

ROBLIN PLAZA

Unique Space in Premium Charleswood Location

3505 - 3525 Roblin Boulevard, Winnipeg, Manitoba



**SURROUNDED
BY AMENITIES**



**GREAT
ACCESS**



**AMPLE
PARKING**



**GOOD
TRANSIT**

FOR LEASE

Roblin Plaza, 3525 Roblin Boulevard, Winnipeg, Manitoba



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Shindico

FOR LEASE

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PROPERTY SUMMARY

Available	3,019 SF
Net Rate	TBN
Property Taxes (est.)	\$3.67/SF
CAM* (est)	\$4.31/SF
Parking	120 +/- stalls
Zoning	C2 - Commercial Community

*plus management fee

FEATURES

- Suitable for a variety of uses including office, medical, and specialty retail.
- Multiple entry points (front and back of building).
- Ample parking for customers and staff.
- Windows on north side.
- Prominent fascia signage opportunity.
- Co-tenants include: The Prep Montessori, Daye Chiropractic, Salvation Army Thrift Store, and Lowey Insurance.

LOCATION

- Nestled within the community of Charleswood, this busy neighbourhood centre is conveniently located on Roblin Boulevard, just east of the William R. Clement Parkway.
- All turns access and egress from Roblin Boulevard and Laxdal.
- Great access and exposure in strong retail community with high traffic volume.
- Surrounded by numerous amenities featuring retail, dining and recreational facilities.
- Just west of Assiniboine Park, Zoo, and The Leaf, with over 10 million visitors annually.

TRAFFIC

- 49,400 vehicles per day at William R. Clement Parkway & Roblin Boulevard.

Reference: City of Winnipeg Public Works Department, 2022

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DEMOGRAPHICS		
	5 km	10 km
Total Population	110,739	353,606
Daytime Population	115,035	472,943
Households	48,009	150,387
Median Age	42.8	38.9
Avg. Household Income	\$119,181	\$107,573

Source: Environics Analytics ©2023

FOR MORE INFORMATION, PLEASE CONTACT:

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