

SELKIRK CROSSING

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

Manitoba Avenue & Highway 9, Selkirk, Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



SUBSTANTIAL
PARKING



STRONG
TRADE AREA

SELKIRK CROSSING

Manitoba Avenue & Highway 9, Selkirk, Manitoba



NEEDS - WALKS - BIKES

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.



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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



RRC INTERLAKE CAMPUS

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



SELKIRK RECREATION COMPLEX

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



SELKIRK MENTAL HEALTH CENTRE

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



NEW SOLAR GLASS PLANT

Canadian Premium Sand is investing \$400 million in construction of new solar glass plant in 2023

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
Mainstays are tourism,
manufacturing, and healthcare

SELKIRK CROSSING

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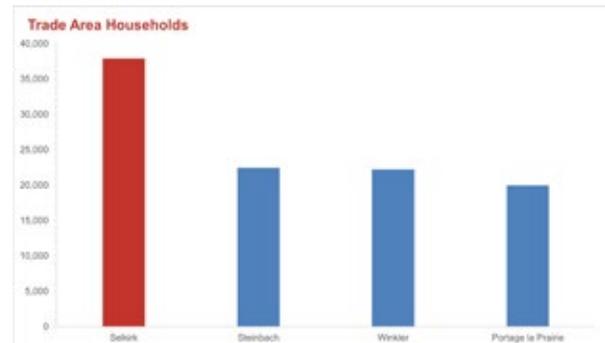
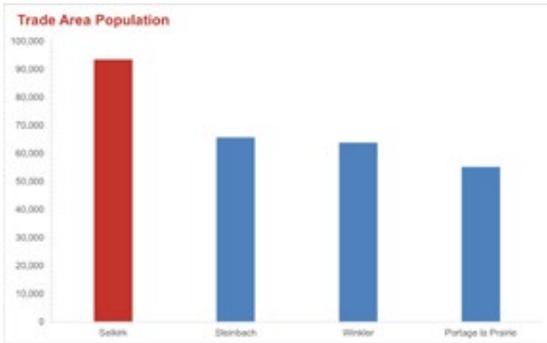
STRONG AND GROWING: SELKIRK, A PROGRESSIVE URBAN CENTRE

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.

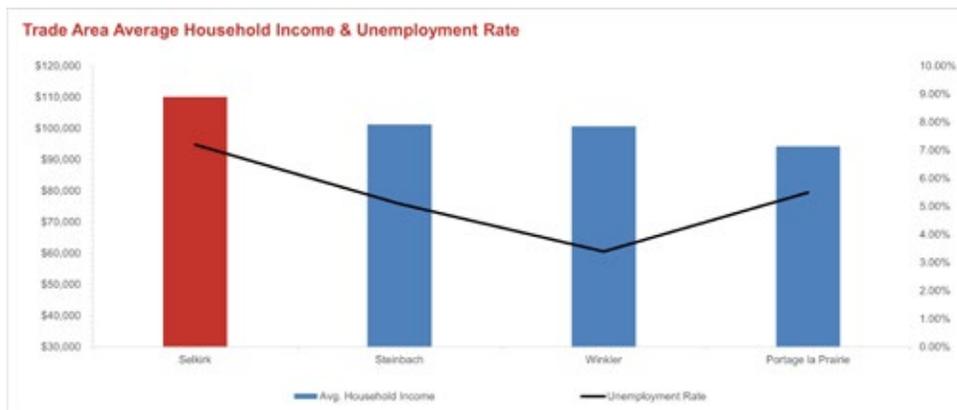
The city also has substantially more households than Steinbach, Winkler and Portage la Prairie.

Economics



The mainstays of the local economy are tourism, manufacturing, and healthcare. Due to the strong employment in the region, Selkirk also boasts one of the highest average household income amongst cities outside Winnipeg.

- Gerdau, a publicly traded international steel conglomerate, owns a mill in Selkirk that employs over 450 people.
- Charbone Hydrogen Corporation will bring a first of its kind facility to Manitoba. Production and distribution of green hydrogen at the new plant is expected to begin in the Fall of 2023.
- Selkirk's new Regional Health Centre (\$111M project) is now open and brings many new and improved services to the region.



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SELKIRK CROSSING

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TRADE AREA DEMOGRAPHICS



93,489

Total Population



81,198

Daytime Population



Median Age



37,907

Total Households

2.40

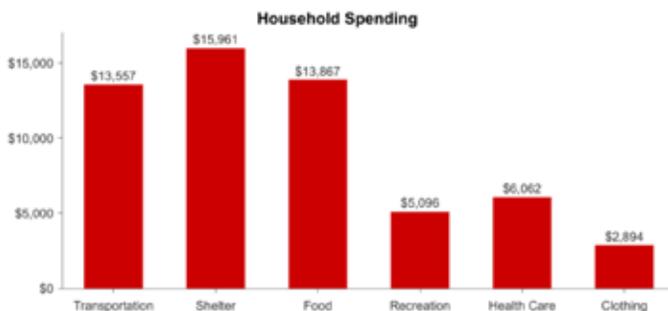
Avg. Household Size



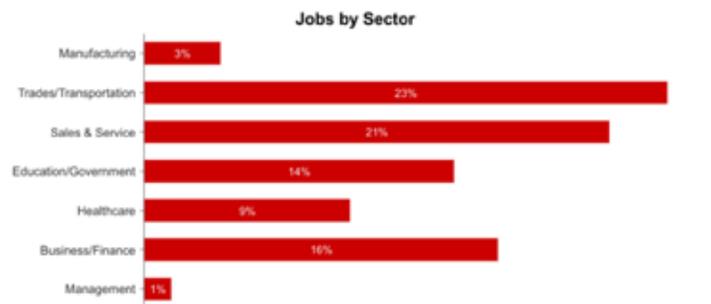
\$110,110

Avg. Household Income

HOUSEHOLD SPENDING



JOBS BY SECTOR



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