



# ST. JAMES STATION

WINNIPEG, MANITOBA



## 274,000 SQ. FT. POWER CENTRE

### St. James Station

- Situated in the heart of the Polo Park shopping district.
- Polo Park area attracts customers for all across Winnipeg and Manitoba



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## Features

- A retail power centre anchored by Canadian Tire (recently expanded), Home Outfitters, Best Buy, Future Shop, Michael's and Old Navy.
- Optimum access and exposure to St. James Street and the prominent intersection of St. James Street/Ness Avenue and St. James Street/Silver Avenue.
- Prominent National Retailers in close proximity include Home Depot, Staples, Chapters, Sears, The Bay, Zellers, Sears Whole Home, Walmart, Toys R Us, Costco, Leon's, The Brick, Dufresne, Ashley Furniture
- Ample parking available.

## Location

- West side of St. James Street, north of Ness Avenue and south of Ellice Avenue.
- Adjacent to Polo Park Regional Shopping Centre on St. James Street anchored by Sears, The Bay and Zellers.
- Key corner of St. James Street and Ness Avenue and now, St. James Street and Silver Avenue. In the heart of a prominent national retail community.
- Numerous site access points on St. James Street, Silver Avenue and Ness Avenue.
- Excellent connections to Ness Avenue, Portage Avenue, Ellice Avenue and Route 90 leading to all quadrants of the city and minutes from the City Centre.

## Demographics

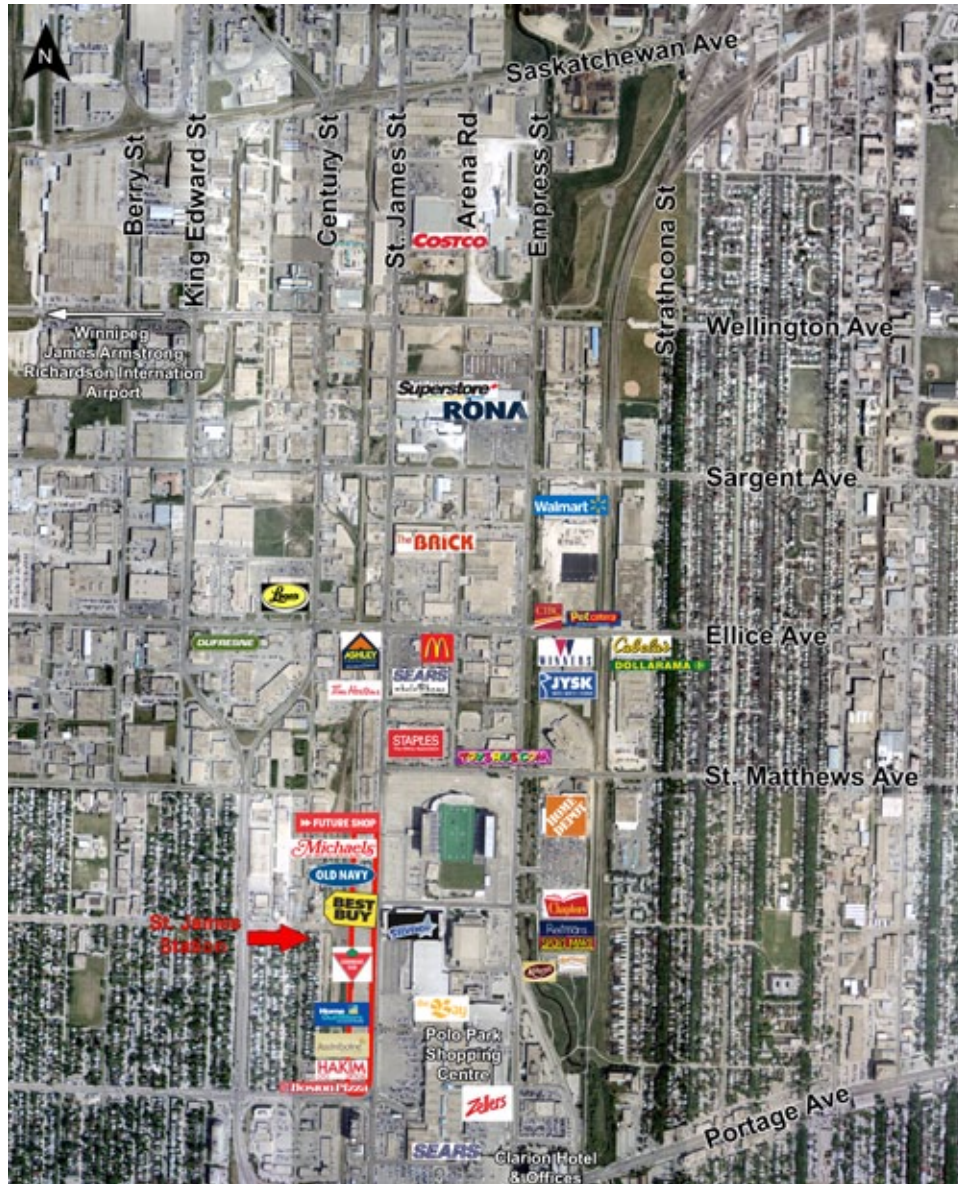
	3 Mile Radius	5 Mile Radius
Total Population	159,743	364,766
Private Households	73,992	156,917
Average Age	39.7	39.2
Avg Household Income	\$56,741	\$59,200

(Reference: Statistics Canada 2006 Census )



## Traffic

- Traffic on St. James Street, north of Silver Avenue is 29,000 vehicles per day.
- Traffic on St. James Street, south of Silver Avenue is 24,000 vehicles per day.
- Traffic on Ness Street, between St. James Street and Route 90 is 26,000 vehicles per day.



**ST. JAMES STATION**  
**LEASING INQUIRIES**  
**SHINDICO REALTY INC.**  
**JOHN PEARSON, IC&I PROPERTIES**

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