

FOR LEASE

Retail Space Suitable for a Variety of Uses

1875 Pembina Highway, Winnipeg, Manitoba



**HIGH
TRAFFIC**



**AMPLE
PARKING**



**EXCELLENT
TRANSIT**



**DOMINANT
SIGNAGE**



**STRONG
DAYTIME POPULATION**

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1875 Pembina Highway, Winnipeg, Manitoba

SITE PLAN



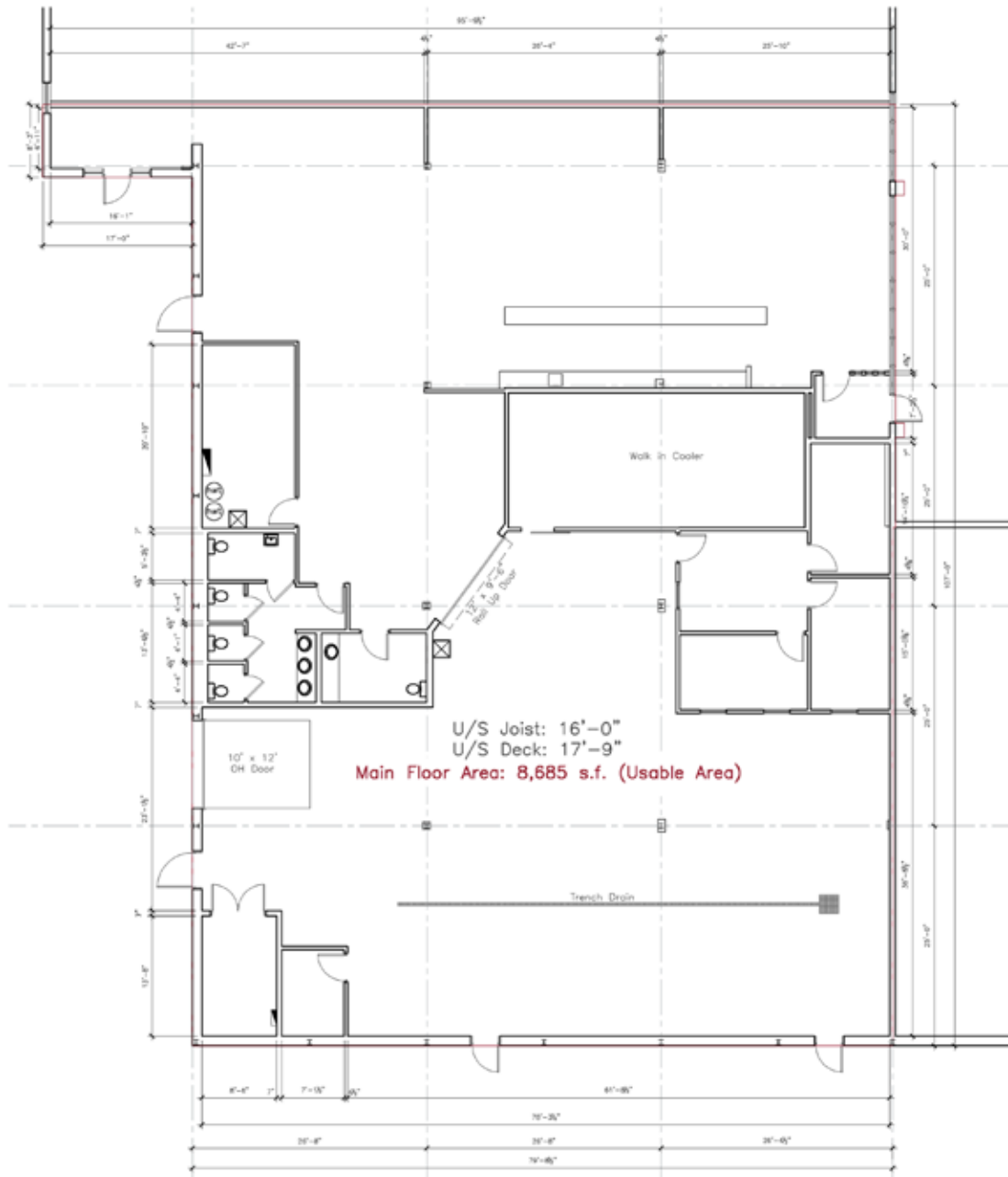
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FLOOR PLAN



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PROPERTY SUMMARY

Available	8,685 +/- SF
Net Lease Rate	\$16.00/SF
Additional Rent (est. 2024) Includes Management Fee	\$8.81/SF
Zoning	C3 - Commercial Corridor

FEATURES

- Open concept retail space for a variety of applications.
- Ceiling Heights 16' to U/S of joist.
- Overhead loading door at rear.
- Ample parking.
- Prominent fascia and pylon signage opportunities.
- Thousands of new multifamily units recently constructed or currently under development in the immediate area.

LOCATION

- Located at the southwest corner of Pembina Highway & Plaza Drive, an all-directions signalized intersection.
- Just north of the University of Manitoba Campus with 35,000 students and staff, and home of the Winnipeg Blue Bomber Stadium (Princess Auto Stadium).

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	169,278	437,239
Daytime Population	142,906	492,492
Households	66,219	183,299
Median Age	38.2	38.4
Avg. Household Income	\$118,670	\$110,359

Source: Environics Analytics ©2023

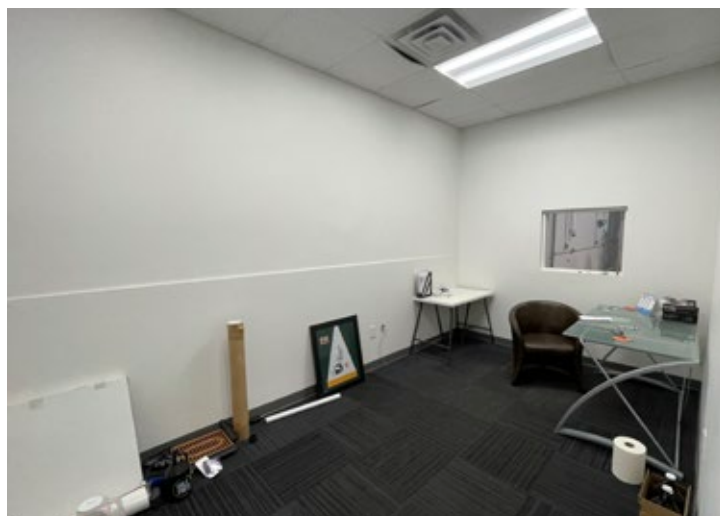
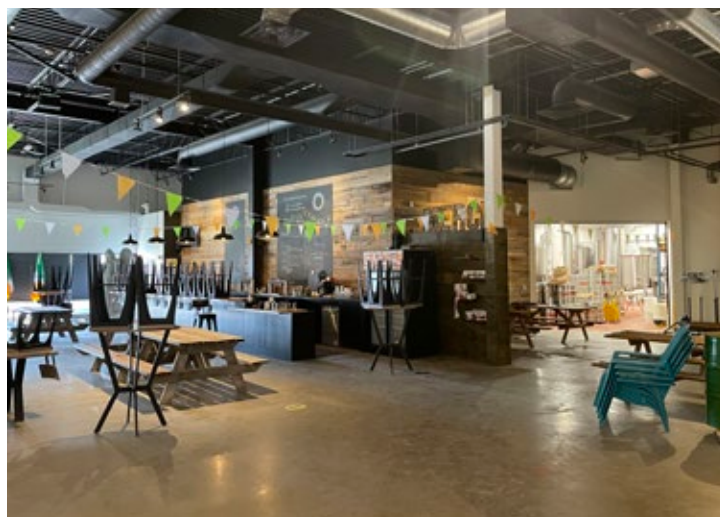
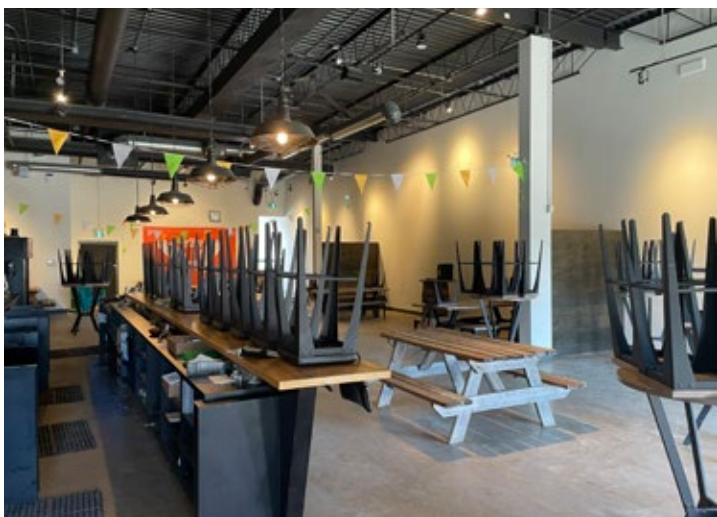


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Shindico

Succeeding by Helping Others Succeed



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