

SAGE CREEK VILLAGE CENTRE

WINNIPEG, MANITOBA

Location:

Sage Creek is located on the south-east side of the T-intersection of Bishop Grandin Blvd and Lagimodiere Blvd in the new neighbourhood of South Saint Boniface.

Concept:

A mixed use urban village incorporating residential, retail, office & recreation amenities.

Phase 1 will consist of a 110,000 square foot grocery-anchored village centre on 12 acres of land.

Phase 2 will accommodate larger retail users on 15 acres of land.

Multi-family buildings, mixed use apartments and a large fitness facility will front the retail shops along the east side of the project.

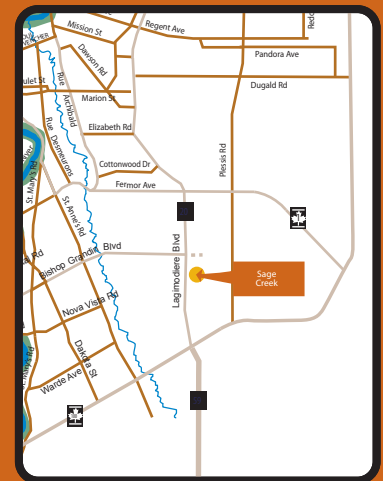
Trade Area Demographics:

The south-east quadrant of Winnipeg continues to show strong residential growth. The Primary Trade Area of South Saint Boniface/Sage Creek will reach 15,000 at build-out.

The Secondary Trade Area consisting of the existing neighbourhoods to the west and north is currently at 33,000 and is projected to grow to 42,000 at build-out. Sage Creek will also draw from surrounding rural communities just outside the City of Winnipeg.

Timing:

Development of Sage Creek Shopping Centre is expected to start in 2012.



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