly country hospitality in an urban setting. Located just south of the city, the Southport Aerospace Centre is home to a number of international high-tech and manufacturing firms. Recently, an almost 2 billion dollar deal was struck with Kelowna Flightcraft Ltd. of Kelowna, B.C. to provide training and support to the Canadian Forces and International Allies, called Canada Wings Aviation Training Centre. This deal (22 year contract) means positive economic spinoffs for the city. The area surrounding Portage also produces some of the best potatoes in North America, and McCain's Processing Plant provides French fries and related products to companies such as McDonald's worldwide. Simplot Canada which has currently constructed a \$120 Million facility in the outskirts of Portage La Prairie began French fry processing in the summer of 2003. The fertile local soil also supports vegetable processing and an extensive horticulture Industry, selling shrubs and ornamentals.

Primary industries in Portage La Prairie include agriculture, manufacturing and food service.

- City of Portage la Prairie has 13,779 citizens (based on a 5 km radius).*

*Estimated 2014 - See Demographics Information on last page.



Mall Leasing Opportunities



Vacant



Aerial Map of Surrounding Retailers



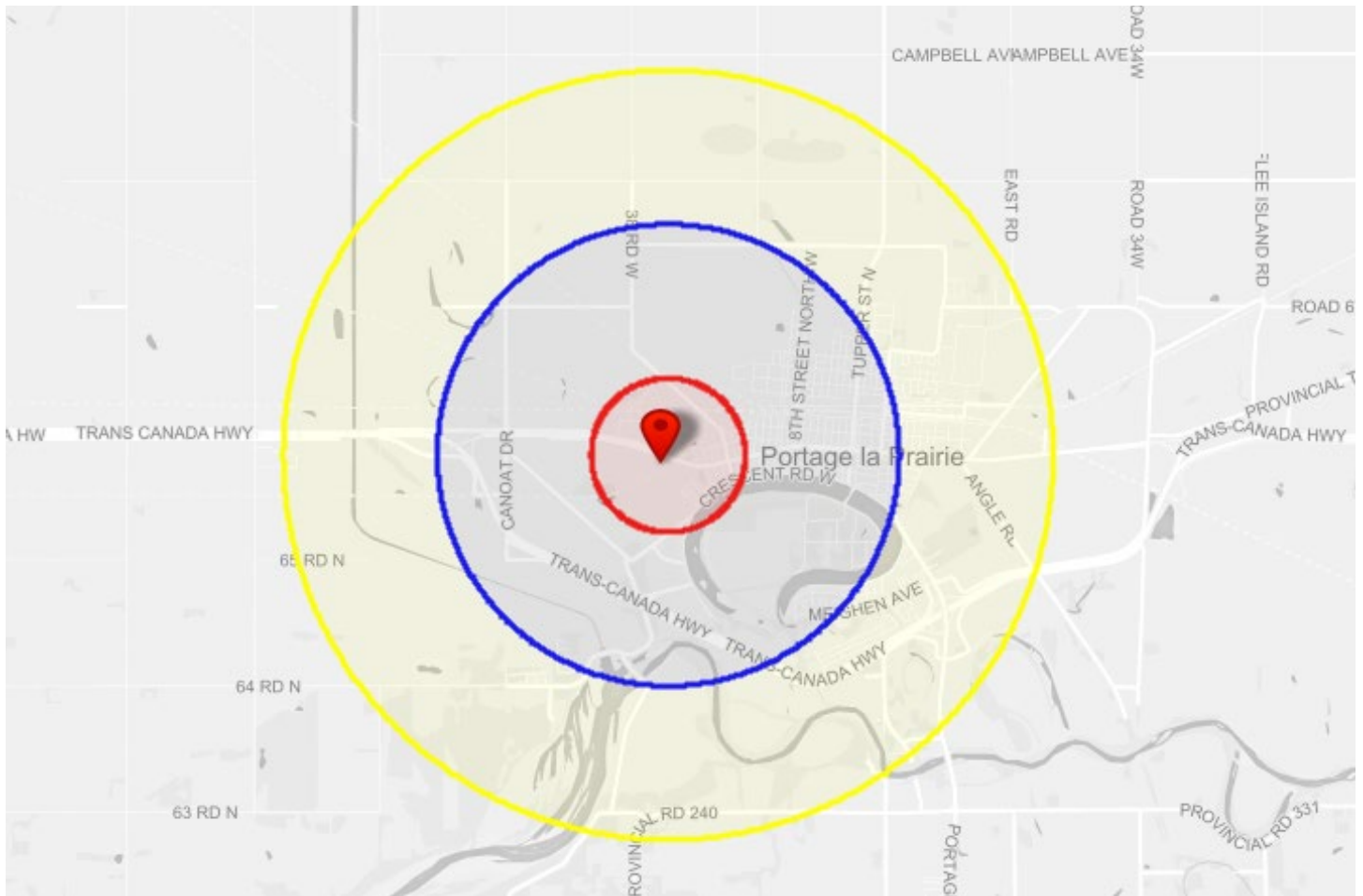
Existing
38,000 SF
Available



Pad Site
Available

Pad Site
Available

Demographics



Population (2016)	0-1 km	0-3 km	0-5 km
2016 Estimated	882	8,337	13,625
2021 Projected	887	8,279	13,790
Median Age	37.3	39.8	41.1
2016 Households	376	3,675	5,677
Persons per household	2.33	2.21	2.26
Average household income	\$72,023	\$67,131	\$71,615

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