

WESTPORT

MIXED-USE DEVELOPMENT

Retail, Hotels, Restaurants, Offices, Warehouses and Multi-Family

4059 – 4133 Portage Avenue, Winnipeg, Manitoba



STRONG
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



SUBSTANTIAL
PARKING



215,000+
TRADE AREA

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Shindico

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368 MULTIFAMILY UNITS

169 MULTIFAMILY UNITS



228 MULTIFAMILY UNITS



ON SITE CUSTOMERS!

- **New multifamily residential under construction!** Over 750 multifamily units are underway by some of Winnipeg's leading developers.
- Surrounded by **extensive residential growth**, promoted by Manitoba's largest residential developers and builders as well as existing residential developments including The Oaks, Assiniboine Landing and Breezy Bend Estates with luxury homes.
- **New 12,000 SF Festival Early Learning and Child Care Centre**, located at Red River Exhibition Park, adjacent to Westport. Once complete, it will feature 125 new child-care spaces including 12 for infants, 90 for preschoolers and 23 for school-aged children.

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IN THE HEART OF THE LARGEST CONCENTRATION OF SPORTING AND RECREATIONAL COMPLEXES IN MANITOBA

RED RIVER DISTRICT



- Manitoba's "State Fair Grounds"
- 460 acres with ample expansion potential
- Year-round Festivals, Fairs and Trade Shows with up to 40,000 people daily
- Red River Business Park

HOCKEY FOR ALL CENTRE



- 4 NHL-sized rinks (550,000 visitors/year)
- Home to Manitoba Junior A Hockey
- Winnipeg Jets/Manitoba Moose practice facility
- World-class concussion research and treatment centre

ASSINIBOIA DOWNS



- Largest horse racing complex in Manitoba
- Live thoroughbred racing
- Year-round conventions and trade shows

BIRCHWOOD AUTO PARK

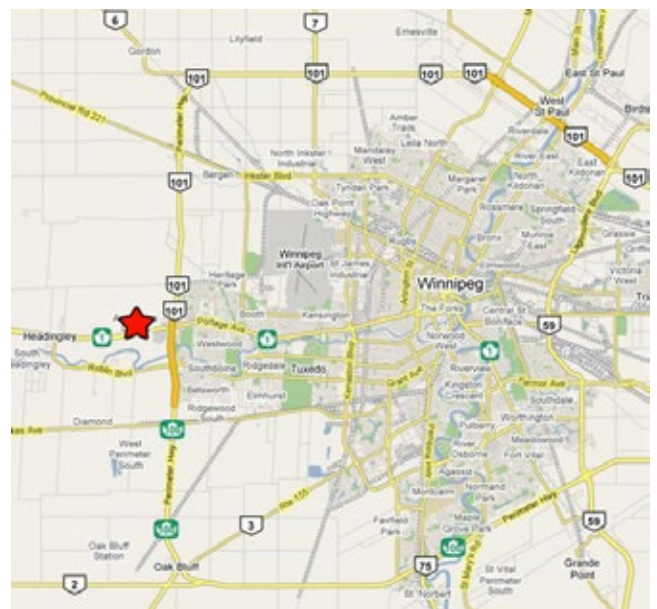


- The largest auto mall in Manitoba
- 17 brands (domestic, import and prestige)
- 450 employees

LOCATION

- Adjacent to the dominant interchange of Trans Canada Highway #1 (Portage Avenue) and the Perimeter Highway (#101).
- **Three intersections (two signalized) on Trans Canada Highway**, allows easy access and egress from the site.
- Traffic averages 18,380 vehicles per day on Trans Canada Highway and 15,790 vehicles per day on the Perimeter Highway.
- Located within The City of Winnipeg limits and will enjoy full city services.
- Easy access to 20,000 acre CentrePort Canada, North America's new inland port/industrial park.

Manitoba Highways Public Works Department, 2019



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Shindico
Succeeding by Helping Others Succeed



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

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