

FOR LEASE

Grocery-Anchored Centre at High Traffic Intersection

Stafford Square, 651-677 Stafford Street, Winnipeg, Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



AMPLE
PARKING



258,000+
POPULATION

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LOCATION

- Prominently located on the southwest corner of Pembina Highway and Stafford Street, along Winnipeg's busiest north-south thoroughfare.
- Incredible access with approaches off of three major thoroughfares.
- At the junction of 4 major arteries, with controlled intersections at Pembina & Stafford, Stafford & Taylor and Harrow & Taylor.
- There are several transit stops in the immediate area and the Blue Line Rapid Transitway station is just south of the site.
- New multi-family residential developments nearby on Taylor Avenue.
- Surrounded by Winnipeg's most affluent customers, serving the neighbourhoods of Tuxedo, River Heights, Fort Rouge and Fort Garry.

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PROPERTY SUMMARY

Available (July 1, 2026)	1,530 SF
Net Rent	TBD
Property Tax (2026 est.)	\$4.25/SF
CAM* (2026 est.)	\$3.76/SF
Zoning	C3

*plus management fee

FEATURES

- Grocery anchored site with recently renovated No Frills and newer Dollar Tree.
- Dominant exposure on Pembina Highway, Stafford Street and Harrow Street.
- Ample parking available.
- Dominant pylon signage available.
- Full basement.

DRIVE TIME DEMOGRAPHICS

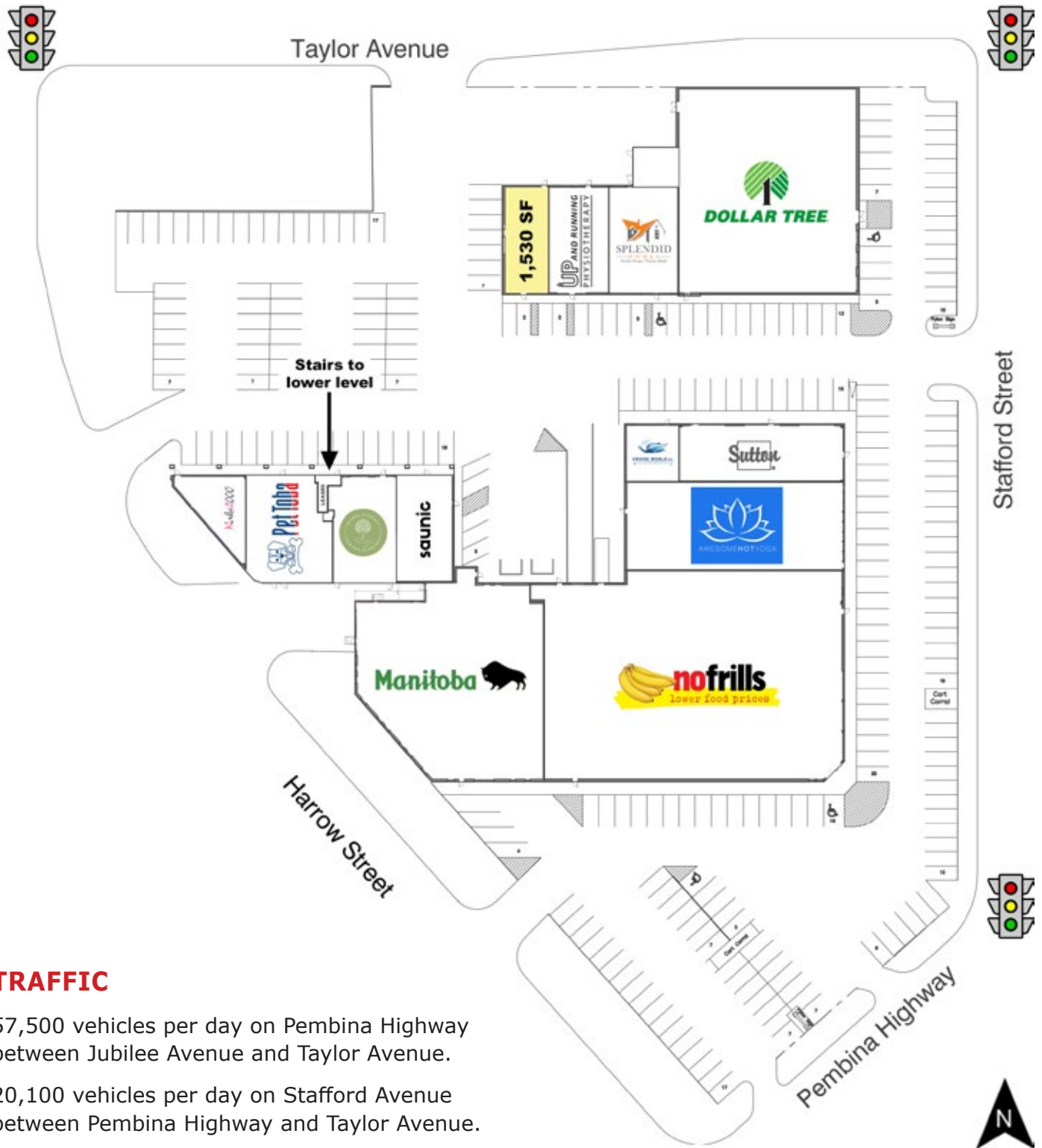
	5 min.	10 min.
Total Population	58,069	258,400
Daytime Population	61,706	326,343
Households	26,787	113,970
Median Age	37.8	37.2
Avg. Household Income	\$109,627	\$112,140

Environics Analytics ©2025



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TRAFFIC

57,500 vehicles per day on Pembina Highway between Jubilee Avenue and Taylor Avenue.

20,100 vehicles per day on Stafford Avenue between Pembina Highway and Taylor Avenue.

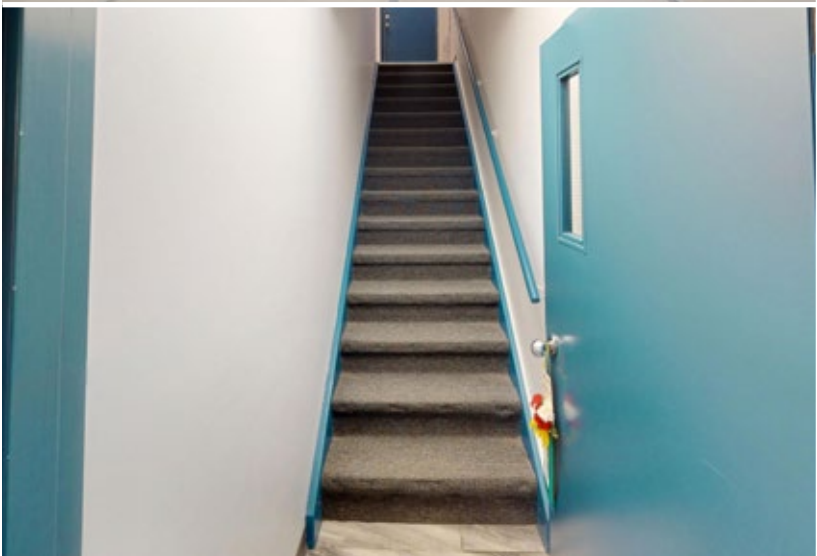
City of Winnipeg Public Works Department 2024

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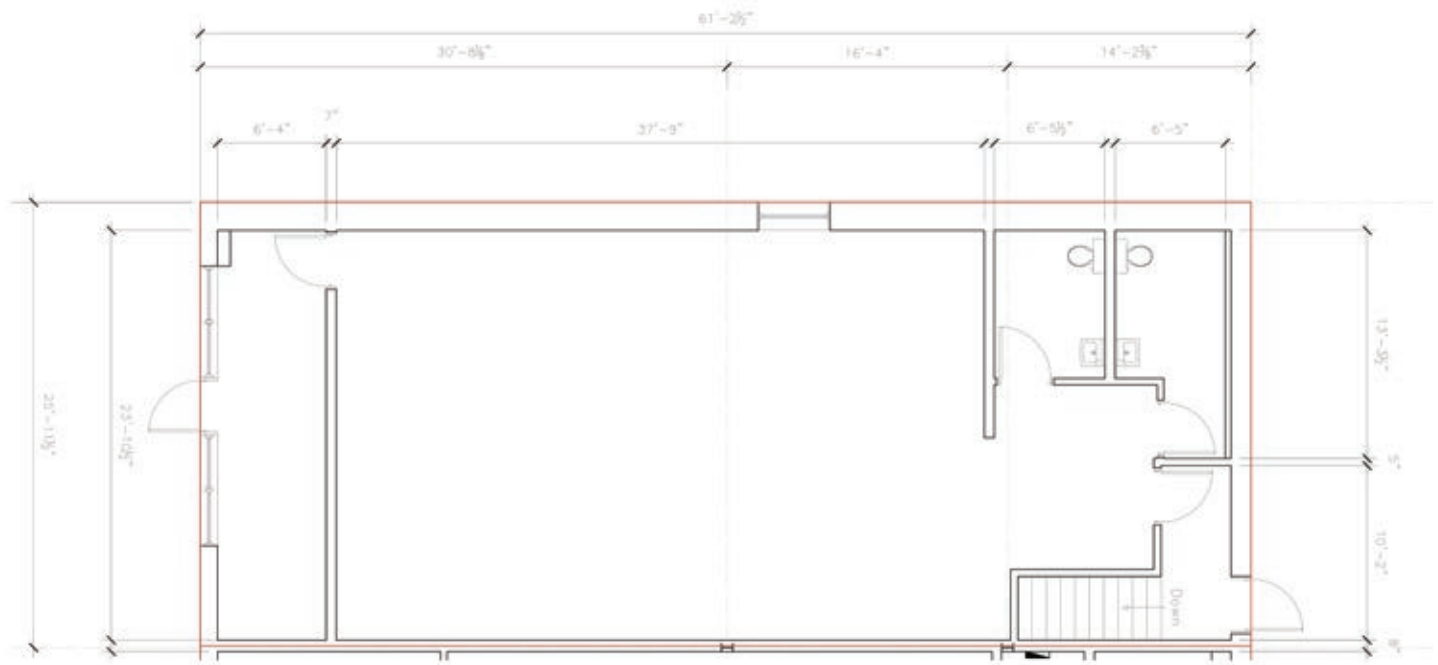
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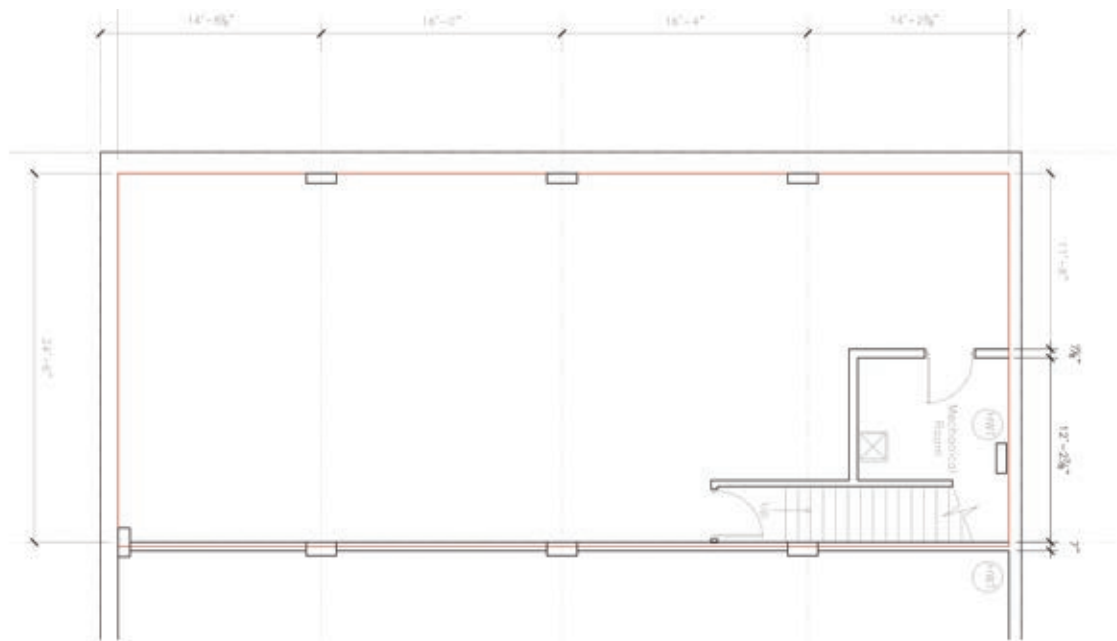
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MAIN FLOOR PLAN



LOWER LEVEL FLOOR PLAN



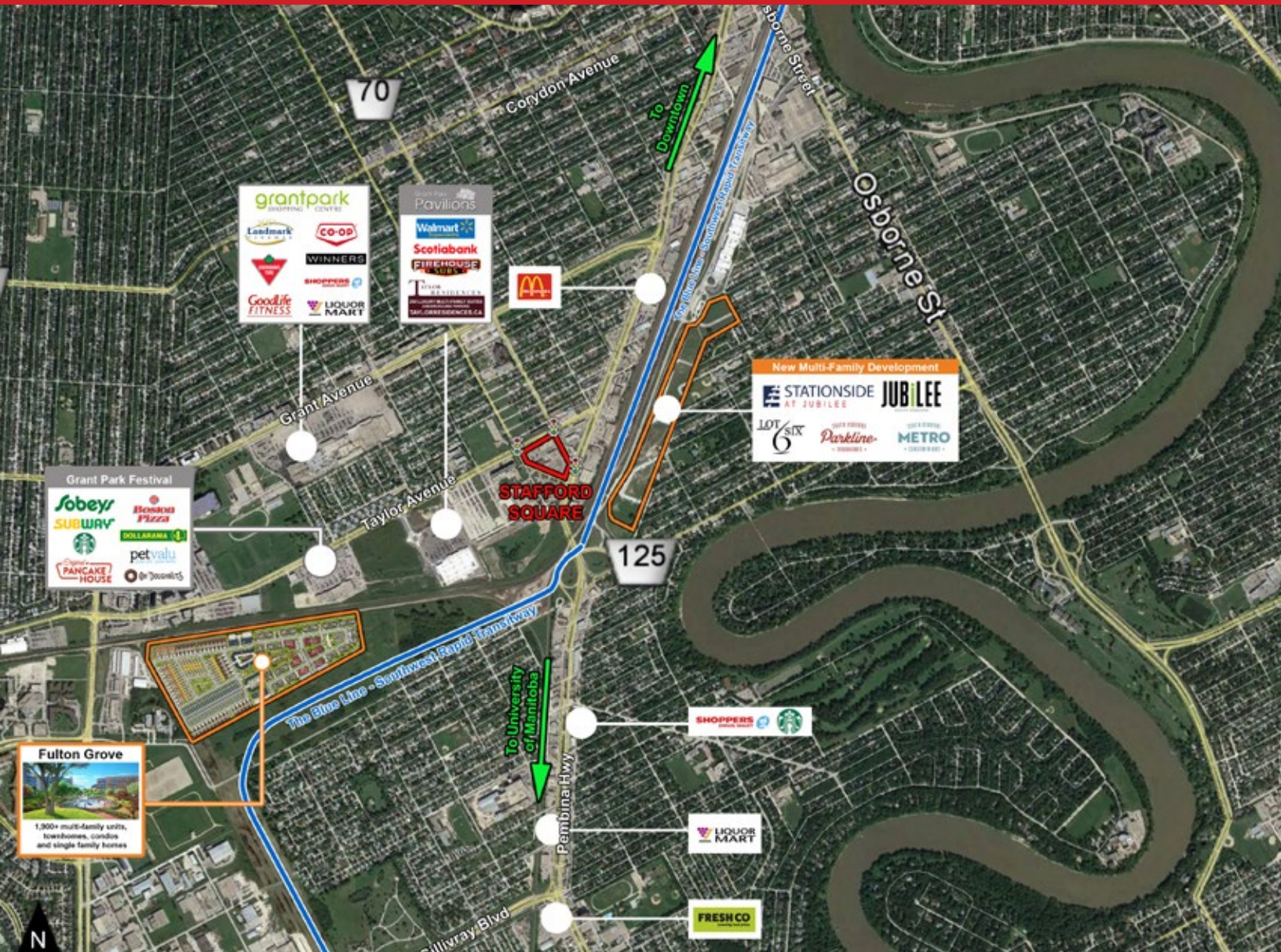
TAKE A VIRTUAL TOUR

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SUCCEEDING BY HELPING OTHERS SUCCEED



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