

MORNINGWOOD CENTRE

Join Starbucks at Premium Charleswood Location

3116 Roblin Boulevard, Winnipeg, Manitoba



Great Access

Conveniently situated on a busy street with left-turn stacking lane



Great Tenant Mix

Join Starbucks & Craving Curries



Pylon signage opportunities

Dominant sign with excellent exposure to major thoroughfare

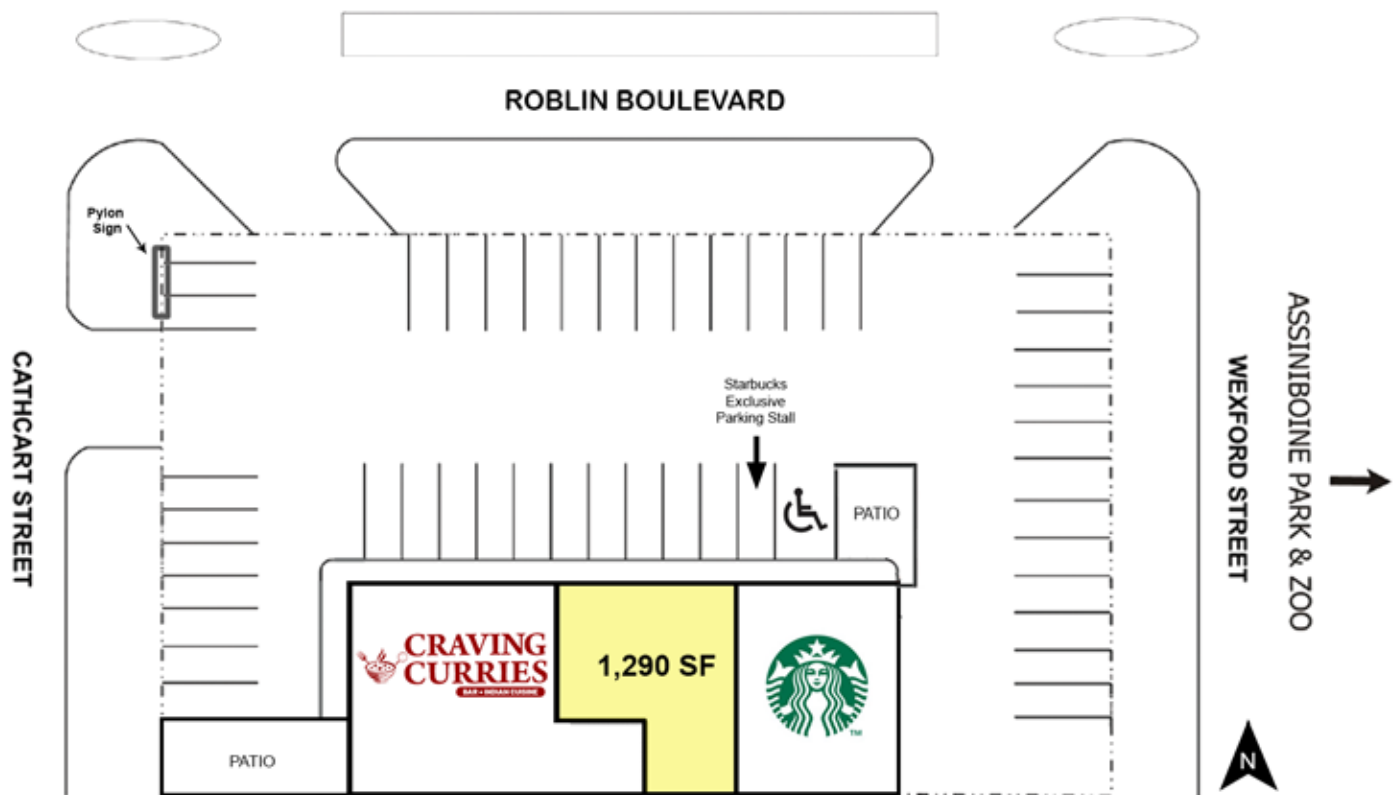


Surrounded by Customers

In the heart of several dense and affluent residential communities

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[CLICK HERE TO TAKE A VIRTUAL TOUR](#)

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	45,765	113,075
Daytime Population	52,123	117,813
Households	19,693	48,978
Median Age	44.6	42.4
Avg. Household Income	\$140,906	\$131,189

Environics Analytics ©2024



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Shindico

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PROPERTY SUMMARY

Available	1,290 SF
Net Rent	TBN
Property Taxes (2025 est.)	\$7.46/SF
CAM* (2025 est.)	\$11.62/SF
Zoning	C2

*plus management fee

LOCATION

- Nestled within the community of Charleswood, this busy neighbourhood centre also draws customers from the affluent residential communities of Tuxedo, River Heights and St. James.
- Conveniently located on Roblin Boulevard, just east of the William R. Clement Parkway, providing convenient access from St. James.
- Site covers the entire block between Wexford Street and Cathcart Street with **202 feet of frontage on Roblin Boulevard**.
- All directions access at the intersection of Roblin Blvd and Cathcart St. with left-turn stacking lane.
- Just West of Assiniboine Park, Zoo, and The Leaf, with over 10 million visitors annually.

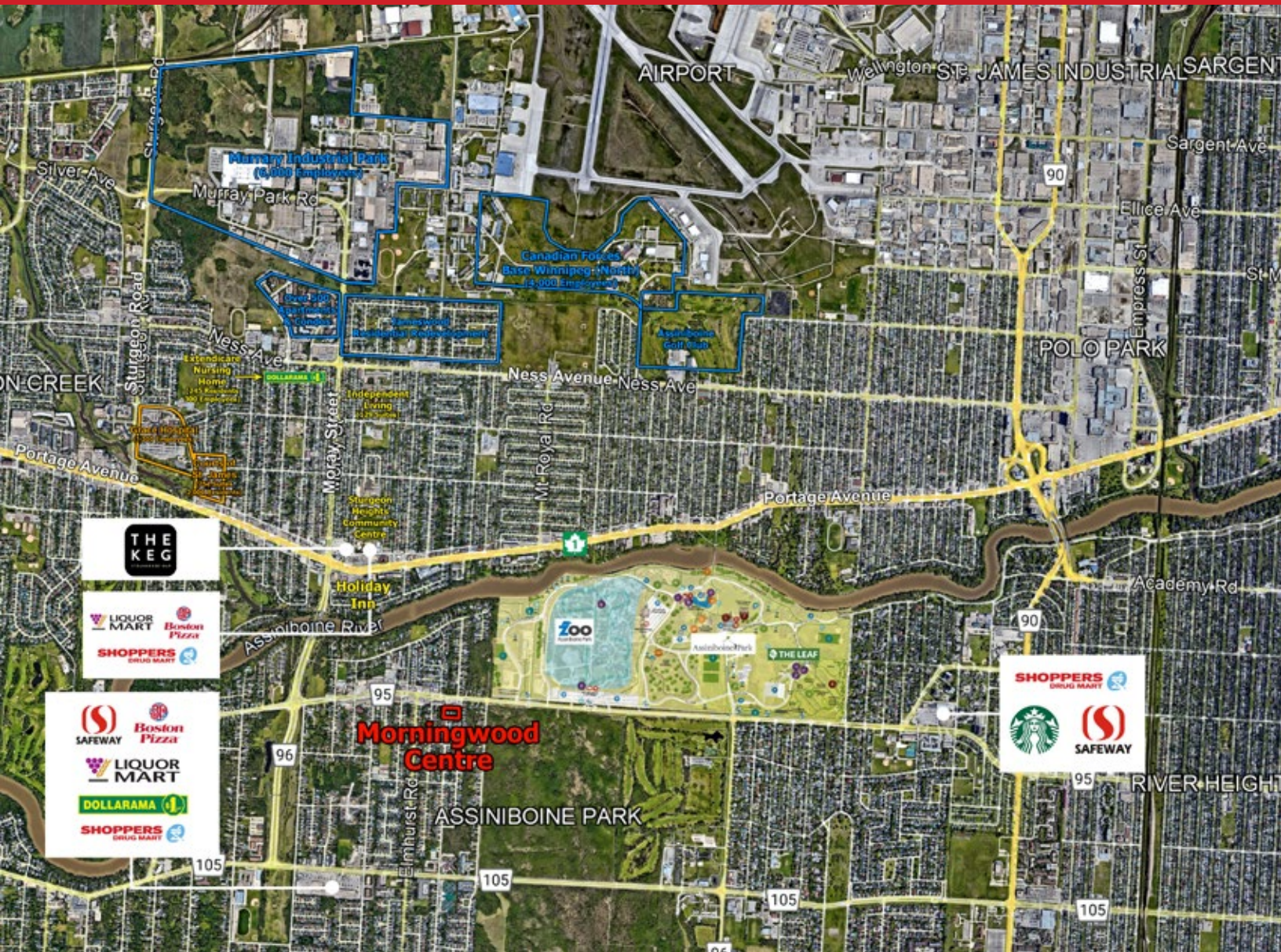
TRAFFIC

- 12,600 vehicles per day on Roblin Boulevard between Shaftesbury Boulevard and William R. Clement Parkway.
- City of Winnipeg Public Works Department 2023



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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed



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