

Retail Opportunity | For Lease

Hopewell  
DEVELOPMENT

CBRE



# The Refinery District

A Place to Live, Work, and Create

Winnipeg, MB, R3T 6G7  
[www.cbre.ca/winnipeg](http://www.cbre.ca/winnipeg)

# The Refinery District

by Hopewell Development



## Experienced Development Team

Hopewell is one of Canada's leading commercial real estate developers with projects throughout Western Canada, Ontario and the United States. The Refinery District is Hopewell's latest major development in Winnipeg. Hopewell has developed a number of projects in Winnipeg which include the 118,000 SF grocery store and pharmacy in Bridgwater Town Centre, the 73,000 SF Kildonan Green commercial plaza, and the 400,000 SF Kenaston Common destination power centre.

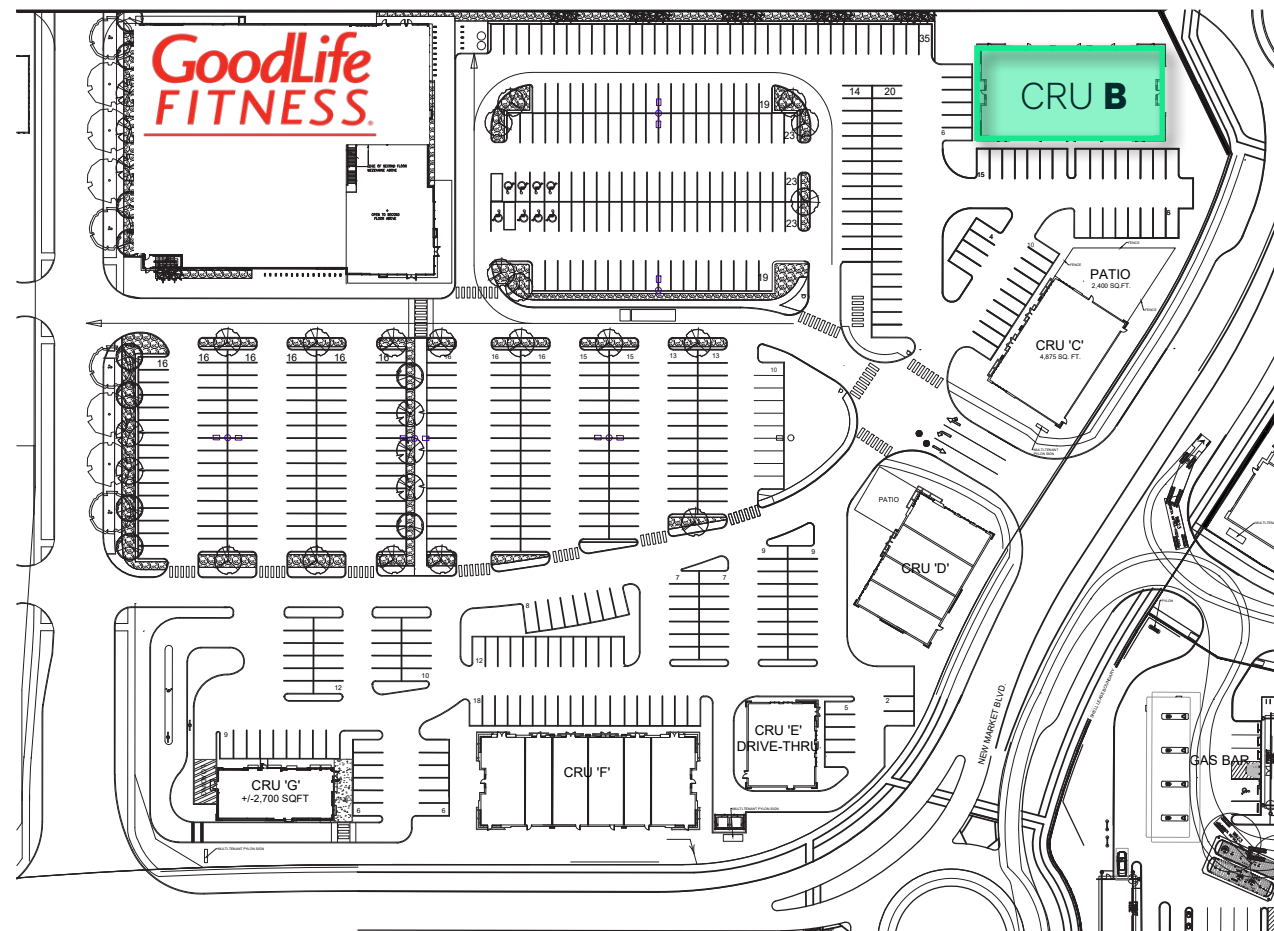


# Property Details

EXACTLY WHERE YOU NEED TO BE



Route 165, locally known as Bishop Grandin (Abinojii Mikanah) Boulevard, is a beltway that connects to several points in Winnipeg.



ABINOJII MIKANAH **BOULEVARD**

## Site Plan

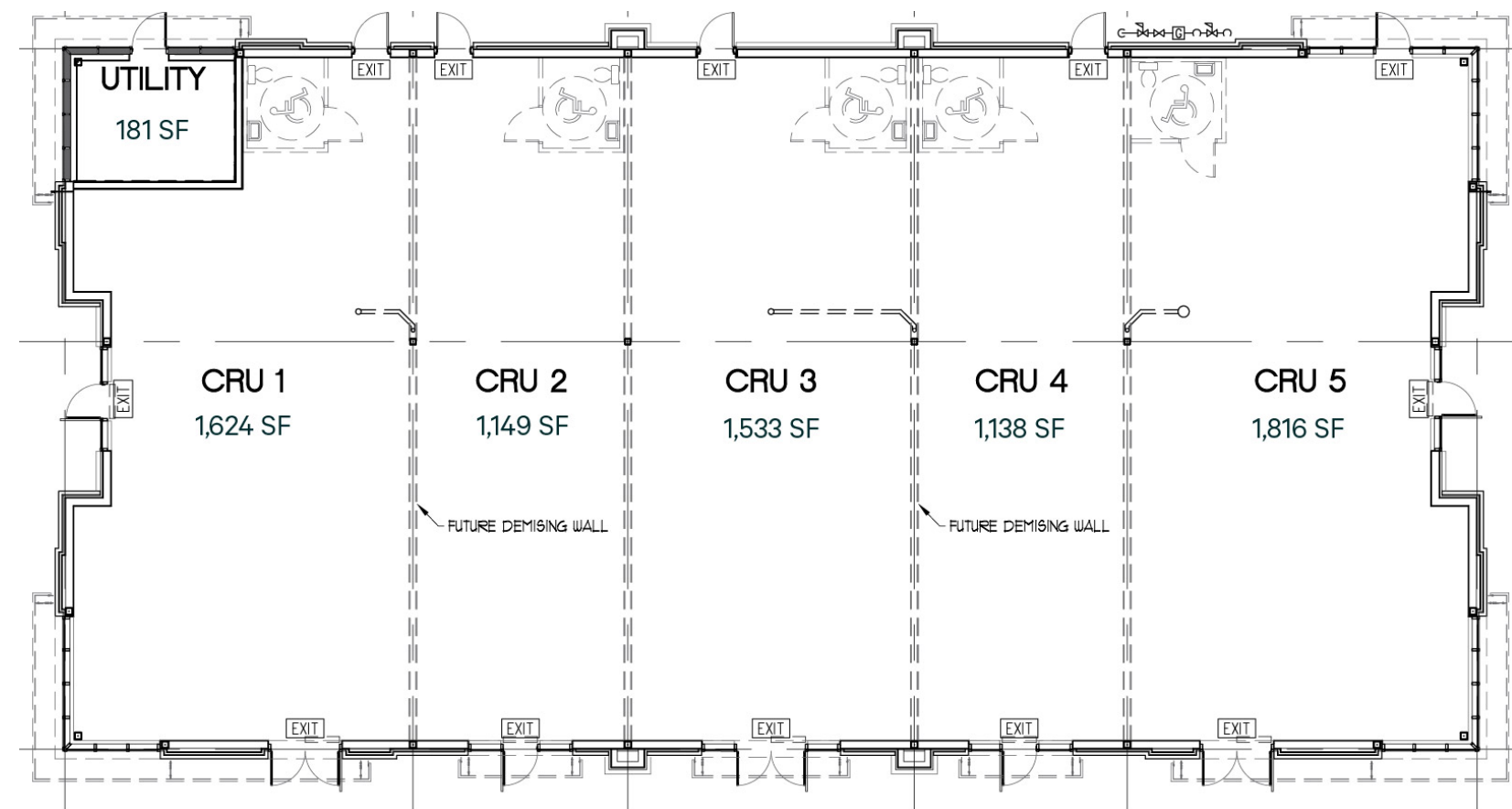
Highlighted in the Commercial Phase I site plan is CRU B, the total building size will be 7,260 SF comprised of 5 retail units. Retail breaking ground in May 2024!

Asking Net Rent	\$41.00 PSF
Additional Rent	\$10.00 PSF (est.)
Unit Sizes	Unit 1: 1,624 SF Unit 2: 1,149 SF Unit 3: 1,533 SF Unit 4: 1,138 SF Unit 5: 1,816 SF
Zoning Available	CMU - Commercial Mixed-Use Tenant Possession Q1 2025



# Property Details (cont'd)

PROPOSED CRU 'B' SITE PLAN



# Retail Space Available for Lease

## Property Highlights

24 ACRES OF PRIME RETAIL SPACE  
READY FOR DEVELOPMENT

The Refinery District brings an opportunity to live, work and create within Winnipeg's south core. This property is surrounded by many of Winnipeg's fastest growing and affluent residential communities, with this Transit Oriented Development (TOD) featuring a variety of active and traditional transportation options serviced by a designated station on the Rapid Transit Corridor.



- Retail and commercial portions of the property are proposed to be up to 24 acres
- Part of a 102 acre mixed use in-fill development
- New lifestyle centre offering numerous services and community amenities to include residential, hotel, light industrial, office and retail
- Leasing opportunities in multi-tenant buildings and free stand build-to-suit
- Three points of access from Abinojii Mikanah Boulevard, Waverley Street and Chevrier Boulevard
- Over 2,000 multi-family units in development, creating a rising residential pull

# Winnipeg Retail Sector

The retail sector in Winnipeg has enjoyed steady growth in inventory over the last five years adding an additional 2.5 million SF (a sizable 13% increase). Over that period the market has maintained very stable and respectable vacancy rates of 5.2 - 6.5% while average rental rates have increased by 26% during the same period. Considerable new development combined with a continual rebranding and upgrading of older retail strips and power centres has refreshed a large portion of the market inventory.



- Residential** 2,000+/- residential units planned on-site
- Entertainment** 4 km from VIP movie theatre & Rec Room
- Fitness** 60,000 SF Goodlife Fitness on-site
- Transit** Rapid Transit directly adjacent - connects to all areas of Winnipeg

## RESIDENTIAL **GROWTH**

South Winnipeg has been particularly strong with significant residential growth in the SW and SE quadrants. These areas are some of the most affluent in the city and new homeowners require new amenities. The Refinery District is well situated to capitalize on this demand with its mixed-use strategy and over 2,000 units of planned multi-family residences on-site.

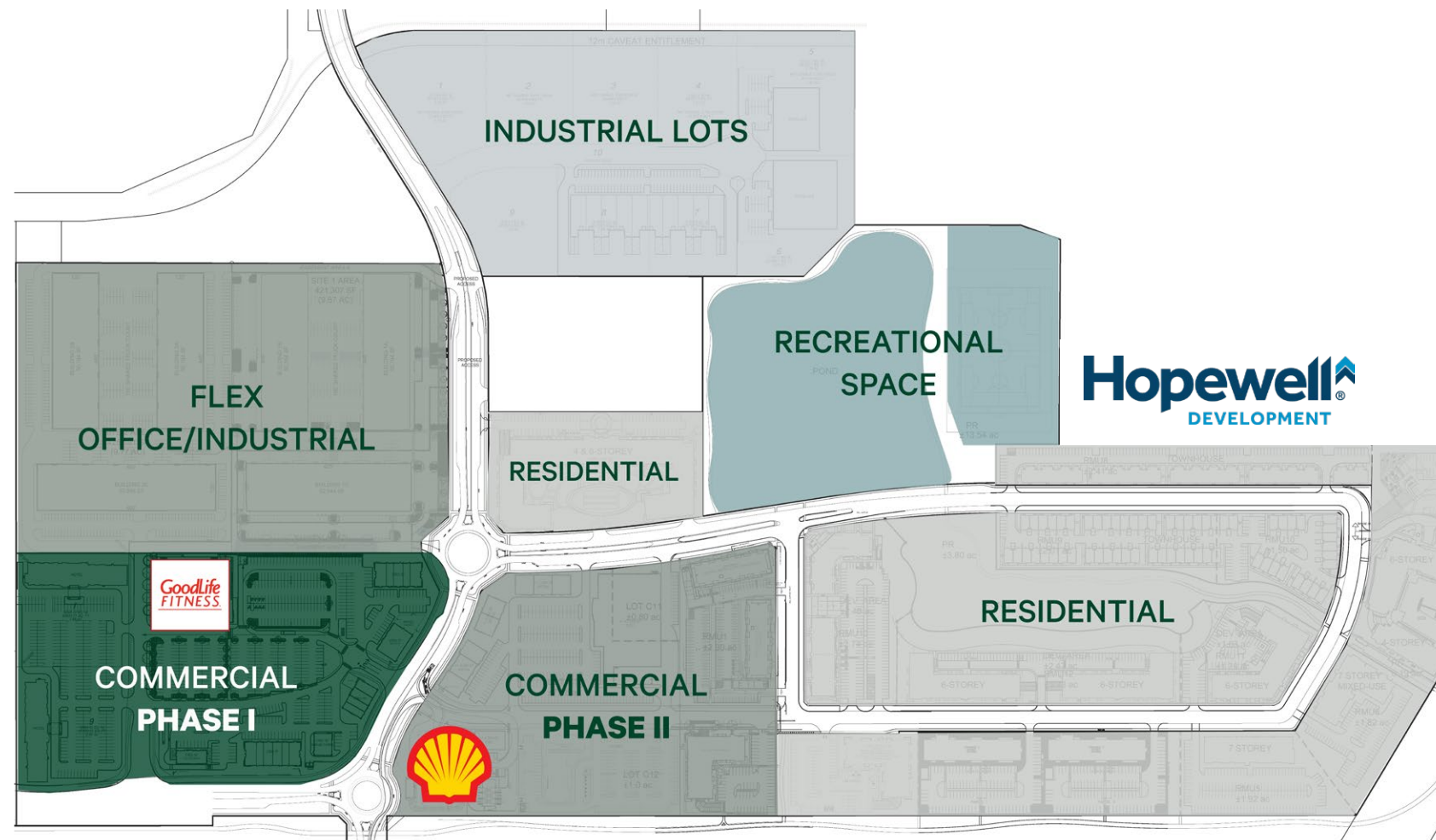


**72k**  
Vehicles Pass by Daily

**1,300+**  
Parking Spaces Available

**71,870**  
Population Estimate

# Retail Opportunity



FULL SITE PLAN

## Join GoodLife Fitness in The Refinery District

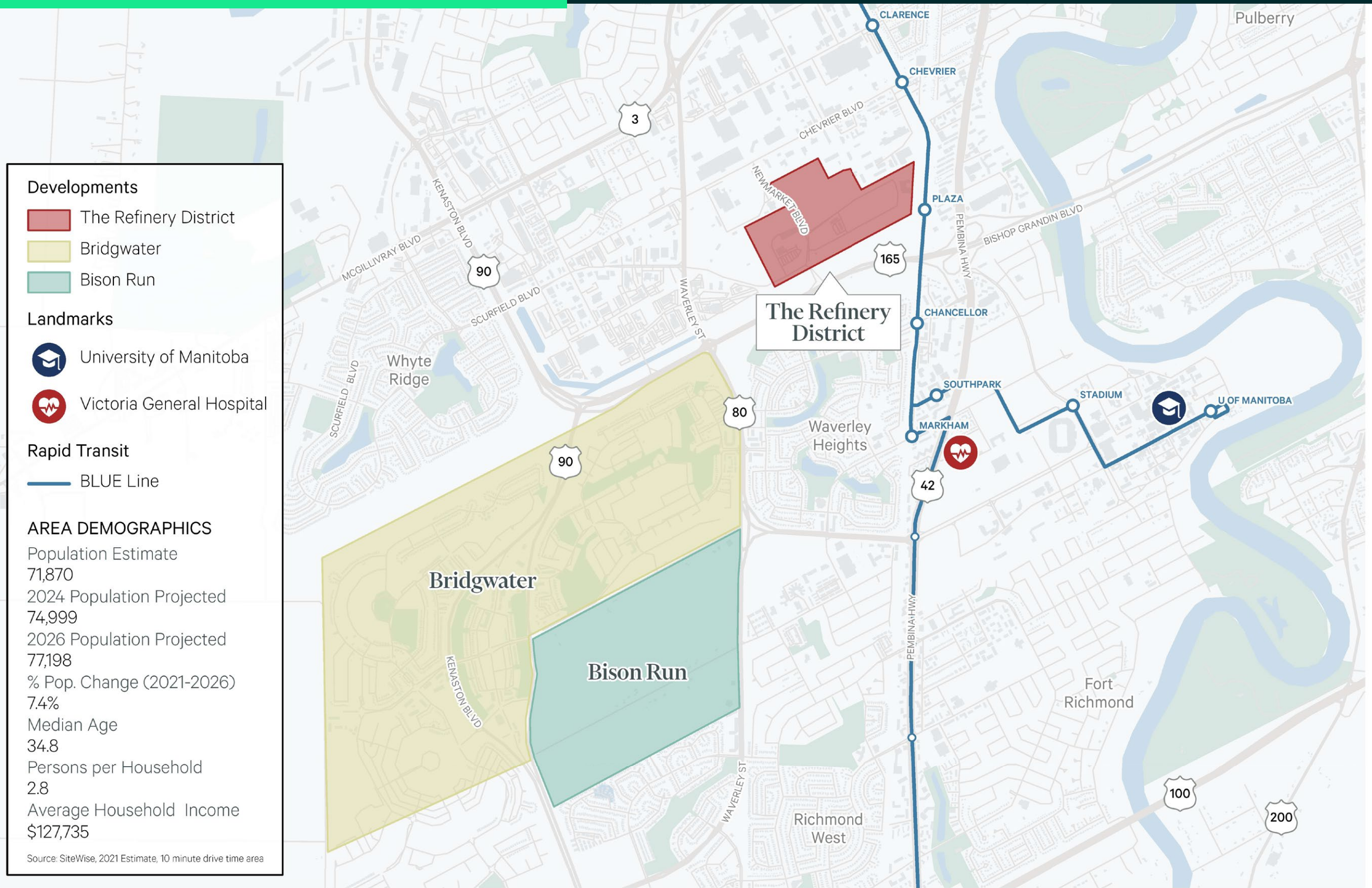
The Refinery District site will encompass a vibrant “live & work” community with a thriving commercial node anchored by a two storey GoodLife Fitness and will become the new standard for mixed-use development in Winnipeg.

Follow suit to the largest GoodLife Fitness in Winnipeg. The Refinery Club features all of the programs and amenities members receive plus a number of offerings that have not been available at other locations.



# The Location

For Lease



## Strategically Located

### Populations in Close Proximity

Located between Bishop Grandin (Abinonii Mikanah) Boulevard and Newmarket Boulevard in Winnipeg, MB. The Refinery District is directly accessible to multiple East/West and North/South primary highways.

Situated in one of Winnipeg's most affluent and thriving communities – surrounded by established single and multi-family residences.





## Contact Us

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**CBRE is proud to serve Winnipeg, as Canada's leading commercial real estate services firm.**

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CBRE is committed to matching and exceeding expectations, by helping clients of all sizes realize their real estate objectives and grow their bottom line. Our real estate professionals have unmatched knowledge of the Winnipeg area, with a broad network of relationships throughout the city and equally unmatched real estate knowledge over the province of Manitoba. Whether you're an investor, occupier or owner, we have the local expertise to give you a competitive edge in all your real estate dealings.

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