

# 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



**209,000+**  
TRADE AREA

4059 – 4133 Portage Avenue, Winnipeg, Manitoba



### EXCITING NEW DEVELOPMENT IN SPORTING AND RECREATIONAL HUB!

- In the heart of the **largest concentration of sporting and recreational complexes** in Manitoba which includes: Assiniboia Downs Horse Racing, the 460 acre Red River District and BellMTS Iceplex (4 rinks)—NHL Winnipeg Jets and AHL Manitoba Moose practice facility and home to Manitoba Junior A Hockey and a world-class concussion centre. Adjacent to the property, the RM of Headingley is redeveloping the 35 acre John Blumberg Golf Course into a year-round regional park.
- Adjacent to the Red River District (“Manitoba’s State Fair Grounds”) - Winnipeg’s newest location for Consumer and Trade Shows, attracting up to 40,000 people daily. Planned expansion includes new buildings for Red River Business Park as well as larger trade shows.
- 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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## NEIGHBOURING ATTRACTIONS

### RED RIVER EXHIBITION PARK



- Manitoba's "State Fair Grounds"
- 460 acres with ample expansion potential
- Festivals, Fairs and large Trade Shows year-round
- Red River Business Park

### BELLMTS ICEPLEX



- 4 NHL-sized rinks (550,000 visitors/year)
- Hosts major hockey tournaments
- 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

### POINTE WEST AUTO PARK



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

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## 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 32,208<sup>1</sup> vehicles per day on Trans Canada Highway and 26,000<sup>2</sup> 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.

<sup>1</sup>Stantec Traffic Study, 2017; <sup>2</sup>Manitoba Highways, 2018

FOR MORE INFORMATION, PLEASE CONTACT:

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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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