



Private Entrance

**QUALICO<sup>®</sup>**  
PROPERTIES

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YOUNG**

**CANADA  
BEST  
MANAGED  
COMPANIES**

Platinum  
member

OFFICE / RETAIL SPACE FOR LEASE  
8,590 SF +/- AVAILABLE

**6640 Roblin Boulevard**

Winnipeg, MB

6640 Roblin Blvd is situated in the community of Charleswood servicing Ridgewood West development in southwest Winnipeg. It provides a convenient shopping location for residents and potential tenants to enjoy the nearby amenities. With high profile signage, available on-site parking, and easy access to major bus routes, this location is a perfect fit for many businesses.



# 6640 Roblin Boulevard

## HIGHLIGHTS

- Located in the Park West Shopping Centre
- Anchored by No Frills – MLCC, TD Bank and Shoppers Drug Mart
- Densely populated area with proximity to new development
- 23,100 vehicles pass by on a daily basis
- High profile signage
- Be part of Charleswood's diverse group of unique shops, busy restaurants and thriving businesses
- Perfect location for active transportation as well as abundant on-site parking
- Light controlled intersection

## SPACE INFORMATION

- Space available: Unit E-20 – 8,590+/- sf
- Landlord will consider demising options
- Full floor opportunity
- Private accessible entrance and elevator
- Previously built out as yoga/fitness studio
- Rare exclusive balcony use
- Net rent: starting at \$13.00 psf
- CAM/Tax: \$10.41 psf (2023 est)



75,743 people  
live within a 5 km  
distance



30,934 households  
are within a 5 km  
distance



\$119,451 – average  
household income



**Get more  
information**

**Steven Luk Pat**  
C 431 279 9443

**Jen Yeomans**  
C 204 890 3799

**Jason Abraham**  
C 204 960 4964

**Paul Douglas**  
C 204 799 5512

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## SITE PLAN



|      |                    |           |      |               |          |
|------|--------------------|-----------|------|---------------|----------|
| A    | Shoppers Drug Mart | 17,011 SF | E-11 | Dollarama     | 7,090 SF |
| B-10 | Dentist            | 2,144 SF  | E-12 | H&R Block     | 1,275 SF |
| B-11 | Johnson Insurance  | 1,074 SF  | E-13 | Farmer Jane   | 1,430 SF |
| B-12 | Boardwalk Burger   | 1,668 SF  | E-14 | Pizza Hotline | 1,625 SF |
| C    | No Frills          | 30,996 SF | E-20 | AVAILABLE     | 8,590 SF |
| D    | TD Bank            | 4,500 SF  | F    | 7-Eleven      | 2,500 SF |
| E-10 | Liquor Mart        | 4,560 SF  |      |               |          |

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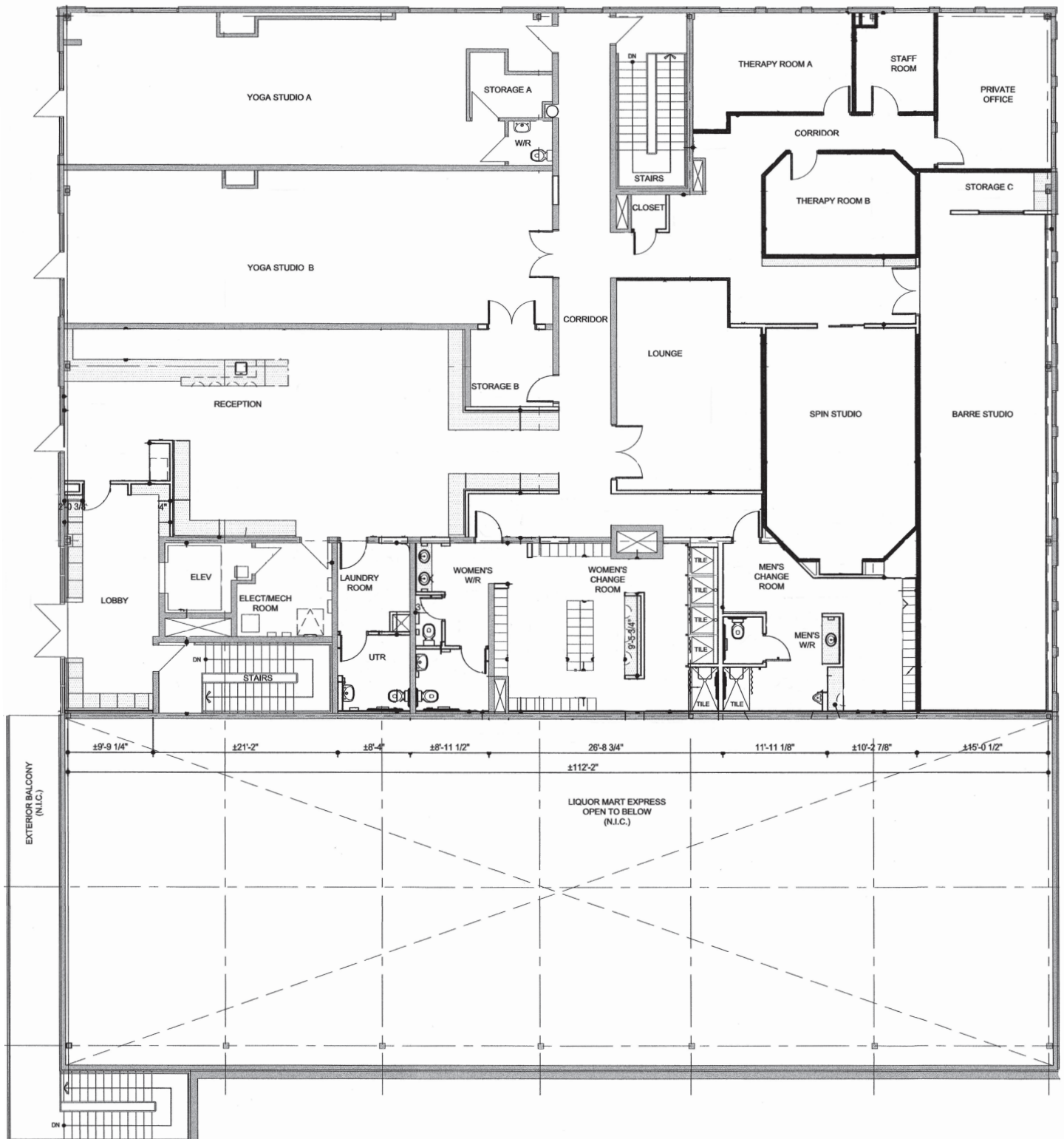
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## CURRENT FLOOR PLAN



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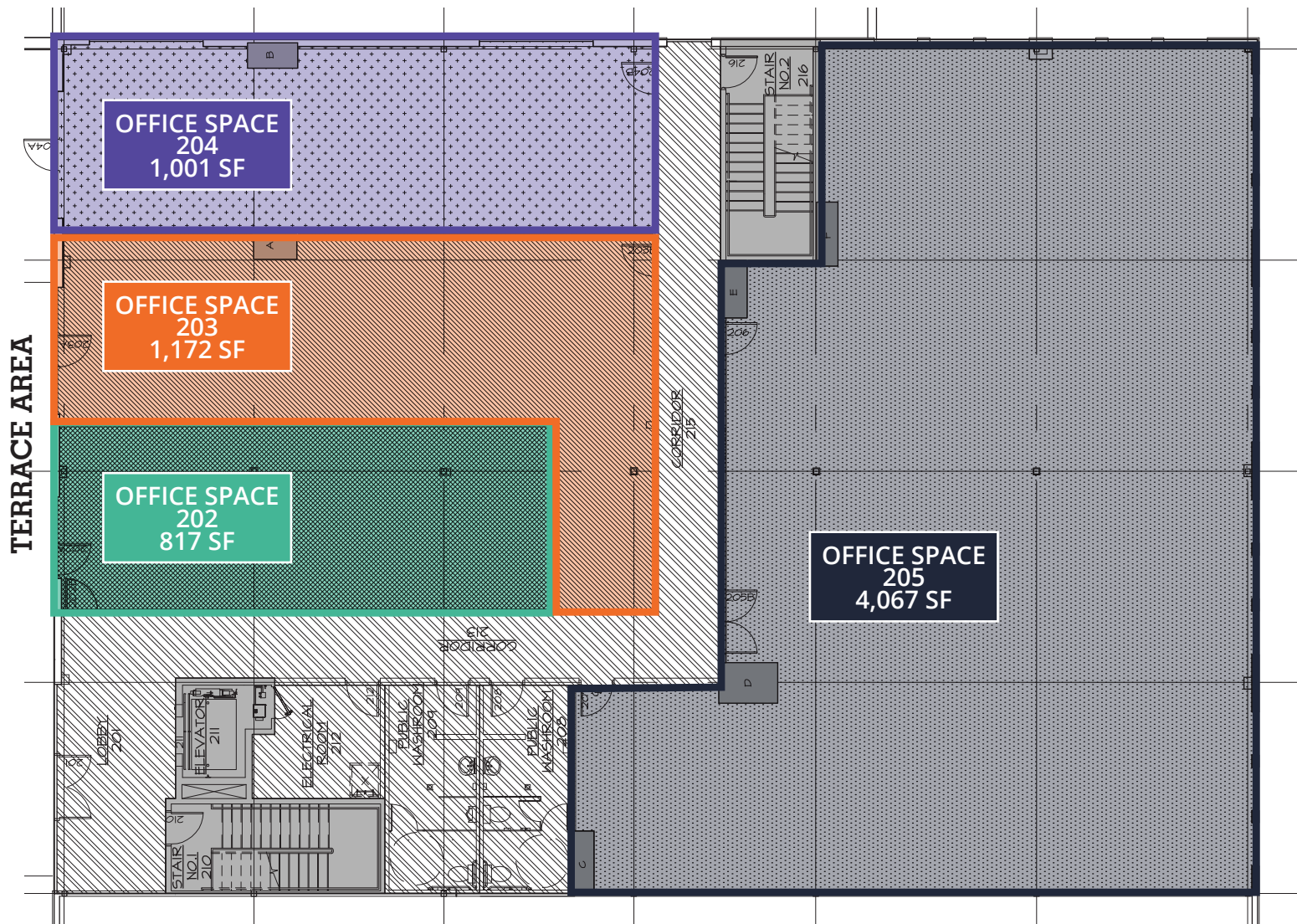
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## FLOOR PLAN - POTENTIAL DEMISING OPTIONS



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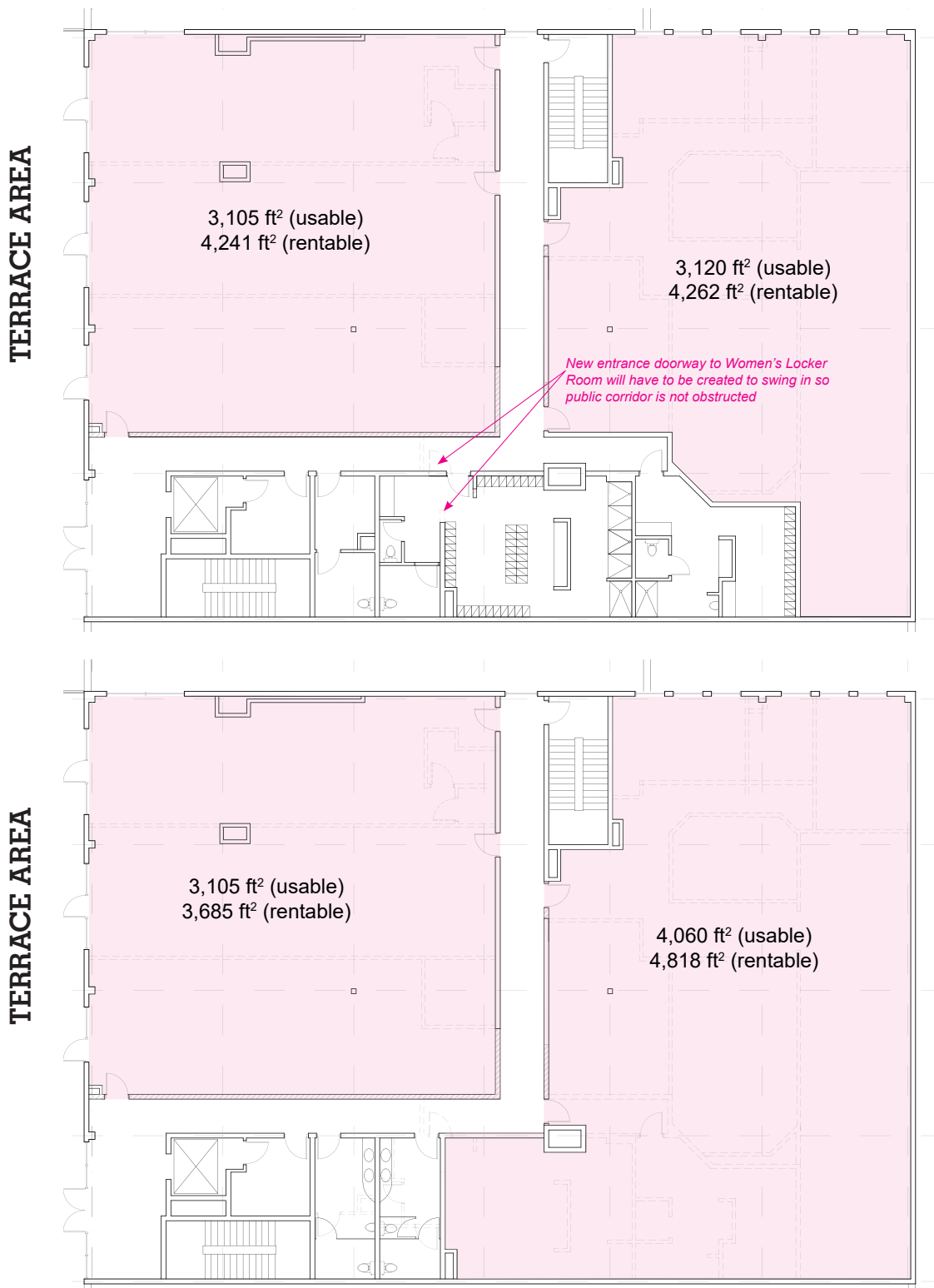
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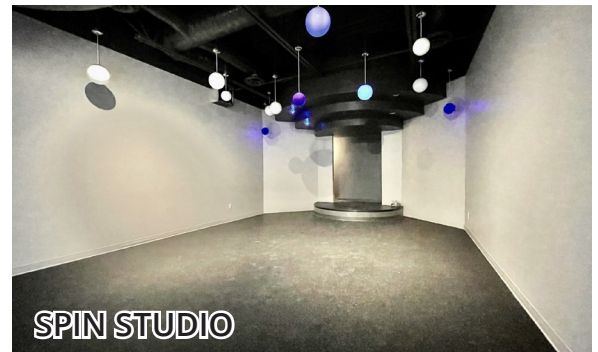
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## INTERIOR IMAGES



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**Public Transit**  
Easy access to many public transit routes



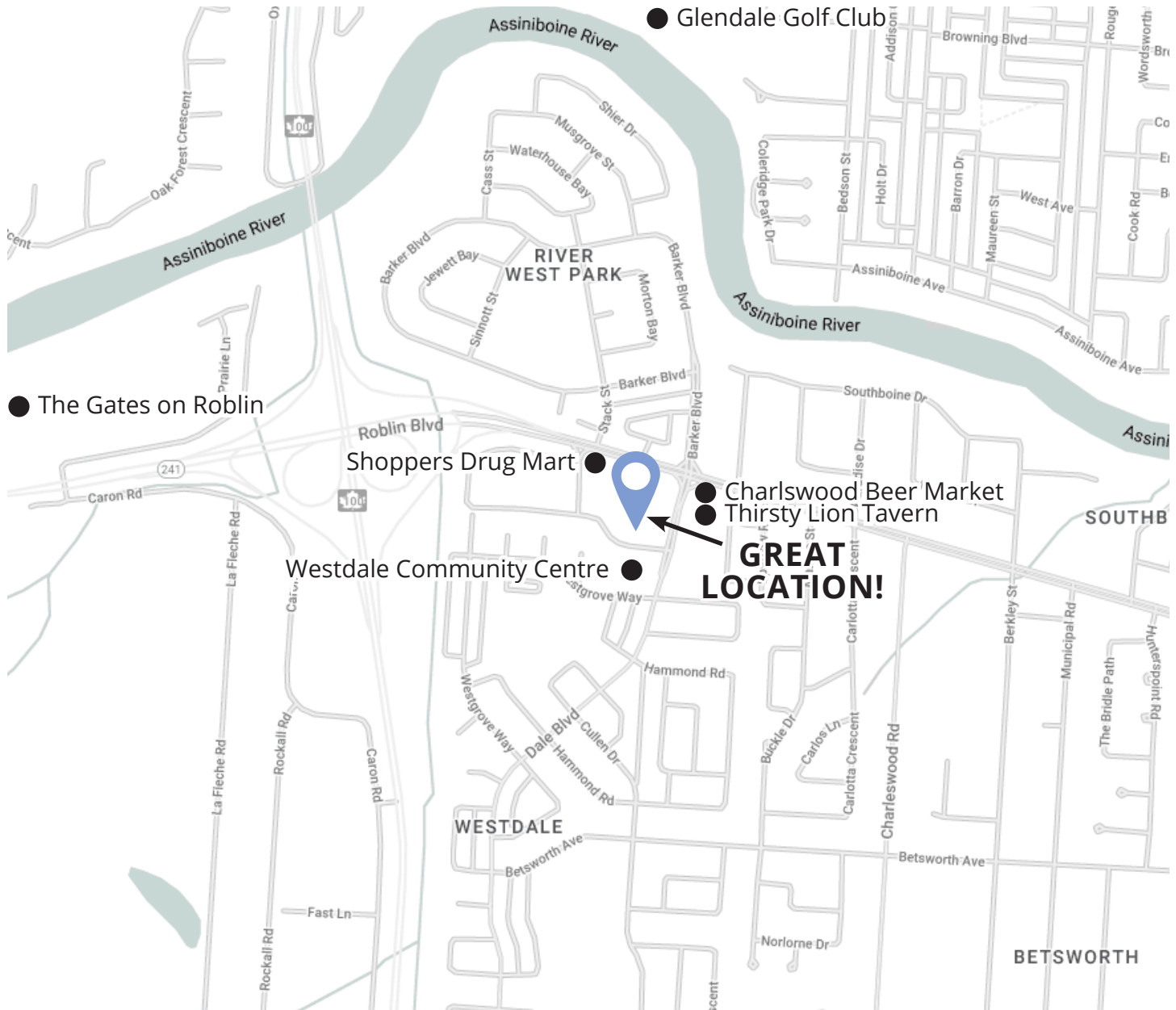
**Amenities**  
Walking distance to shops, restaurants and services



**Location**  
Close to Perimeter Highway and Portage Avenue



**Accessibility**  
Excellent accessibility to major thoroughfares



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