

OWNED AND MANAGED BY
RIO CAN



TELUS

RENE

WELCOME TO GARDEN CITY SHOPPING CENTRE.

Garden City Shopping Centre provides a convenient, accessible, friendly and intimate shopping experience. We are the community go-to centre located in the North West of Winnipeg. Garden City is connected to major highways and bus routes. Being a single story building, with over 70 stores & businesses under one roof, makes it easy for clients to navigate and get what they need for their lifestyle.

WE HAVE THE VISION

Located in the rapidly growing and diverse community of North West Winnipeg, we are continuously working on refreshing our guest experience. From the most recent redevelopment to the centre and more to come, the centre is working towards giving families access to everything they need, from a fitness centre to travel planning to back to school shopping. Not only that, it's also designed with physical spaces that bring people together to help them connect, recharge and relax. And on special occasions and holidays, it's the perfect gathering place for kids and adults alike to celebrate, play and meet up with friends.





BENTLEY

cloire's

i
DIREKTORIUM

EXIT



WE HAVE THE SCOPE

Not only is the city united by our love of the hometown Jets but we are eager to grow the community we live in. By planning for continuous growth, we can target every age group: youth, families, newcomers and seniors. With plans to extend the Chief Peguis Trail and a newly built 163,000-square-foot indoor soccer facility adjacent to the centre, Garden City is right in the middle of all the action. With the conveniently located bus loop and easy access to the Perimeter highway, it's no wonder developers have picked sites around the centre for new housing developments. One of these is the Aurora at North Point development, which is taking shape 2.5km North, just a short 5 minute drive from the shopping centre. It is over 220 acres of mixed use development; a new site for over 1200 single family homes, in addition to apartments and town houses. Aurora will provide the perfect setting for an active and energetic lifestyle.



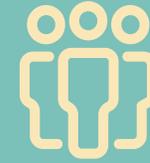
LOCATION

Proudly serving North West Winnipeg, located adjacent to WSF Soccer Complex and Garden City Ice Plex.



SHOPPING

Our productivity of \$550.91 (psf as of December 31st, 2017) will only increase with the help of a number of strong brand-name tenants like Winners, Canadian Tire, Ardene, Footlocker, The Source and EB Games.



COMMUNITY

A thriving community in North West Winnipeg with strong residential growth, our STA is expected to grow by 9% in the next ten years, which is well above city average.



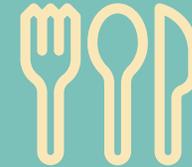
ACCESSIBILITY

Easily accessible from multiple main routes, like McPhillips and the Perimeter Highway, Garden City offers a pleasant shopping experience with ample free parking and convenient amenities.



LIFESTYLE

Host to a GoodLife Fitness, Winners and Canadian Tire. You are sure to find some variety for your lifestyle here.



FOOD

Host to a number of nationally recognized restaurant tenants like Smitty's Restaurant and Lounge, Tim Hortons, A&W, Jugo Juice, Thai Express, Kimchi and many more.



GARDEN CITY TRADE AREA



WE HAVE THE NUMBERS



POPULATION

293,000

(expected growth
by 2027 – 9%)



TOTAL
HOUSEHOLDS

107,000



MEDIAN AGE

52 years



AVERAGE
HOUSEHOLD INCOME

\$90,000

(expected growth
by 2027 – 26%)



HOUSEHOLDS
with CHILDREN

42 %



AVERAGE
HOUSEHOLD SIZE

5.6 people



HOMES OWNED

72 %



LANGUAGE
SPOKEN at HOME

90 %

(English only)



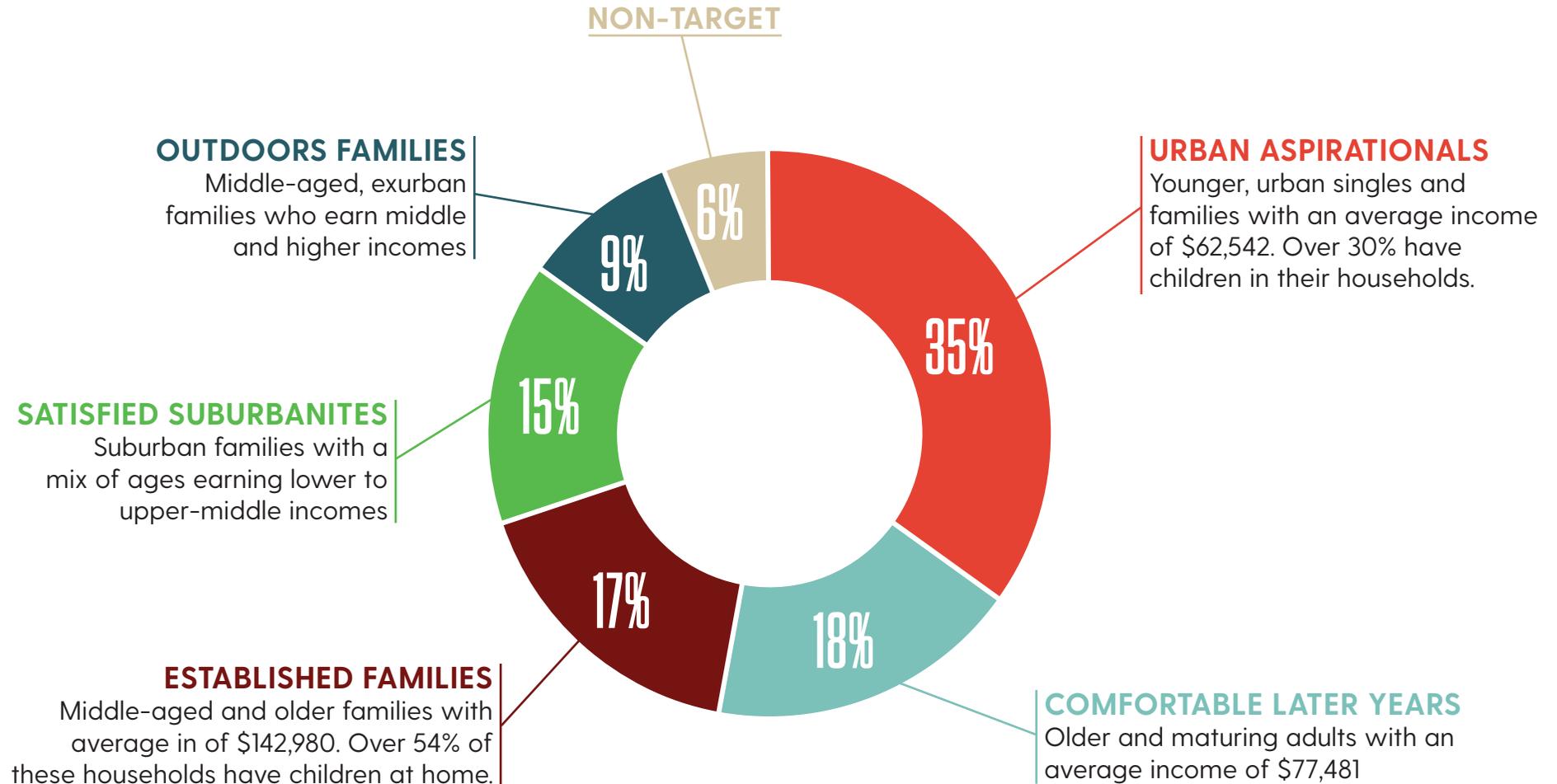
EDUCATION

52 %

College/University



WE HAVE THE NUMBERS



WE HAVE THE BRANDS



WINNERS®

GoodLife
FITNESS



Tim Hortons.

Smitty's



SALLY BEAUTY

ARDENE

PEARLE
EST. 1961
VISION

EBGAMES™





Manchu WOK

TacoTime

A&W

HOME OF THE BURGER FAMILY



GARDEN CITY AREA POINTS OF INTEREST AND MAJOR BUS ROUTES



Murray Ave

Murray Ave

Swailles Ave

Templeton Ave

SEVEN OAKS
GENERAL HOSPITAL

Lelia Ave

SEVEN OAKS
SOCCER PLEX



Garden Park Ave

Sinclair St

Lelia Ave

Kingsbury Ave

Pipeline Rd

Watson St

McPhillips St

McPhillips St

McGregor St



AURORA at
NORTH POINT



SEAFOOD CITY
SUPERMARKET



Sudley's

DOLLARAMA \$1.99

GoodLife
FITNESS



WINNERS®

TD

WE HAVE THE PEOPLE

ABOUT

RioCan is Canada's largest real estate investment trust with a total enterprise value of approximately \$13.9 billion at September 30, 2017. RioCan owns, manages and develops retail-focused, increasingly mixed-use properties located in prime, high-density, transit-oriented areas where Canadians want to shop, live and work. Our portfolio comprises 294 properties, including 16 development properties, with an aggregate net leasable area of approximately 45 million square feet. To learn more about how we deliver real vision on solid ground, visit

www.riocan.com



OAKVILLE PLACE

Located just north of the Queen Elizabeth Way at Trafalgar Road, Oakville Place is anchored by Hudson's Bay and SportChek, among others. Featuring over 100 premier retailers, Oakville Place offers a sophisticated mix of upper-end products and services.



GEORGIAN MALL

With an impressive 165 units, this enclosed shopping centre boasts some of the biggest names in retail including Hudson's Bay, Sephora, Forever 21, SportChek and Victoria's Secret, conveniently located at the intersection of Bayfield Street near Hwy 400.



THE WELL

Spread over seven and a half acres, this mixed use contemporary neighbourhood will border Wellington, Spadina and Front. With over 1.5 million sq. ft. of residential, 1 million sq. ft. of office and 500,000 sq. ft. of retail planned, this new neighbourhood will be a major hub for Toronto's downtown west.

Landlord reserves the right at any time to relocate, rearrange, alter or expand the building and structures, other premises, the Common Areas, and any part of the Leased Premises from that shown on these architects' concepts. All information, dimensions, sizes and areas are approximate only and are to be verified on site. Any references on this plan to specific tenants are subject to change from time to time and shall not be deemed to be any representation as to the tenants that are within the Shopping Centre. E and OE.

CONTACT

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