

CORRAL CENTRE

Western Manitoba's Premier Retail / Mixed-Use Power Centre

811 18th Street North, Brandon, Manitoba

FULLY DEVELOPED OFFICE SPACE OPPORTUNITY



BUSY
RETAIL NODE



GREAT
ACCESS



SUBSTANTIAL
PARKING



STRONG
RESIDENTIAL



235,500+
TRADE AREA

www.shindico.com

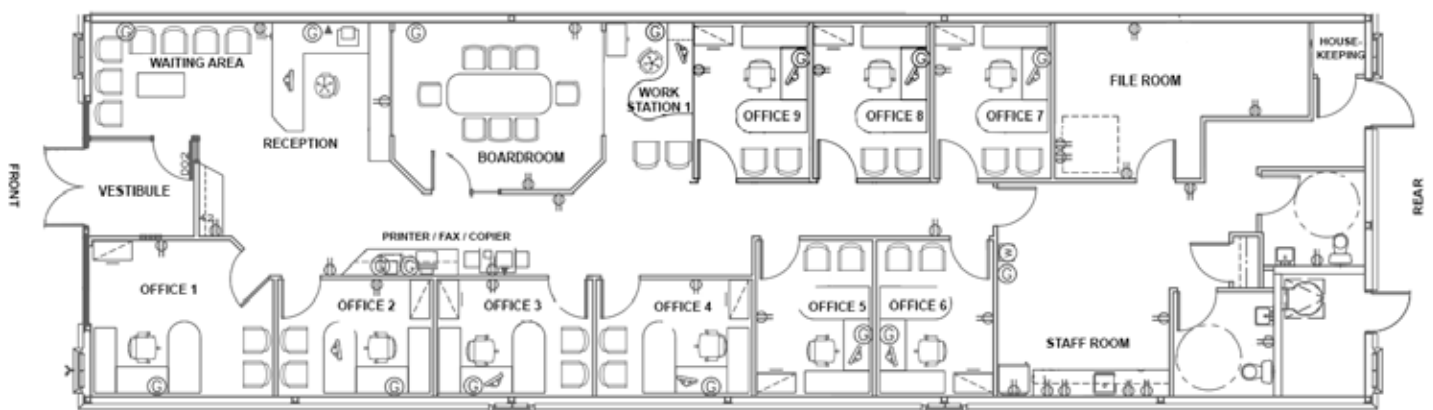
Shindico

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The site plan illustrates the proposed development's layout, including the building footprint, parking spaces, and surrounding streets. Key features include:

- Mark's:** A large rectangular building footprint with a yellow box highlighting a section.
- SleepCountry:** A building footprint adjacent to Mark's, with a yellow box highlighting a section labeled "2,944 SF".
- LIQUOR MART:** A building footprint to the right of SleepCountry.
- SAFeway:** A large building footprint at the bottom left of the plan.
- Western Financial Group, CHATTERS, SALLY, petvalu, and Walmart one:** A vertical strip of building footprints along the right edge of the plan.
- Bus Stop:** Two locations are marked with "BUS STOP" labels and bus symbols.
- EXISTING TRANSFORMATION:** A label indicating an area for existing transformation.
- 20 Parking Spots:** A label indicating the number of parking spots in a specific area.
- 5.35' S.F.:** A label indicating the square footage of a specific area.

APPROXIMATE



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PROPERTY SUMMARY

Available	2,944 SF
Net Rent	TBN
Property Taxes (2025 est.)	\$5.78/SF
CAM* (2025 est.)	\$2.91/SF
Zoning	CAR - Commercial
Parking	Ample

*plus management fee of 5% of gross rent

FEATURES

- Fully developed office space.
- Adjacent to Marks and Sleep Country.
- Signage on three sides.
- End cap in freestanding building in front of Home Depot with exposure directly into Safeway's parking pool.

LOCATION

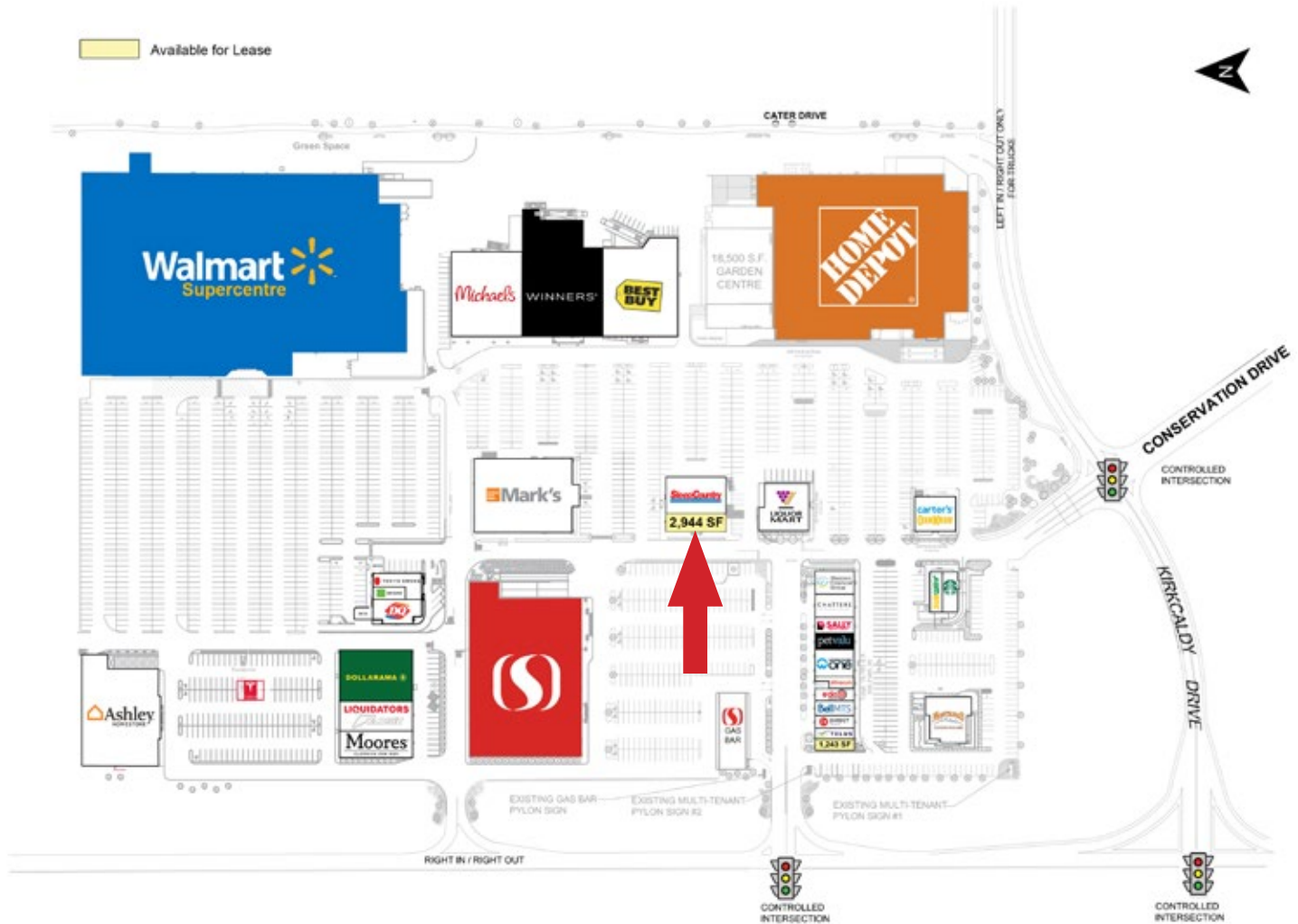
- Corral Centre is a **500,000 sq. ft.** retail / mixed-use power centre located on 39 acres.
- Anchored by Walmart Supercentre, Home Depot, and Safeway, the centre draws consistent traffic from across Western Manitoba.
- Strong lineup of national and regional retailers—including Best Buy, Winners, Michaels, Liquor Mart, Mark's, Dollarama, Subway, Starbucks, Montana's, and Ashley Furniture.
- Strategically positioned at the major intersection of 18th Street (Brandon's dominant commercial artery) and Kirkcaldy Drive, just south of the Trans-Canada Highway #1, with unmatched visibility and accessibility via two signalized intersections and a right in/out on 18th Street.

TRAFFIC

- 23,790 vehicles per day on 18th Street at Kirkcaldy Drive (City of Brandon).

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FOR MORE INFORMATION, PLEASE CONTACT:

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