

FOR LEASE

In the Heart of Winnipeg's Busiest Retail Node, Polo Park

Polo Festival, 655-695 Empress Street, Winnipeg, Manitoba



**BUSY
RETAIL NODE**



**+/- 225,000
DAYTIME
POPULATION**
Based on Trade Area (2025)



**9,500
VEHICLES
PER DAY**
Empress St. (2024)



**+/- 900
PARKING
STALLS**

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CENTERED IN WINNIPEG'S DOMINANT RETAIL NODE

The Polo Park retail node is dominated by large national retailers and **serves shoppers from all over Manitoba.**

- Anchored by Home Depot, other tenants include: Chapters, Dollarama, Salvation Army Thrift Store, Prairie Summit, Chatters, Montana's, State and Main, Burger King, Khab Tapioca, and ChungChun Rice Hotdog.
- Directly adjacent to CF Polo Park, Winnipeg's busiest indoor shopping centre with **10 million visitors annually.**
- Next door to the exciting new Plaza at Polo and Polo North developments featuring Winnipeg's first P.F. Chang's, Winners, HomeSense, Marshalls, Mark's, Western Financial and IntouchCX.
- Surrounded by well-known tenants such as Walmart, Save-On Foods, Canadian Tire and Scotiabank Theatre.
- New multifamily development proposed for the adjacent Plaza at Polo development includes approximately **1,800 first-class multifamily units** to be constructed over the next decade.

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PROPERTY SUMMARY

Available	3,044 SF
Net Rent	TBN
Property Taxes (2026 est.)	\$6.35/SF
CAM* (2026 est.)	\$3.61/SF
Zoning	C4

*plus management fee

LOCATION

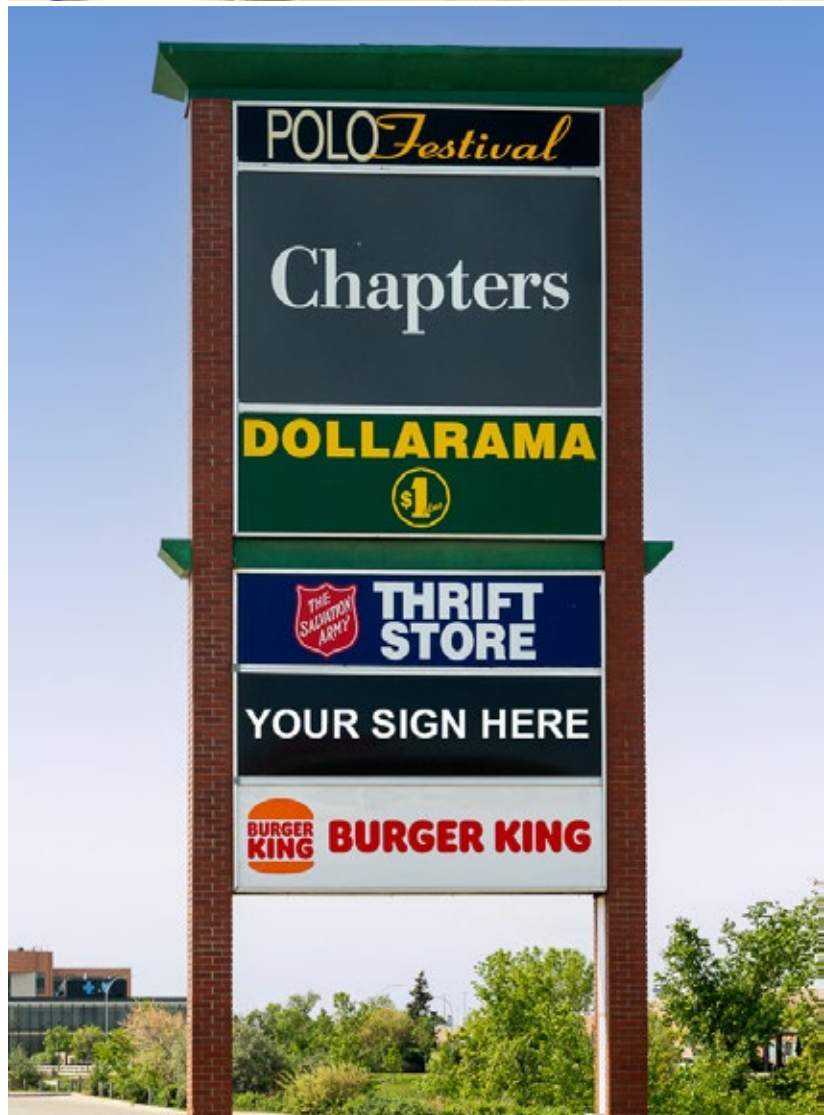
- Great exposure at a **controlled intersection** on the northeast corner of Empress Street and Maroons Road.
- Less than 4 km southeast of Winnipeg James Armstrong Richardson International Airport
- Parking for approximately 900 vehicles.
- 14 transit routes serve the Polo Park area, connecting to all quadrants of the city.

DEMOGRAPHICS

Retail Node

Total Population	106,524
Daytime Population	224,753
Households	45,912
Median Age	35.8
Avg. Household Income	\$78,356

EnviroNics Analytics ©2025



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SITE PLAN



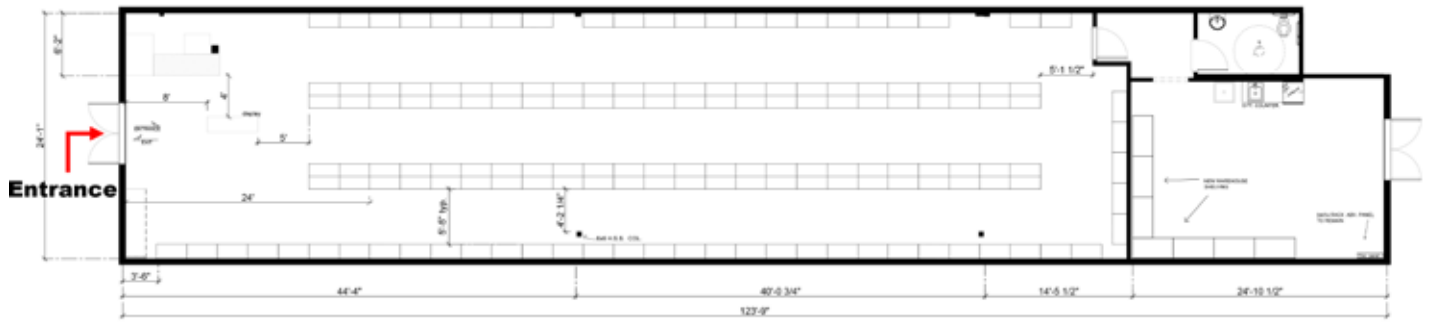
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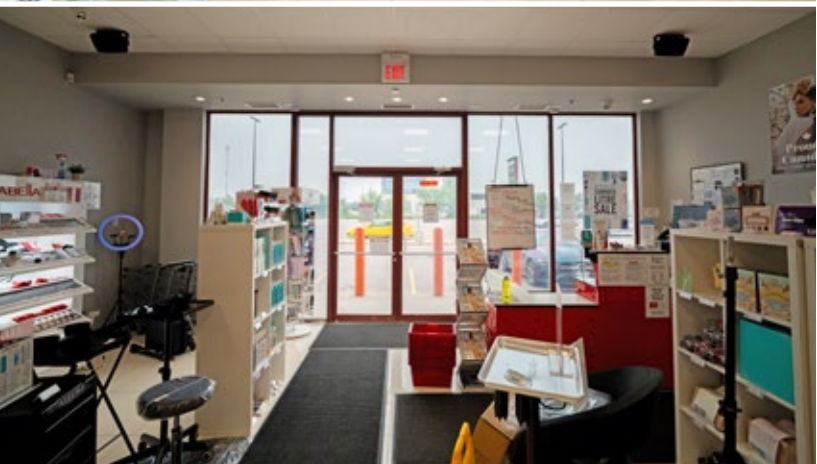
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FLOOR PLAN



CLICK HERE TO TAKE A VIRTUAL TOUR



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FOR MORE INFORMATION, PLEASE CONTACT:

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