

SELKIRK CROSSING

Mixed-Use Centre Serving Selkirk & the South Central Manitoba Region

Manitoba Avenue & Highway 9, Selkirk, Manitoba

ANCHOR TENANTS DEEMED
"ESSENTIAL SERVICES"
OPEN WITH STRONG TRAFFIC
DURING COVID INTERUPTION



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



SUBSTANTIAL
PARKING



STRONG
TRADE AREA

SELKIRK CROSSING

Manitoba Avenue & Highway 9, Selkirk, Manitoba

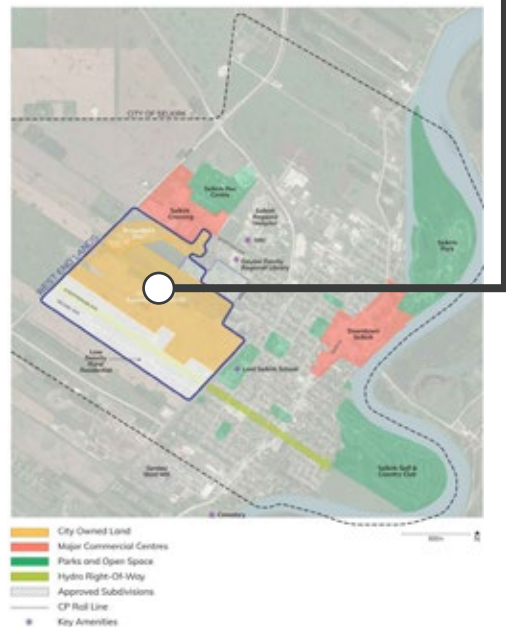


THE WEST END

The City of Selkirk has announced its plan for the development of 670 acres in the city's southwest, immediately south of Selkirk Crossing.

More than 10,000 new residents (doubling Selkirk's current population) are expected to live, work and play in the area. The plan is developed in accordance with the city's climate change adaptation strategy, and guides development toward enhanced active transportation.

The West End will include more than 5,000 dwelling units, Over 90 acres of new parks and open spaces, including a new regional park and 200,000+ sq. ft. of local retail/service commercial space.



SELKIRK CROSSING

Manitoba Avenue & Highway 9, Selkirk, Manitoba

ADJACENT AMENITIES:



REGIONAL HEALTH CENTRE

New 180,506 sq. ft. facility brings more specialized services to the region



MPI CLAIM CENTRE

Newly constructed. Serves as a regional draw for Manitoba's Interlake



GAYNOR FAMILY LIBRARY

21,845 sq. ft. regional library that opened in 2012 and serves the entire Interlake



SELKIRK RECREATION COMPLEX

Indoor ice surface, soccer fields and baseball diamond. Major hockey events (Telus Cup)



RRC INTERLAKE CAMPUS

Red River College is Manitoba's largest institute of applied learning.



SELKIRK MENTAL HEALTH CENTRE

Largest mental health facility in Manitoba and one of the city's major employers

SELKIRK CROSSING

Manitoba Avenue & Highway 9, Selkirk, Manitoba

- 387,000+ SF
- 34 +/- acres
- 1700+ parking stalls
- Controlled intersection



Please Note: Site Plan is subject to change

SELKIRK CROSSING

Manitoba Avenue & Highway 9, Selkirk, Manitoba



WHY YOU SHOULD BE AT SELKIRK CROSSING...



Accommodate all sizes and uses
387,000 sq. ft. mixed-use centre
with 1,500 to 80,000 sq. ft. available



Major retail node
Anchored by Walmart Supercentre
and shadow anchored by Canadian
Tire



Pylon signage opportunities
Excellent exposure to major
thoroughfare with dominant pylon
signage



Transit available on-site
Service runs through Selkirk
Crossing with a stop on the north
side of Walmart Supercentre



24/7 customers on-site
84 room Canalta hotel at Selkirk
Crossing North



Strong local economy
Most new housing starts in
Manitoba outside of Winnipeg

SELKIRK CROSSING

Manitoba Avenue & Highway 9, Selkirk, Manitoba

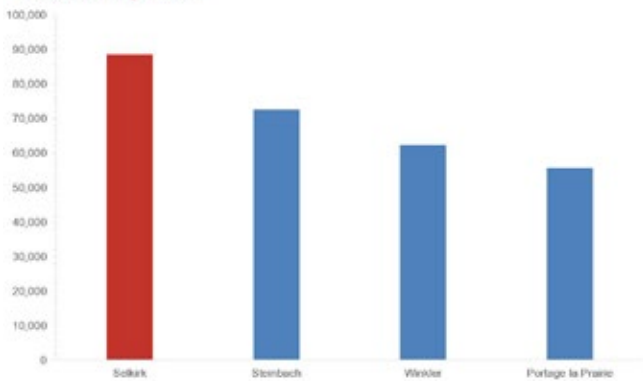
STRONG AND GROWING: SELKIRK, A PROGRESSIVE URBAN CENTRE

Trade Area

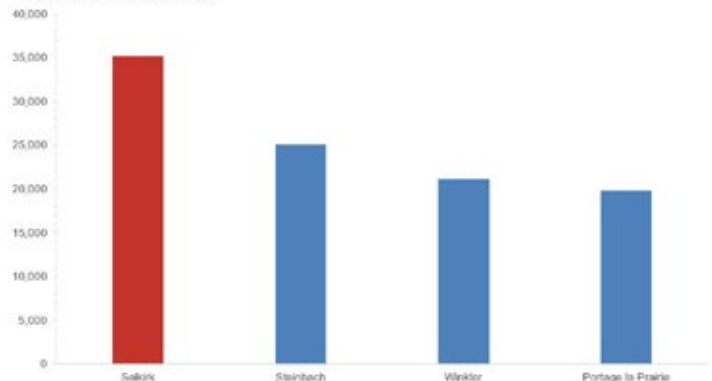
Selkirk is the economic hub of Manitoba's Interlake, a progressive community with several regional draws, attracting visitors, skilled employees and new residents. As a result, Selkirk's trade area population is higher than that of comparable cities in the province.

The city also has substantially more households than Steinbach, Winkler and Portage la Prairie, and also has the highest number of provincial housing starts aside from Winnipeg.

Trade Area Population



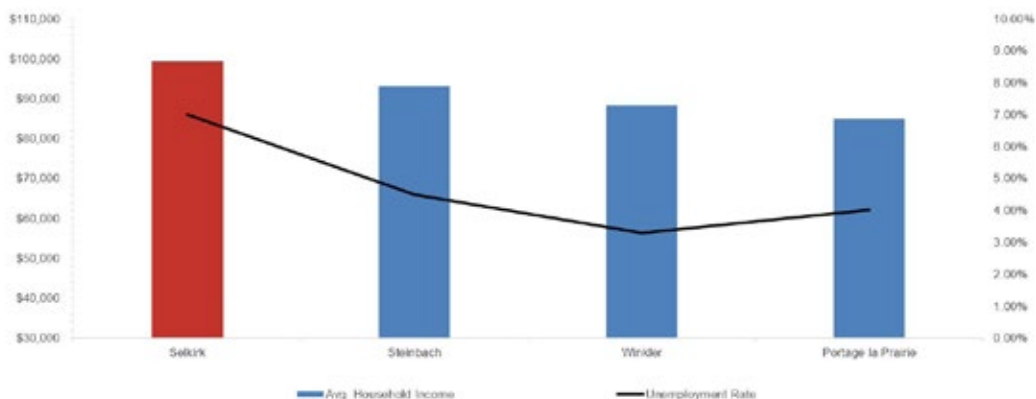
Trade Area Households



Economics

The mainstays of the local economy are tourism, a large steel mill and a major health facility. Gerdau, a publicly traded international steel conglomerate, owns a mill in Selkirk that employs over 450 people. Selkirk's new Regional Health Centre (\$111M project) is now open and brings many new and improved services to the region. Due to the strong employment in the region, Selkirk also boasts the highest average household income amongst cities outside Winnipeg.

Trade Area Average Household Income & Unemployment Rate



Environics Analytics ©2020

SELKIRK CROSSING

Manitoba Avenue & Highway 9, Selkirk, Manitoba

TRADE AREA DEMOGRAPHICS



88,610

Total Population



75,647

Daytime Population



Median Age



35,223

Total Households

2.40

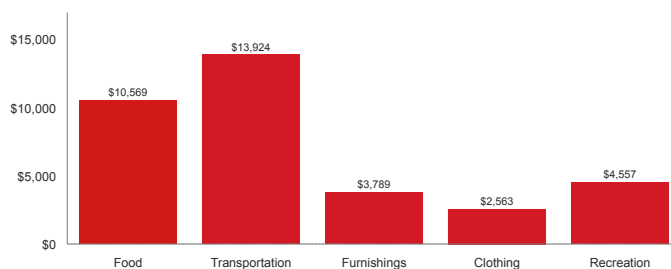
Avg. Household Size



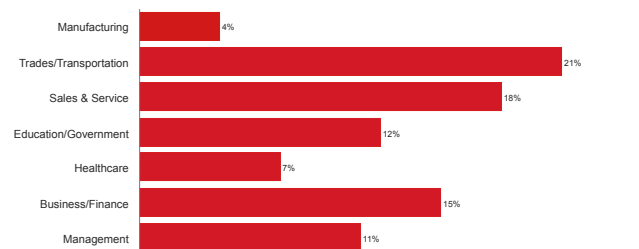
\$99,325

Avg. Household Income

HOUSEHOLD SPENDING



JOBS BY SECTOR



Environics Analytics ©2020

SELKIRK CROSSING

Manitoba Avenue & Highway 9, Selkirk, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

John Pearson, ICI Properties
C (204) 981-7220
jpearson@ici.properties

Brennan Pearson, ICI Properties
C (204) 291-5003
bpearson@ici.properties

Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com



Shindico

Succeeding by Helping Others Succeed



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies. 081821