



FOR LEASE

MORNINGWOOD CENTRE

3116 ROBLIN BOULEVARD

WINNIPEG, MANITOBA

JOIN STARBUCKS IN REDVELOPED SHOPPING CENTRE

Property Summary

Available	Fully Leased
Net Rent	TBN
Zoning	C2
Tenants	Starbucks, Subway, Asahi

Features

- Former restaurant with make-up air, walk-ins and washrooms in place.
- All directions access at the intersection of Roblin Blvd and Cathcart St.
- Left-turn stacking lane.
- Signage and windows on two sides.
- Large pylon signage opportunity.

Location

- Site covers the entire block between Wexford Street and Cathcart Street with 202 feet of frontage on Roblin Boulevard.
- Surrounded by the affluent residential communities of Charleswood, Tuxedo and St. James.
- Directly East of the Charleswood Parkway providing convenient access from St. James.
- Immediately West of the Assiniboine Park & Zoo.

Demographics

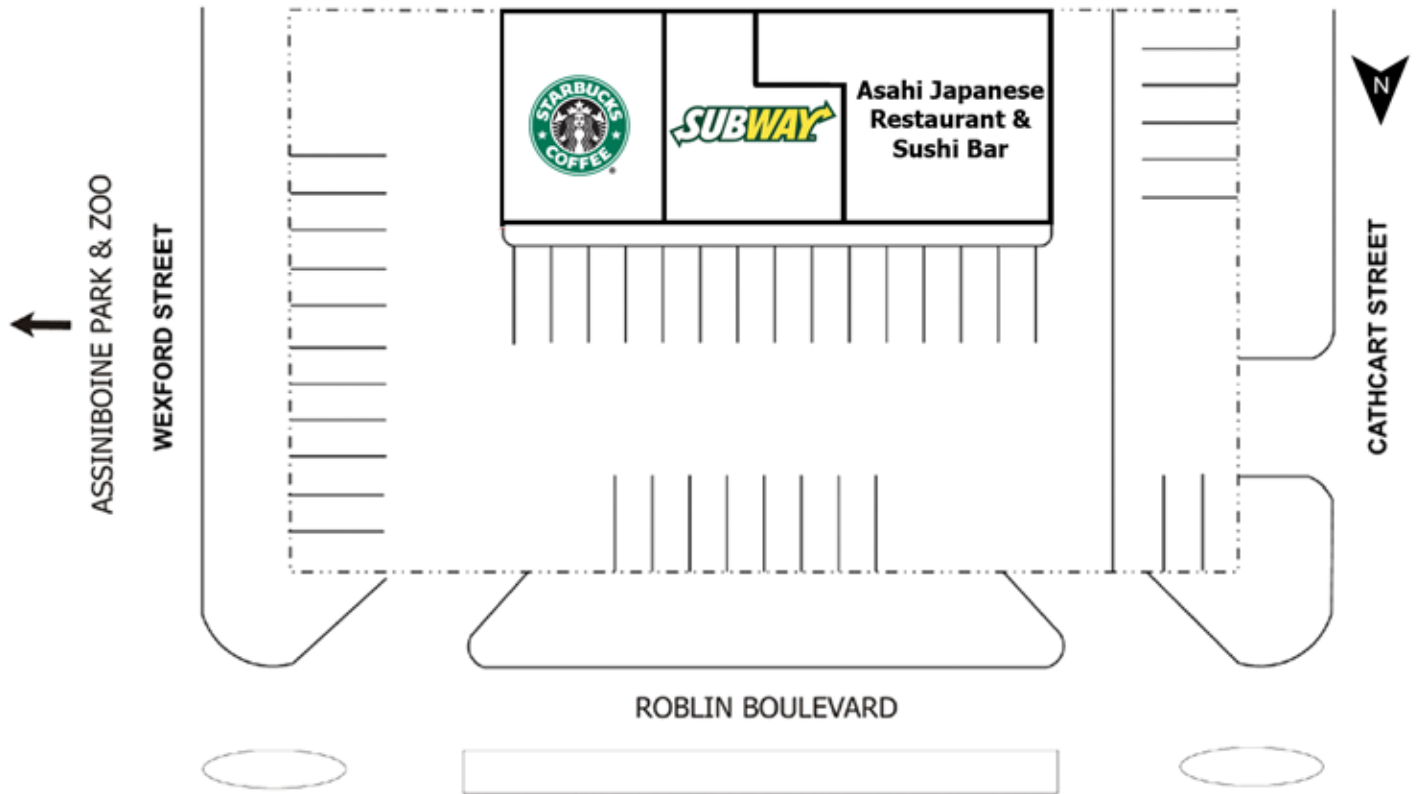
	1 Mile Radius	3 Mile Radius
Total Population	13,421	97,689
Private Households	6,047	41,866
Average Age	42.7	41.8
Avg Household Income	\$71,443	\$75,423

(Reference: Statistics Canada 2006 Census)

Traffic

- 19,274 vehicles per day at Roblin Boulevard and Elmherst Road.
- (Reference: City of Winnipeg Transportation Department, November 2003)





MORNINGWOOD CENTRE

LEASING INQUIRIES

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