



CROSSROADS STATION SHOPPING CENTRE

Winnipeg, Manitoba

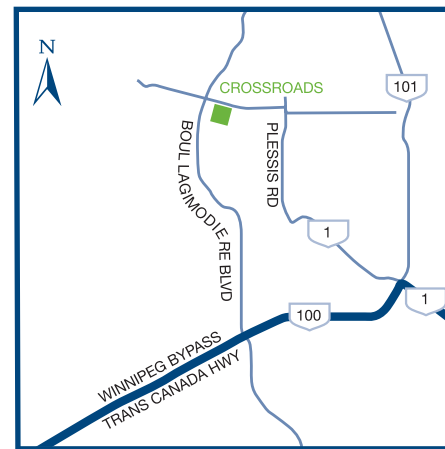
Crossroads Station Shopping Centre is a premier power centre located in Winnipeg, anchored by Walmart Supercentre, Home Depot, Real Canadian Superstore, and Best Buy. Featuring over 690,000 square feet of retail, other notable tenants include: Sport Chek, Winners (Opening in 2021), Mark's, Moores, Reitmans, Montana's, Ashley Home Store, Petland, Sleep Country, Applebee's, Tim Hortons, Urban Barn, and CIBC. Situated adjacent to Kildonan Place regional shopping centre, Crossroads Station is located in the heart of a prominent strip of national retailers at two controlled intersections: Regent Avenue and Lagimodiere Boulevard and Regent Avenue and Stapon Road. Six major signalized intersections have been synchronized to optimize traffic flow.



3.7

ACRES

Available For Development



**CROSSROADS STATION
SHOPPING CENTRE**
1546 - 1598 Regent Avenue West
Winnipeg, MB R2C 2Y9
Phone 204-632-9500

CENTRE PROFILE

Total Square Feet	691,493
Total SF of CRU Tenants	75,932
Number of Stores/Services	36
Number of Levels	1
Number of Parking Spaces	3,148

MAJOR TENANTS

Ashley Furniture	24,777 SF
Best Buy	33,280 SF
Home Depot	115,910 SF
Mark's	19,999 SF
Michaels	25,104 SF
Real Canadian Superstore	141,300 SF
Sport Chek	21,522 SF
Walmart Supercentre	160,369 SF
Winners *	39,999 SF
Freestanding	33,301 SF

* Opening 2021

MARKET DEMOGRAPHICS

Primary Trade Area	
Population	141,410
Number of Households	56,586
Average Household Income	\$86,935
Secondary Trade Area	
Population	535,470
Number of Households	216,511
Average Household Income	\$90,036

Source:
Market Demographics: Environics Analytics,
DemoStats Trends, 2020.

LEASING INQUIRIES

55 City Centre Drive, Suite 800, Mississauga, ON L5B 1M3
Phone 905-281-3800 Toll Free 1-800-928-6255
leasing@morguard.com
morguard.com



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TENANT LIST

WOMEN'S APPAREL

Reitmans	1592 - 3
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MEN'S APPAREL

Moores Clothing for Men	1592 - A
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CHILDREN'S APPAREL

Osh Kosh/Carters	1570 - 7
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FURNITURE, HOME FURNISHINGS & DÉCOR

Sleep Country	1592 - 4
Urban Barn	1594 - 1

RECREATION

Petland	1546 - 1
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FAST FOOD

Burrito Splendido	1570 - 3
Popeye's Louisiana Chicken	1574A - 3
Tim Hortons	1572

RESTAURANTS

Applebee's Restaurant	1598
Fionn MacCool's	1582
Mongo's Grill	1570 - 4
Montana's Cookhouse Saloon	1574
Nuburger	1596 - 2
Salisbury House Restaurants	1570 - 1

SERVICES

Aloha Nails	1594 - 3
Chatters Salon	1594 - 2
Children's Dental World	1592 - 6
Coughlin & Company Insurance Brokers	1570 - 6
Oakley Optical Ltd.	1570 - 2
Tweed Main Street	1592 - 2
Ultracuts	1574A - 2
UPS	1596 - 1

FINANCIAL

CIBC	1586
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FREESTANDING

CIBC	1586
Fionn MacCool's	1582
Montana's Cookhouse Saloon	1574
Petland	1546 - 1
Superstore Gas Bar	1584
Tim Hortons	1572

MAJOR TENANTS

Ashley Furniture	1580 - 8
Best Buy	1580 - 10
Home Depot	1590
Mark's	1580 - 6
Michaels	1570 - B
Real Canadian Superstore	1578
Sport Chek	1570 - A
Walmart Supercentre	1576
Winners *	1580 - 20

* Opening 2021

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