

ROBLIN PLAZA

Retail/Office at Premium Charleswood Location

3505 - 3525 Roblin Boulevard, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**AMPLE
PARKING**



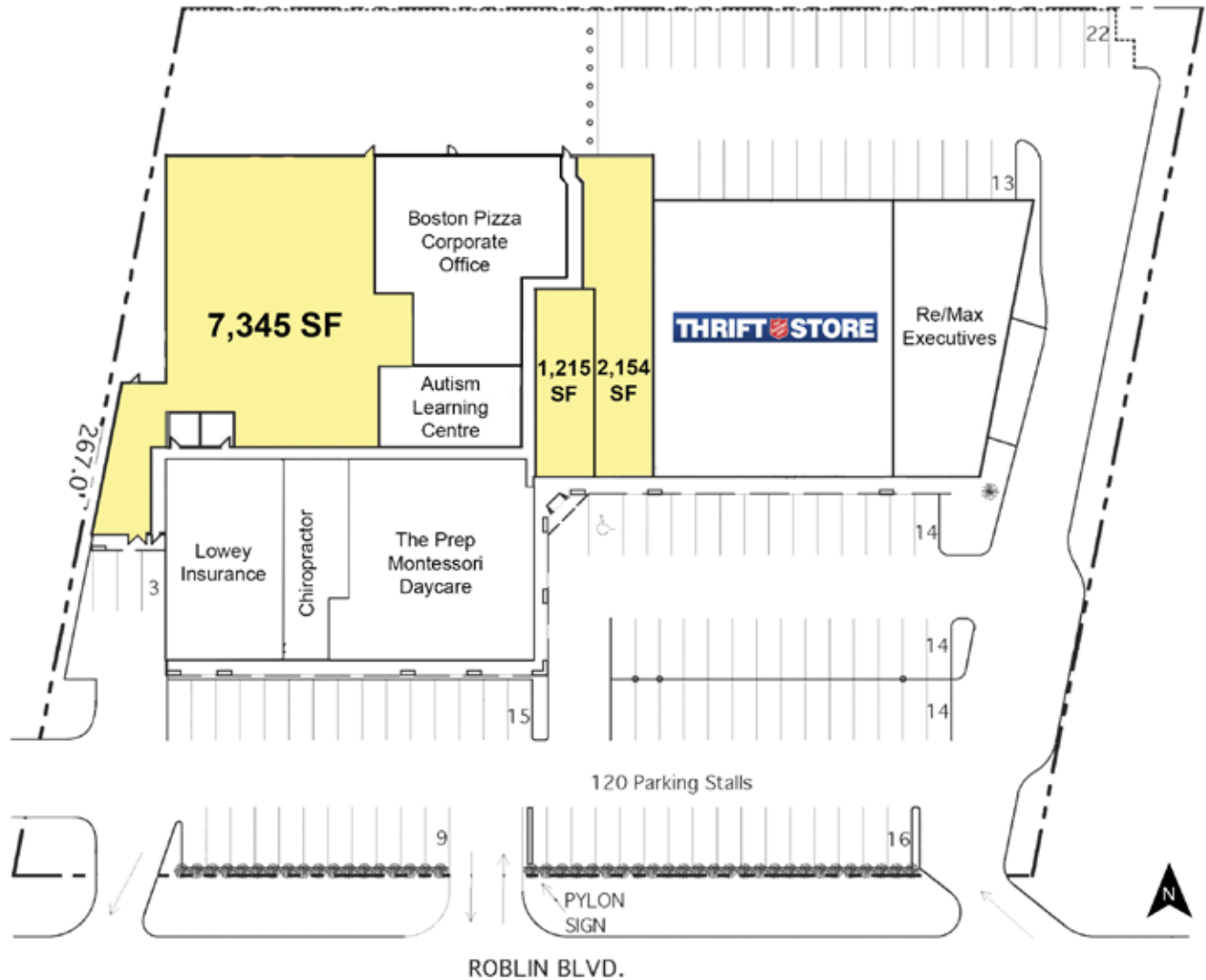
**110,000+
POPULATION**

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FOR LEASE

Roblin Plaza, 3525 Roblin Boulevard, Winnipeg, Manitoba



A NEIGHBOURHOOD CENTRE

- Nestled within the community of Charleswood, this busy neighbourhood centre is conveniently located on Roblin Boulevard, just east of the William R. Clement Parkway.
- The centre offers an excellent mix of tenants, a new facade, and ample parking for customers and staff.
- Prime location, ideally suited for retail, fitness, medical, hair salon or office uses.
- Great access and exposure in strong retail community with high traffic volume.

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PROPERTY SUMMARY

Available

Immediately	1,215 SF
January 1, 2021	2,154 SF
(can be combined with adjacent space for a total of 3,369 SF)	
Immediately	7,345 SF

Net Rate TBN

Property Taxes (est.) \$3.74/SF

CAM* (est) \$4.09/SF

Parking 120 +/- stalls

Zoning C2 - Commercial Community

*plus management fee

LOCATION

- Well situated in one of Winnipeg's most affluent trade areas, including the residential communities of Charleswood, St. James and Tuxedo.
- Located on the north side of Roblin Boulevard at Laxdal Road in southwest Winnipeg.
- All turns access and egress from Roblin Boulevard and Laxdal.
- Just west of Assiniboine Park & Zoo, featuring the new Journey to Churchill exhibit. Assiniboine Park & Zoo receives 4,500,000 visitors annually.
- Prominent fascia and pylon signage opportunities.

TRAFFIC

- 57,300 vehicles per day at William R. Clement Parkway & Roblin Boulevard.

Reference: City of Winnipeg Public Works Department, 2018



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DEMOGRAPHICS

	5 km	10 km
Total Population	110,809	355,996
Daytime Population	107,672	447,631
Households	46,848	146,494
Median Age	42.8	38.2
Avg. Household Income	\$112,469	\$96,582

Source: Environics Analytics ©2019

FOR MORE INFORMATION, PLEASE CONTACT:

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