

Retail Space For Lease

Crestview Shopping Centre

3393 Portage Avenue, Winnipeg

partnership.
performance.



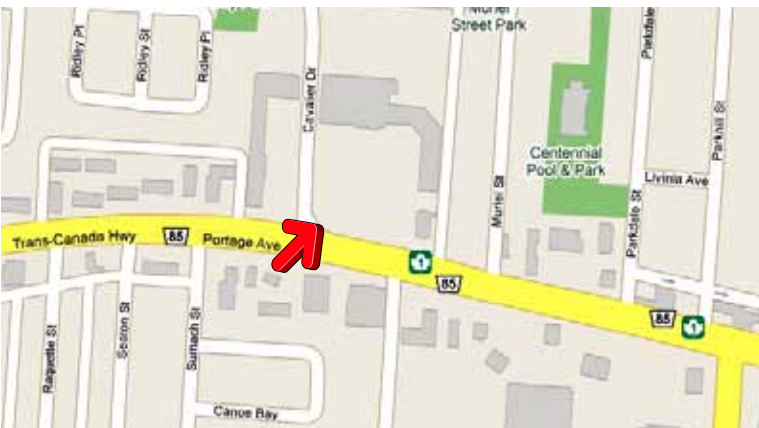
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Property Highlights

- Niche Market Community Retail Center.
- Join busy Safeway anchored neighbourhood centre, MLCC, CIBC, Assiniboine Credit Union and McDonalds.
- Direct exposure/access on Portage Avenue, a major East/West 6 lane arterial route.
- Huge parking with multiple convenient entrance/exit points.
- 50,000 cars on average pass by this location every weekday. (Reference: City of Winnipeg Transportation Department, 2009)

Location



Current Opportunities

Unit	S.F. +/-	Net Rental Rates	CAM/Realty Taxes
110	2,149	from \$16.00	\$7.92
145	3,273	from \$16.00	\$7.92

(p.s.f./annum - 2010 Budget)*

* Note: CAM & Tax numbers are estimates only.
Management fees are 5% of gross rent.

For more information, please contact:

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Negotiator

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Affiliated With



Crestview Shopping Centre Winnipeg

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Key Trading Area Statistics

Population Radius:	
3 Mile Radius	62,269
5 Mile Radius	94,404
Average Household Income:	
3 mile Radius	\$69,946
5 Mile Radius	\$76,048

Reference: Statistics Canada 2006 Census

Join these retailers

SAFeway
Ingredients for life.

**LIQUOR
MARTS**
MLCC

SUBWAY

Assiniboine
CREDIT UNION

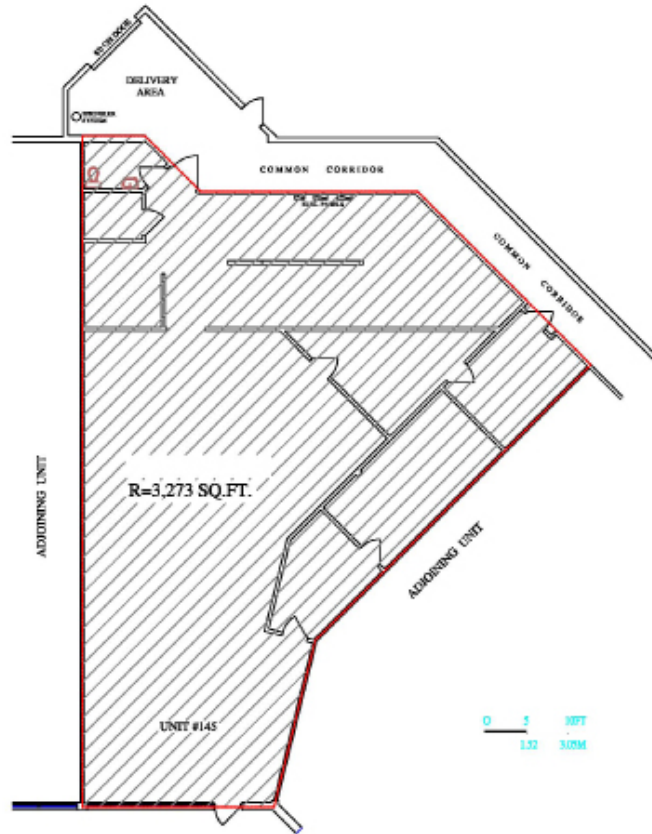
ULTRACUTS

GROWER DIRECT
Fresh Cut Flowers



As-built Floorplans

Unit #145



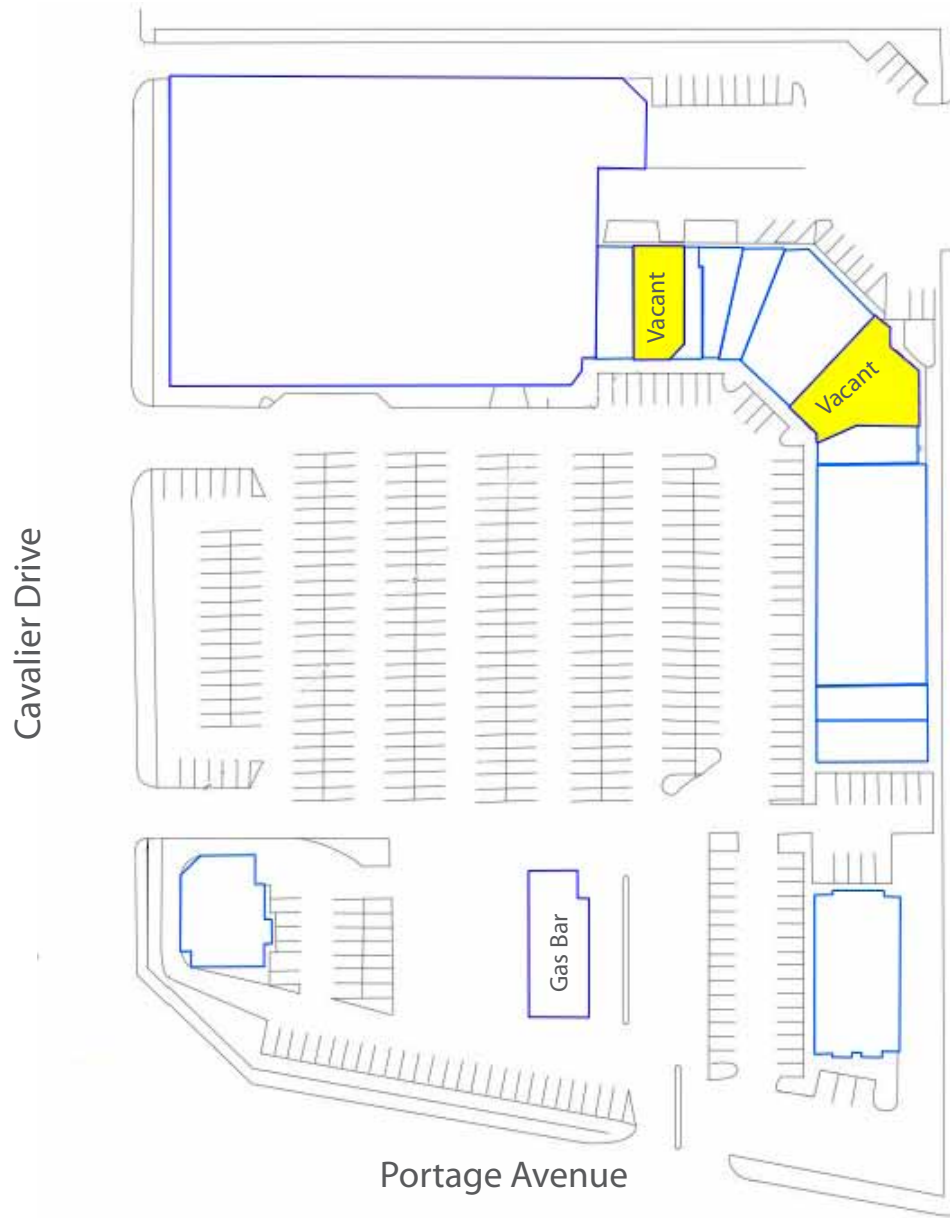
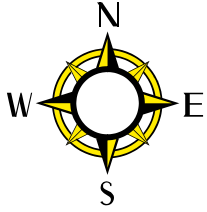
Unit #110



Crestview Shopping Centre Winnipeg



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Unit	Tenant
3393 Portage Avenue	Safeway
105	Grower Direct
110	Vacant
115	Ultracuts
120	Cox Morris Insurance
130	Crestwood Dentist
140	Assiniboine Credit Union

Unit	Tenant
145	Vacant
150	Bailiwix
170	MLCC
185	Daily Grind
190	Subway
3369 Portage Avenue	CIBC
3401 Portage Avenue	McDonalds

Note: Shadow Anchors Safeway & McDonalds own their parcels of land.