

FOR LEASE

Developed Restaurant Opportunity at Student Housing Building
2525 Pembina Highway, Winnipeg, Manitoba



**+/- 1,000
RESIDENTS
ON-SITE**



**ON SITE
PARKING**



**ACROSS FROM
UNIVERSITY OF MB
(+/- 32,000 STUDENTS)**



**DEVELOPED
RESTAURANT**

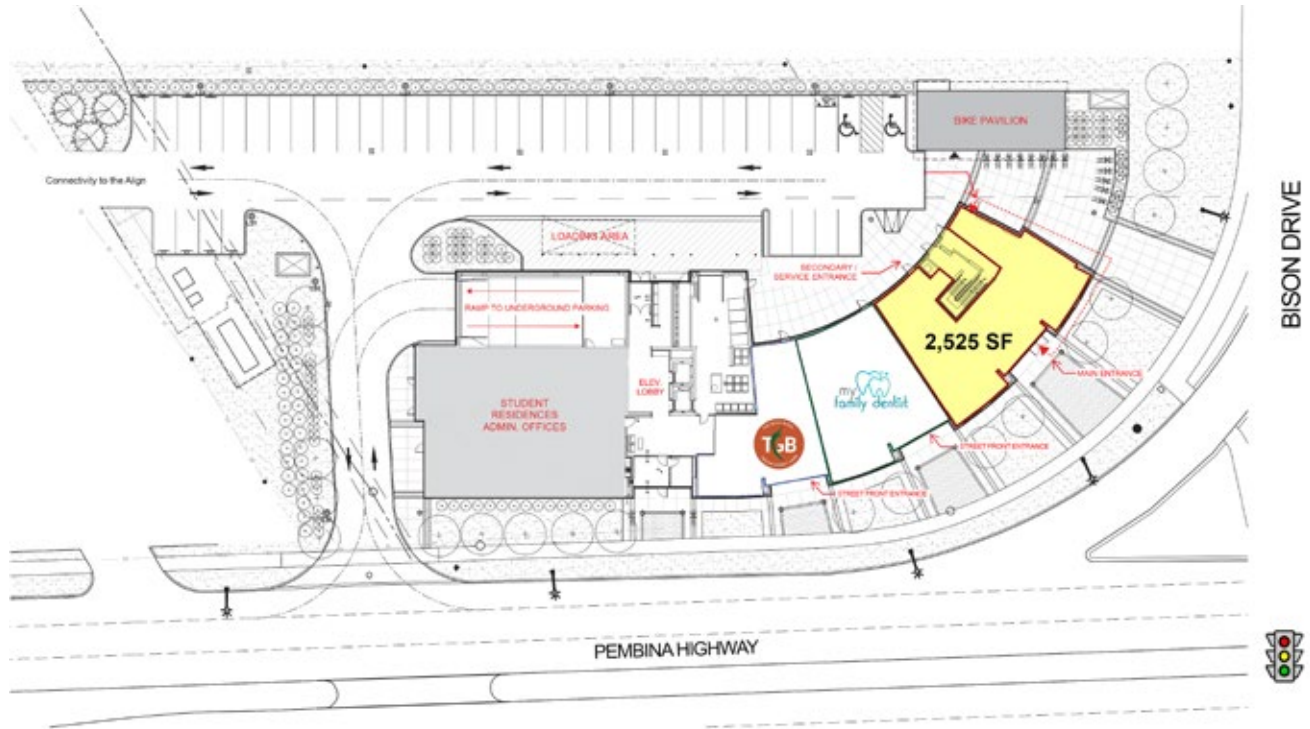


**HIGH
TRAFFIC
CORNER**

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2525 Pembina Highway, Winnipeg, Manitoba

SITE PLAN



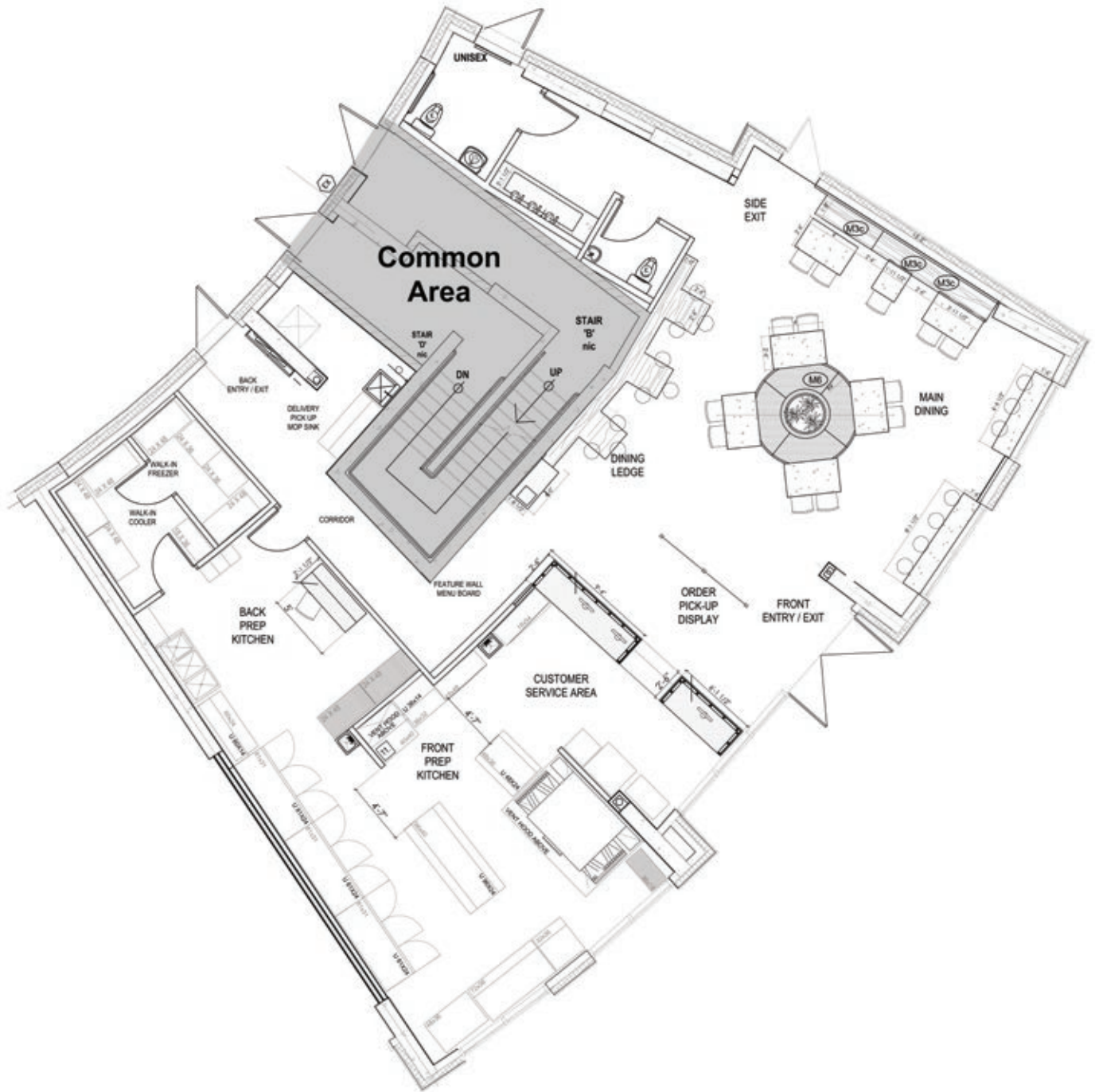
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FLOOR PLAN



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PROPERTY SUMMARY

Available	2,525 SF
Net Rent	TBD
Additional Rent (est.)	\$12.00/SF
Zoning	RMU - Residential Mixed-Use

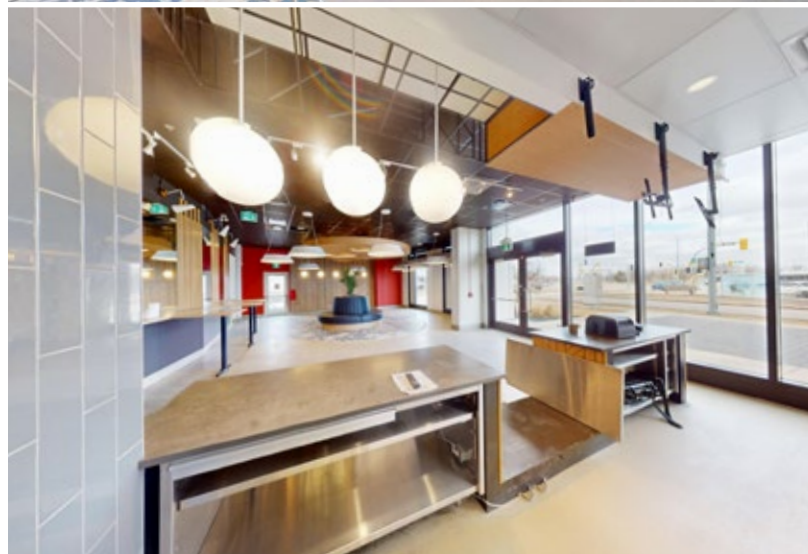
FEATURES

- Fully developed former pizza restaurant.
- Opportunity for patio.
- Great exposure to Pembina Highway.
- Directly across from main entrance to the University of Manitoba with 42,000 students, faculty and staff.
- 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.

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	63,188	143,968
Daytime Population	47,731	120,724
Households	22,781	51,699
Median Age	31.9	34.9
Avg. Household Income	\$128,549	\$139,399

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