

FOR LEASE

Prime End Cap with Drive Thru and Patio

1740 Pembina Highway, Winnipeg Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS

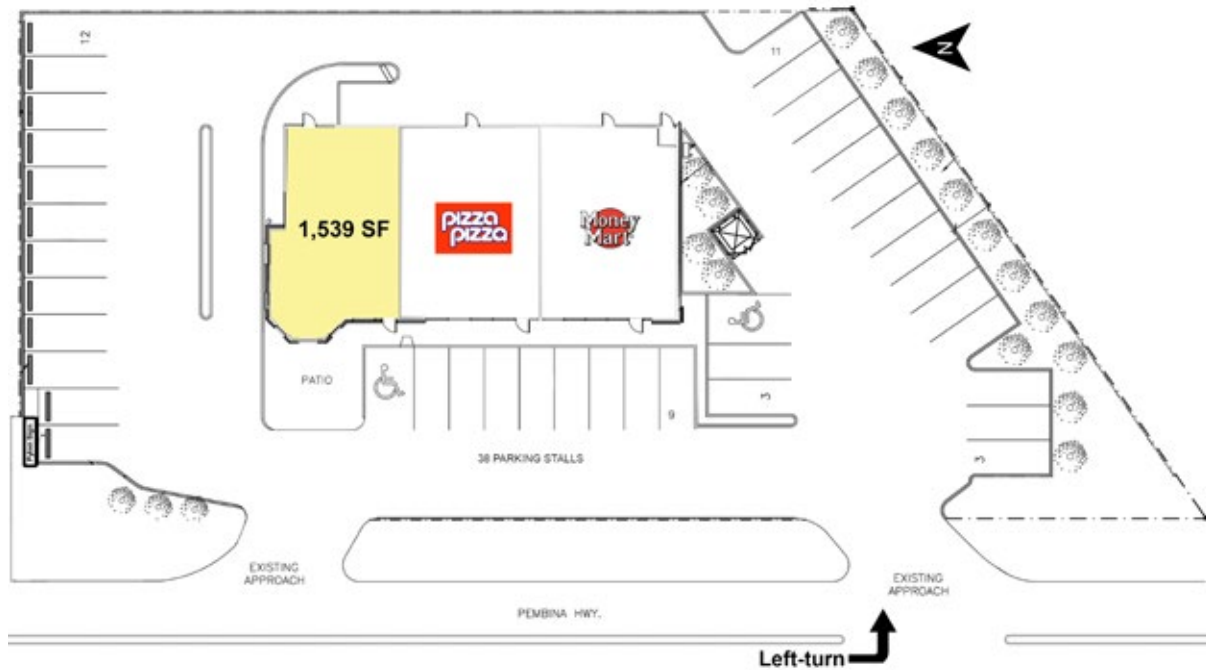


AMPLE
ON-SITE PARKING

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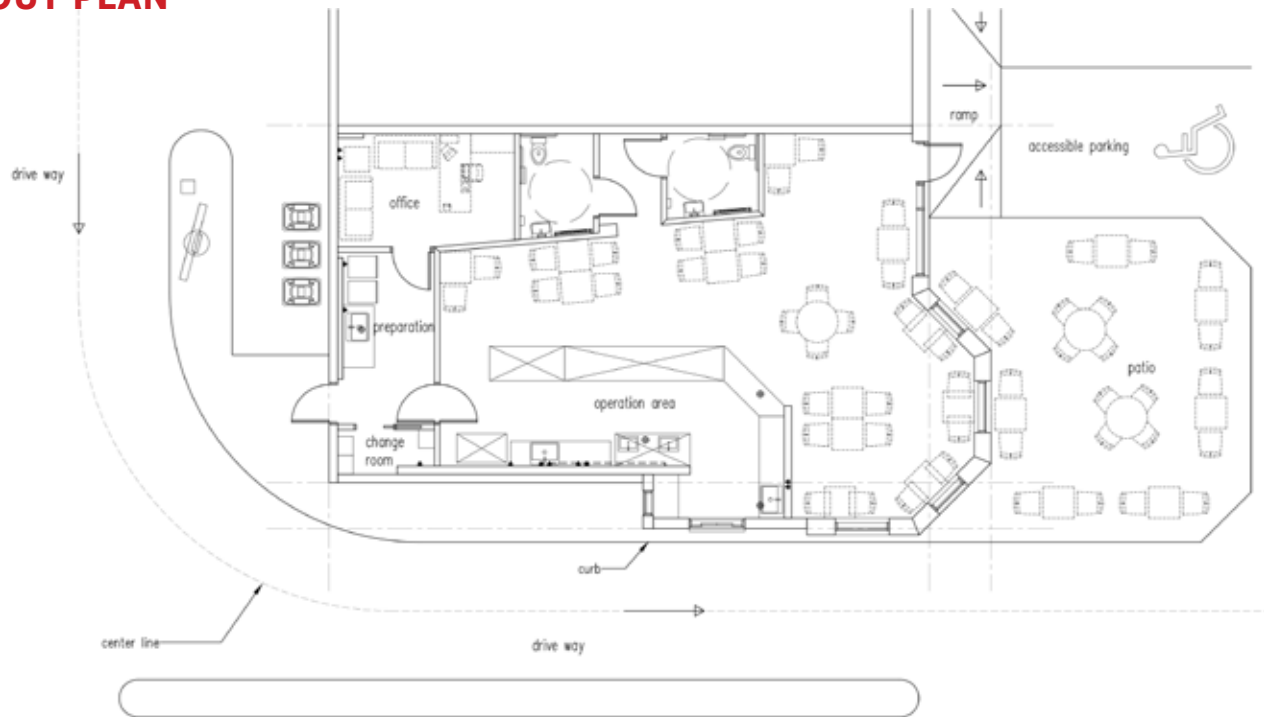
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SITE PLAN



 [CLICK HERE TO TAKE A VIRTUAL TOUR](#)

LAYOUT PLAN



204.474.2000

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PROPERTY SUMMARY

Available (January 1, 2026)	1,539 SF
Property Taxes (2025 est.)	\$8.58/SF
CAM*(2025 est.)	\$11.11/SF
Parking	38 Stalls
Zoning	C2 - Commercial

*plus management fee

LOCATION

- Neighbours include 2 hotels, multi-family, medical clinics, and Pembina Crossing featuring Save On Foods, Staples, Best Buy, Petland and Dollarama.
- One kilometer north of the University of Manitoba with over 35,000 students and staff and Princess Auto Stadium, home to the new Winnipeg Blue Bombers.
- Surrounded by the growing and densely populated communities of Fort Garry, Fort Richmond, Waverley Heights, and St. Vital.
- Strong daytime population at the nearby Fort Garry Industrial Park.

FEATURES

- Over 38 feet of frontage.
- Prominent fascia & pylon signage opportunities.
- Fenced patio in place.
- Rare left-turn access for southbound traffic.

TRAFFIC

- 43,600 vehicles per day on Pembina Highway at the intersection of Plaza Drive.

Reference: City of Winnipeg Public Works Department, 2023

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	181,568	466,735
Daytime Population	157,490	525,640
Households	73,495	195,105
Median Age	38.0	37.8
Avg. Household Income	\$121,538	\$113,990

Source: Environics Analytics ©2024

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