

# MOORE CENTRE

Prime Retail Opportunity in Northwest Winnipeg

1375 McPhillips Street, Winnipeg, Manitoba



**BUSY**  
RETAIL NODE



**DOMINANT**  
SIGNAGE



**GREAT**  
ACCESS



**AMPLE**  
PARKING



**174,000+**  
POPULATION

[www.shindico.com](http://www.shindico.com)

**Shindico**

# MOORE CENTRE

1375 McPhillips Street, Winnipeg, MB

## PROPOSED NEW MULTI-FAMILY



204.474.2000

**Shindico**



# MOORE CENTRE

1375 McPhillips Street, Winnipeg, MB



## PROPERTY SUMMARY

Available	23,413 SF
Gross Leasable Area	61,096 SF
Land Area	4 acres
Net Rent	TBD
Property Taxes (2025 est.)	\$4.05/SF
CAM* (2025 est.)	\$5.14/SF
Zoning	C4 - Commercial - Regional

\*plus management fee

## DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time
Total Population	44,051	174,394
Daytime Population	38,141	172,694
Households	15,250	59,461
Median Age	36.7	35.6
Avg. Household Income	\$97,710	\$96,497

Environics Analytics ©2024

## FEATURES

- Directly east of Northgate Shopping Centre with Save On Foods, Cinema City, Dollarama, and Fit4Less Gym, with cross access.
- Anchor positioning available with high ceilings and dock loading.
- Ample parking.
- Prominent pylon signage available.
- Located within the Garden City Retail Node, one of Winnipeg's most densely populated areas.
- Just east of Winnipeg's largest industrial park, *Inkster Park*, with significant daytime population

## LOCATION

- Located at the northeast corner of McPhillips Street & Carruthers Avenue, just north of Inkster Boulevard.
- Multiple access points including left-turn stacking lane at signalized intersection.

## TRAFFIC

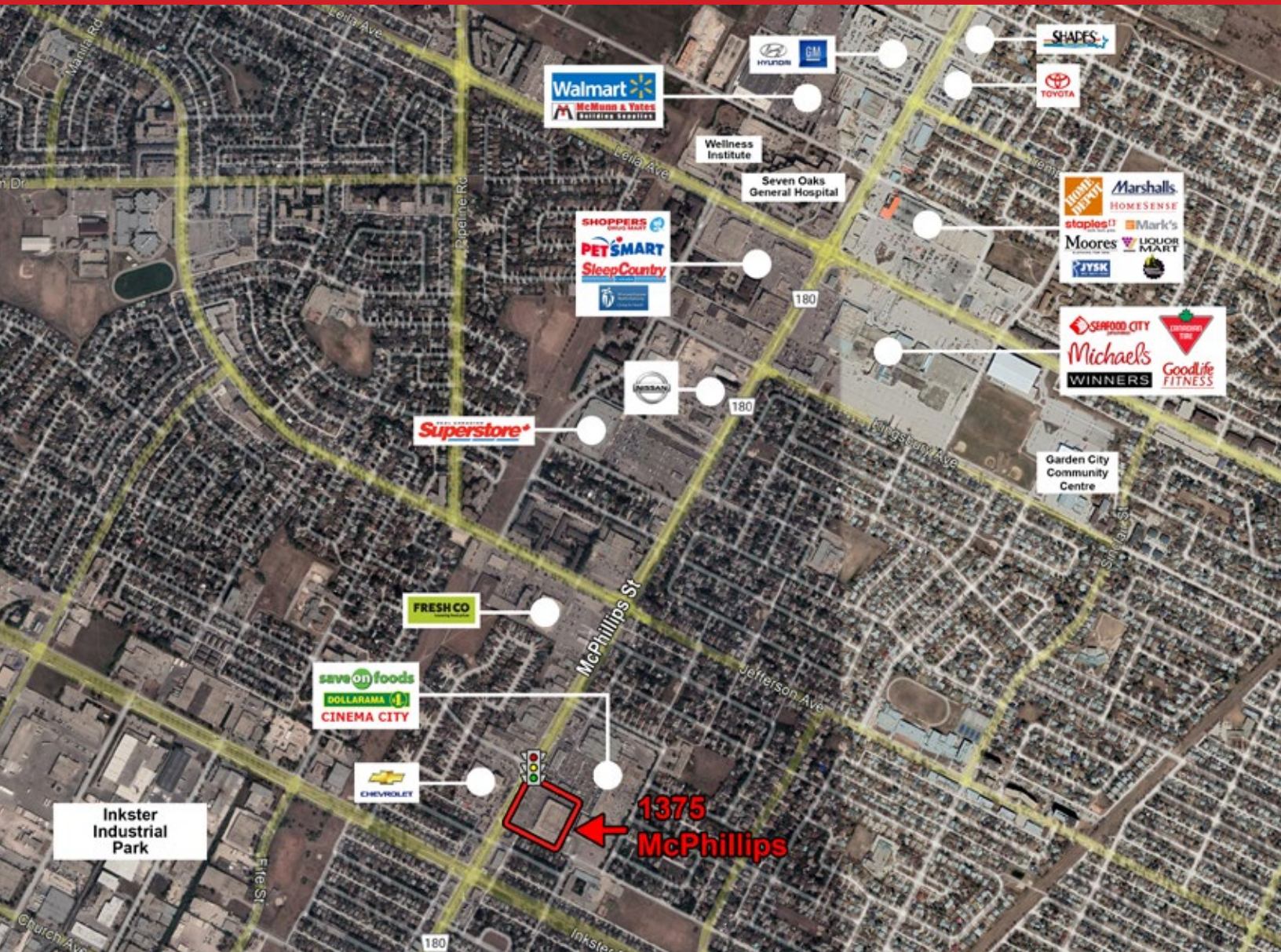
- 38,800 vehicles per day on McPhillips Street between Inkster Boulevard and Leila Avenue.

City of Winnipeg Public Works Department 2023



# MOORE CENTRE

1375 McPhillips Street, Winnipeg, MB



FOR MORE INFORMATION, PLEASE CONTACT:

**Dino Alevizos\***

\*Services provided by Dino Alevizos Personal Real Estate Corporation

P (204) 928-8209

C (204) 781-9717

[dalevizos@shindico.com](mailto:dalevizos@shindico.com)

**Kathryn Comeault**

P (204) 928-8227

C (204) 688-1089

[kcomeault@shindico.com](mailto:kcomeault@shindico.com)

**Shindico Realty Inc.**

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

[inquire@shindico.com](mailto:inquire@shindico.com)

[www.shindico.com](http://www.shindico.com)



# Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.022525