

WESTFIELD CROSSING

Prime Retail Development Anchored by Sobeys and Dollarama

2100 - 2200 Saskatchewan Avenue, Portage la Prairie, Manitoba



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PORTAGE LA PRAIRIE - CITY OF POSSIBILITIES

Strategically situated in the centre of the country, Portage la Prairie enjoys unparalleled access by rail, road, and air to all markets across Canada. As the major service centre for the Central Plains region, Portage la Prairie offers quality education, healthcare, and recreational options.

- Construction is underway on the new **\$455 million Portage Regional Health Centre**. Expected to be completed by 2026 the new facility will bring much needed services and capacity to area residents and businesses.
- **\$180 million in economic output** is contributed by the Southport Aerospace Centre, bringing **960 jobs** to the community.
- Azure Sustainable Fuels Corp. is building a **\$1.9 billion, sustainable aviation fuel processing plant**, with plans to be in production by 2027.
- The Province of Manitoba has pledged over **\$60 million for wastewater improvements** for the area and in partnership with RM, is constructing a **new daycare facility** as part of \$70 million program.

Located within the heart of the **richest agricultural belt in Manitoba**, Portage la Prairie is home to Manitoba's Agri-Food sector and is a hub for agricultural production. With over **450 provincially inspected food processing facilities**, the region produces a **\$4.5 billion** value in processed foods annually. Roquette, McCain Foods Canada, and J.R. Simplot all operate large facilities in the region.

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PROPERTY SUMMARY

Available	Up to 25,000 SF
Gross Leasable Area	87,482 SF
Land Area	8 Acres
Parking	Over 560 stalls

*plus management fee

DEMOGRAPHICS

	Trade Area	City
Total Population	55,248	14,082
Daytime Population	51,406	15,453
Households	19,968	6,129
Median Age	37.2	38.6
Avg. Household Income	\$94,294	\$91,994

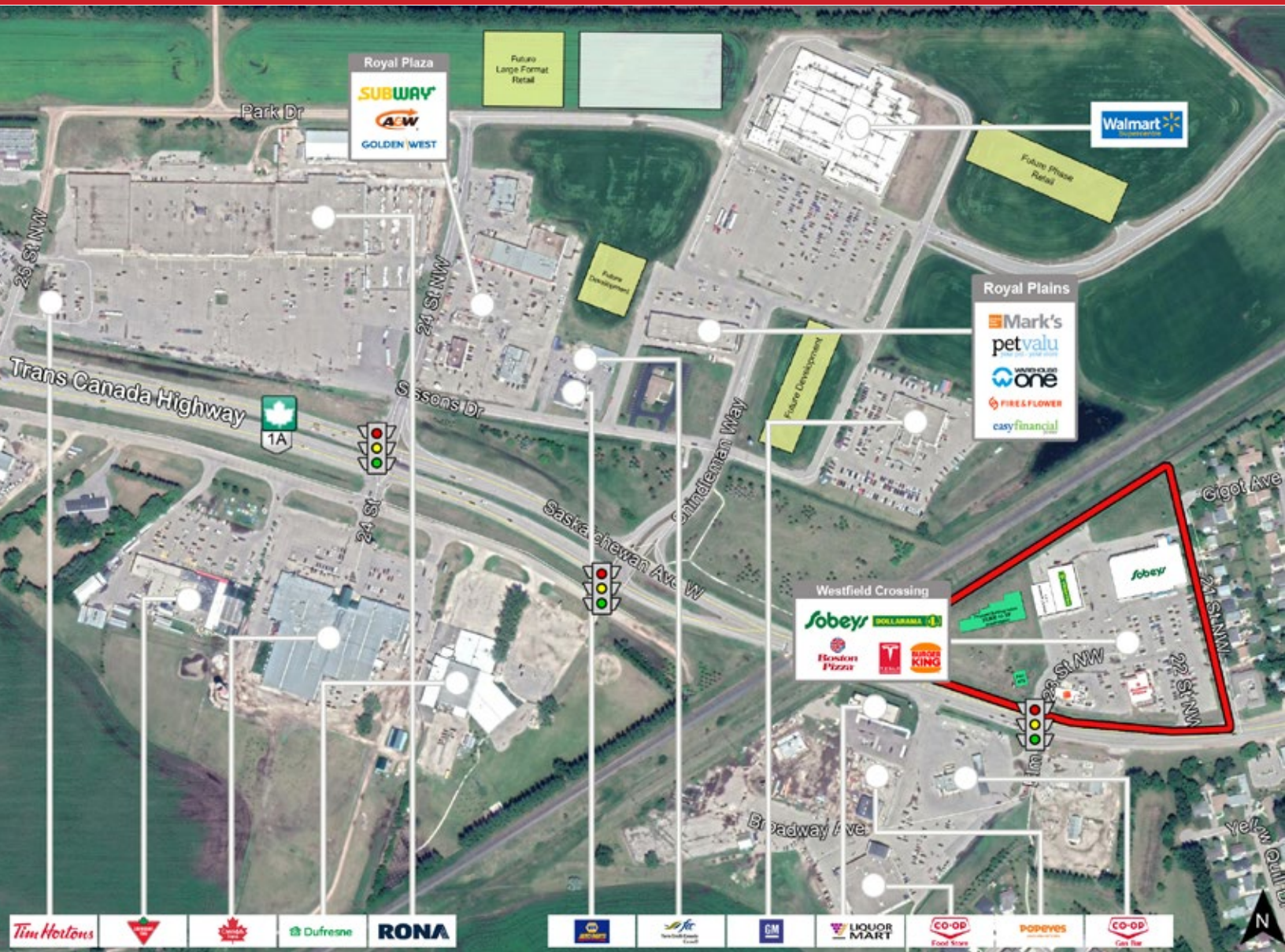
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FEATURES

- **Anchored by Sobeys.** Other tenants include Boston Pizza, Dollarama, and Burger King.
- Prominent location in a strong and growing retail node in west Portage la Prairie.
 - **Up to 25,000 sq. ft. available in new development.**
 - **Pad site available.**
- Surround by strong retailers including Walmart Supercentre, Co-op Food Store, Canadian Tire, Rona and Craig Dunn Motor City GM.
- Enjoys **excellent exposure** to Saskatchewan Avenue (Trans Canada Highway) and **great access** via a signalized intersection with **6,710 vehicles daily**.

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FOR MORE INFORMATION, PLEASE CONTACT:

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