

FOR SUBLEASE

Main Floor Commercial Space in New Mixed-Use Development

2525 Pembina Highway, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**HIGH
TRAFFIC**



**STRONG
DAYTIME POPULATION**



**ON SITE
PARKING**



**DEVELOPED
RESTAURANT**

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2525 Pembina Highway, Winnipeg, Manitoba

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PROPERTY SUMMARY

Available	2,525 SF
Lease Expiry	April 30, 2032
Net Lease Rate	Contact Agent
Additional Rent (est.)	\$12.00/SF
Zoning	RMU - Residential Mixed-Use

Equipment Package available for Purchase

TRAFFIC

32,500 vehicles per day on Pembina Highway between Bison Drive and Perimeter Highway.

City of Winnipeg Public Works Department 2023

FEATURES

- Great exposure to Pembina Highway.
- Directly across from main entrance to the University of Manitoba with over 30,000 staff and students.
- Underground parking available for staff and surface parking for visitors.
- Over 1,000 new residential units within walking distance.
- The ARC and Align offer over 1,100 beds of student housing providing a substantial on site customer base.
- Opportunity for patio.

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	52,525	123,401
Daytime Population	40,337	104,735
Households	18,971	43,758
Median Age	33.2	36.2
Avg. Household Income	\$106,967	\$124,821

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Succeeding by Helping Others Succeed



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