

SAGE CREEK

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.

TIMING:

Development of Sage Creek is expected to start in 2009.

CONCEPT:

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

Phase 2 will accommodate larger retail uses on 15 acres of development.

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 supporting rural communities just outside the City of Winnipeg.

Per capita disposable income for this sector of the City is above average at \$30,980.

LEASING:

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