

# MOORE CENTRE

Prime Retail Opportunity in Northwest Winnipeg

1375 McPhillips Street, Winnipeg, Manitoba



**BUSY**  
RETAIL NODE



**DOMINANT**  
SIGNAGE



**GREAT**  
ACCESS



**AMPLE**  
PARKING



**174,000+**  
POPULATION

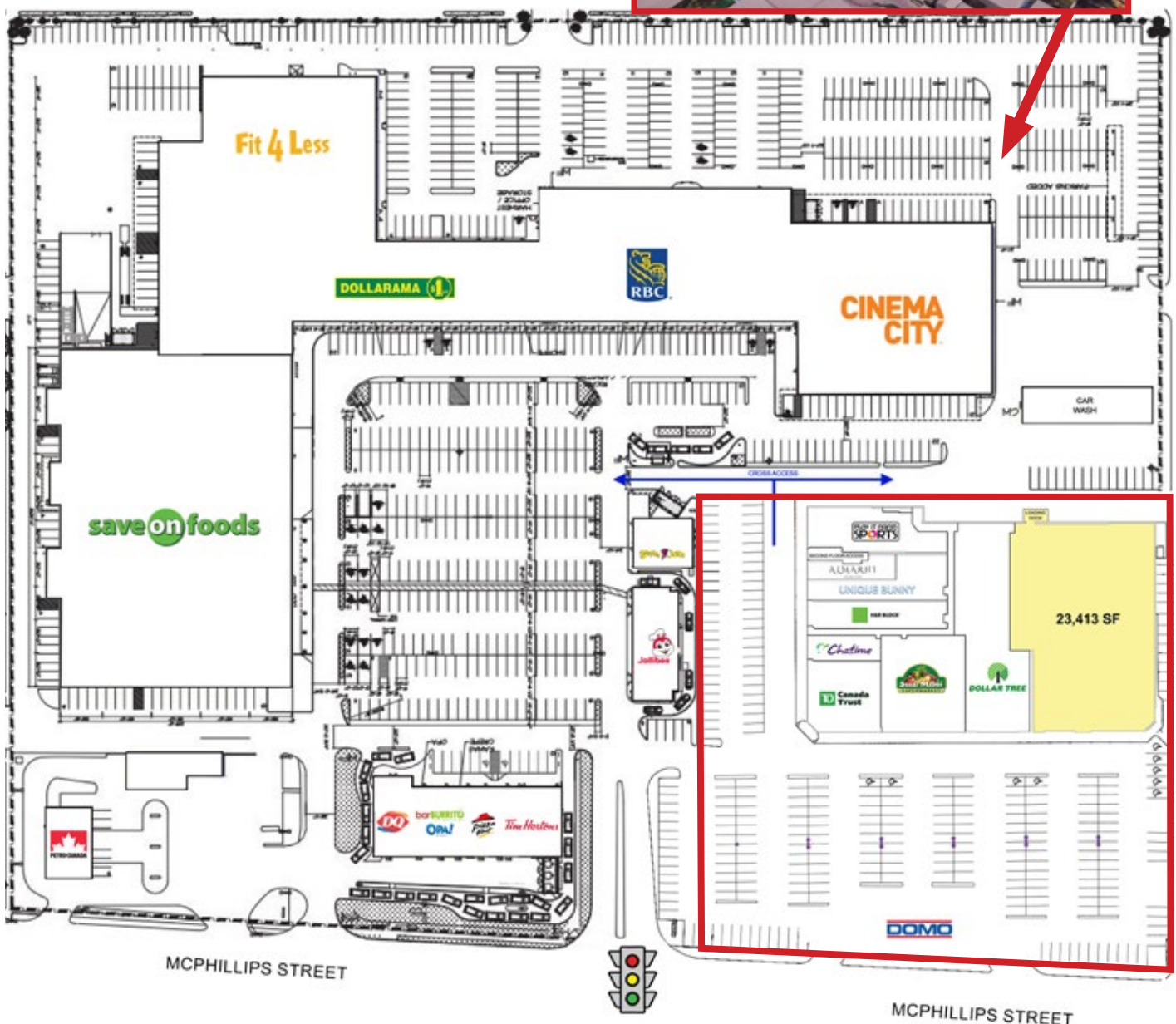
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## PROPOSED NEW MULTI-FAMILY



204.474.2000

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## PROPERTY SUMMARY

Available	23,413 SF
Gross Leasable Area	61,096 SF
Land Area	4 acres
Net Rent	TBD
Property Taxes (2025 est.)	\$3.82/SF
CAM* (2025 est.)	\$5.14/SF
Zoning	C4 - Commercial - Regional

\*plus management fee

## DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time
Total Population	44,051	174,394
Daytime Population	38,141	172,694
Households	15,250	59,461
Median Age	36.7	35.6
Avg. Household Income	\$97,710	\$96,497

Environics Analytics ©2024

## FEATURES

- Directly east of Northgate Shopping Centre with Save On Foods, Cinema City, Dollarama, and Fit4Less Gym, with cross access.
- Anchor positioning available with high ceilings and dock loading.
- Ample parking.
- Prominent pylon signage available.
- Located within the Garden City Retail Node, one of Winnipeg's most densely populated areas.
- Just east of Winnipeg's largest industrial park, *Inkster Park*, with significant daytime population

## LOCATION

- Located at the northeast corner of McPhillips Street & Carruthers Avenue, just north of Inkster Boulevard.
- Multiple access points including left-turn stacking lane at signalized intersection.

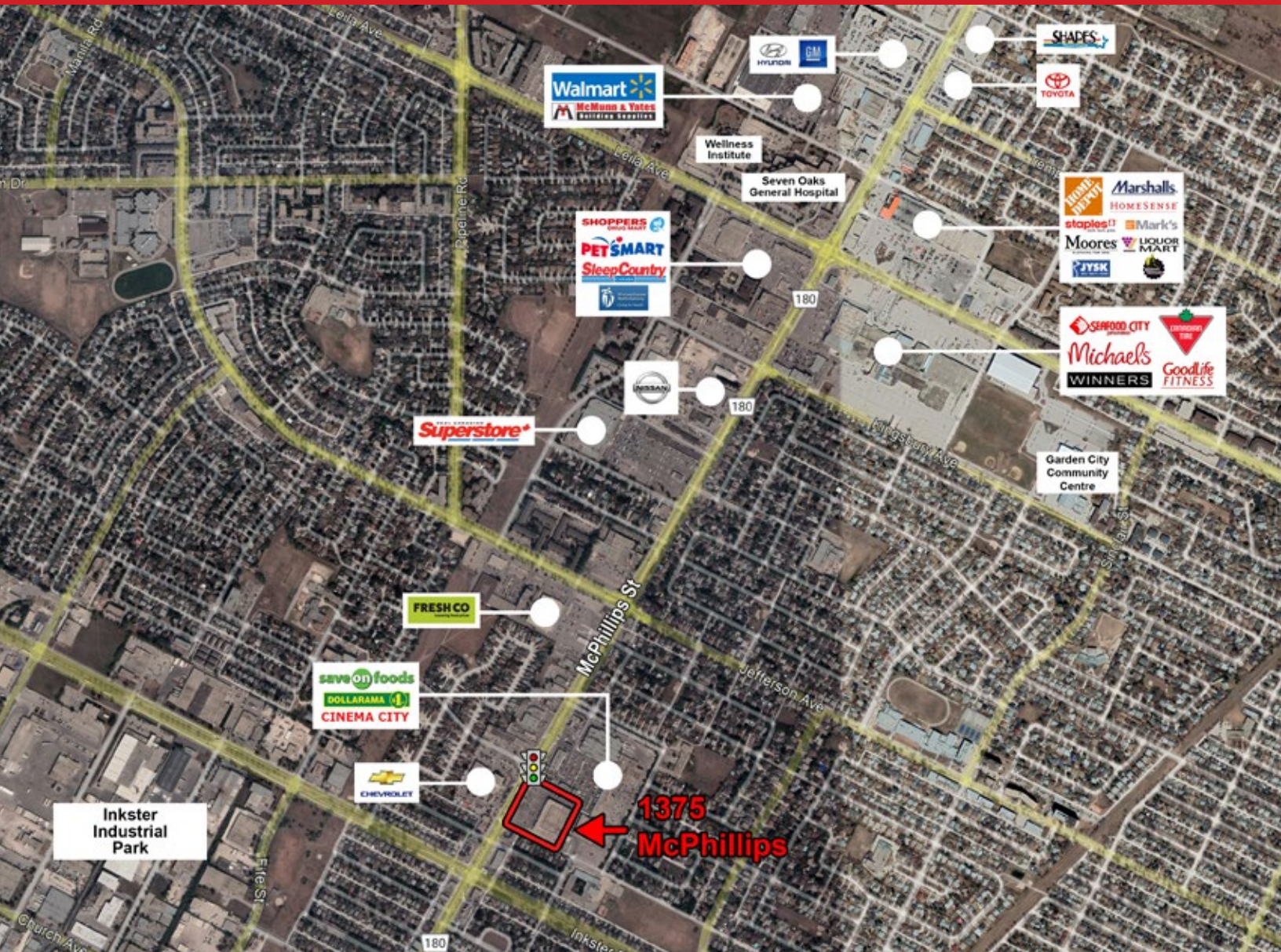
## TRAFFIC

- 38,800 vehicles per day on McPhillips Street between Inkster Boulevard and Leila Avenue.

City of Winnipeg Public Works Department 2023

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FOR MORE INFORMATION, PLEASE CONTACT:

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*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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