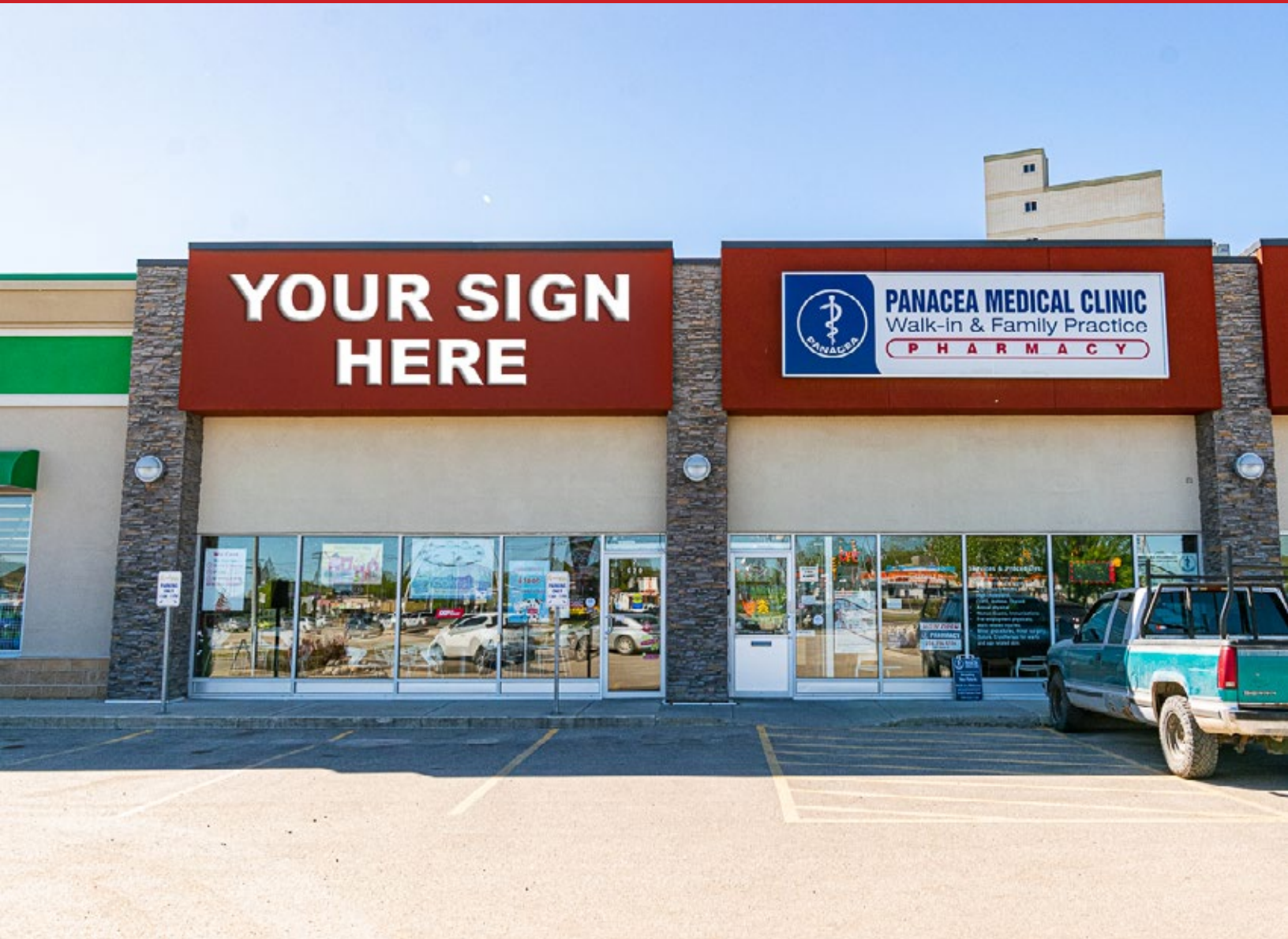


FOR LEASE

Prime Retail at High Traffic Corner in St. Vital

Dakota Plaza, 620 Dakota Street, Winnipeg, Manitoba



BUSY
RETAIL NODE



PROMINENT
BUILDING SIGNAGE



AMPLE
PARKING



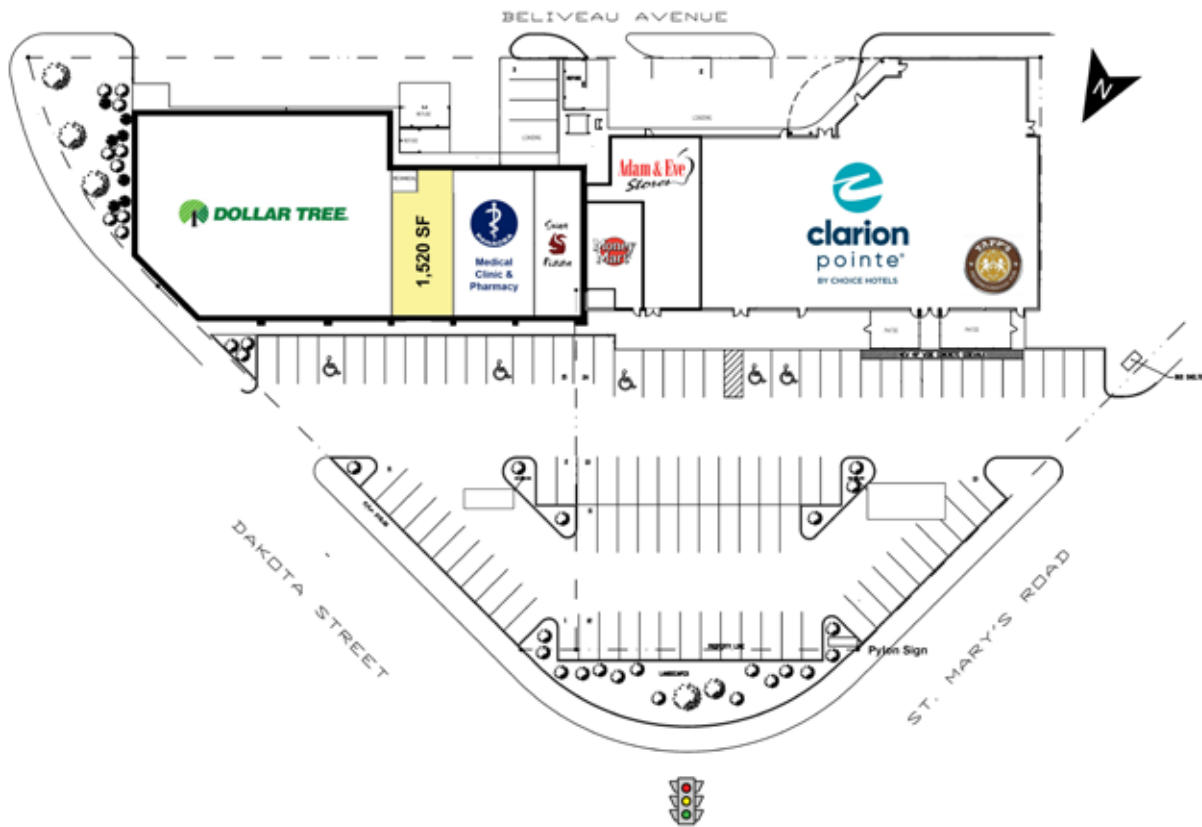
56,900 VEHICLES
PER DAY

Dunkirk Dr./Dakota St. &
St. Mary's Rd. (2024)

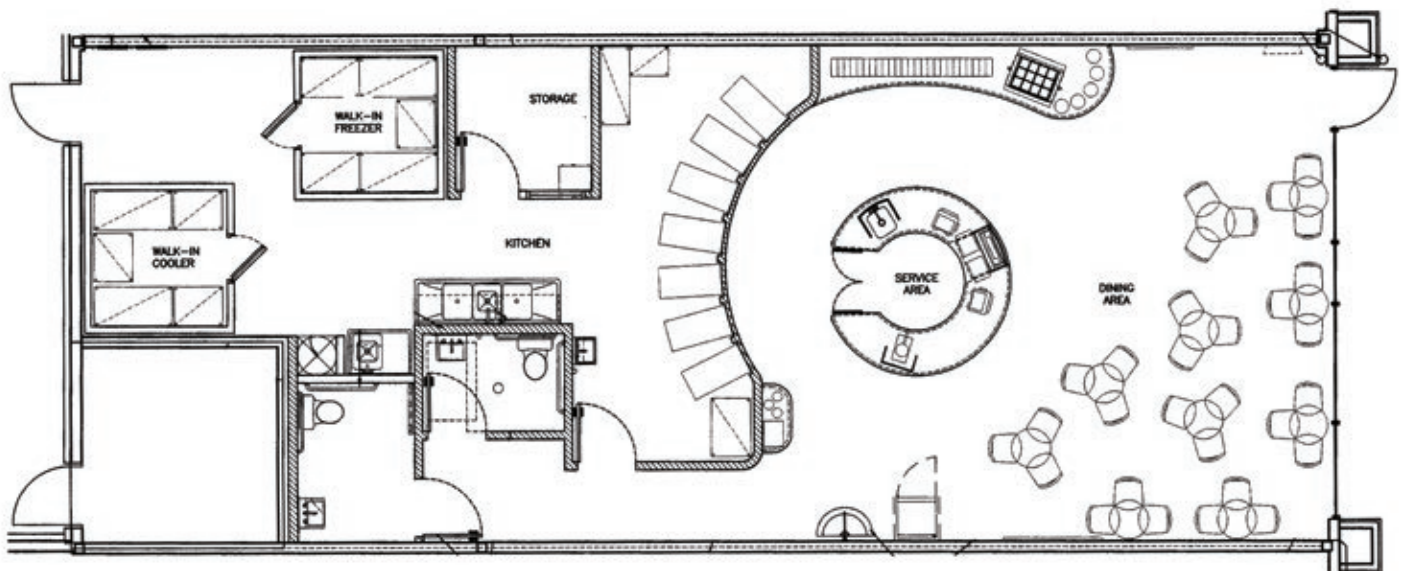
FOR LEASE

Dakota Plaza, 620 Dakota Street, Winnipeg, Manitoba

SITE PLAN



FLOOR PLAN



FOR LEASE

Dakota Plaza, 620 Dakota Street, Winnipeg, Manitoba



PROPERTY SUMMARY

Available	1,520 SF
Net Rent	\$35/SF
Additional Rent* (2026 est.)	\$8.66/SF
Zoning	C3 - Commercial
Parking	100+ stalls

*plus 5% management fee

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	69,938	178,585
Daytime Population	55,967	153,218
Households	29,375	72,652
Median Age	41.2	38.9
Avg. Household Income	\$117,012	\$121,370

EnviroNics Analytics ©2025

LOCATION

- Located at the southeast corner of St. Mary's Road and Dakota Street, a high traffic signalized intersection.
- Just north of St. Vital Shopping Centre, Winnipeg's second largest indoor mall at over 1M sq. ft. with 140+ shops & services.
- Prominent fascia opportunity.
- Substantial walk-up customer base with high density single and multi-family housing surrounding the site.
- Directly across from ScotiaBank, Dollarama and Dakota Collegiate with over 1,400 students.

TRAFFIC

56,900 vehicles per day on Dunkirk Drive/Dakota Street and St. Mary's Road.

City of Winnipeg Public Works Department 2024

FOR LEASE

Dakota Plaza, 620 Dakota Street, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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