

# FOR LEASE

Freestanding High Profile Building for Lease on Pembina Highway

762 Pembina Highway, Winnipeg, Manitoba



**EXCELLENT  
TRANSIT**



**DOMINANT  
SIGNAGE**



**GREAT  
ACCESS**



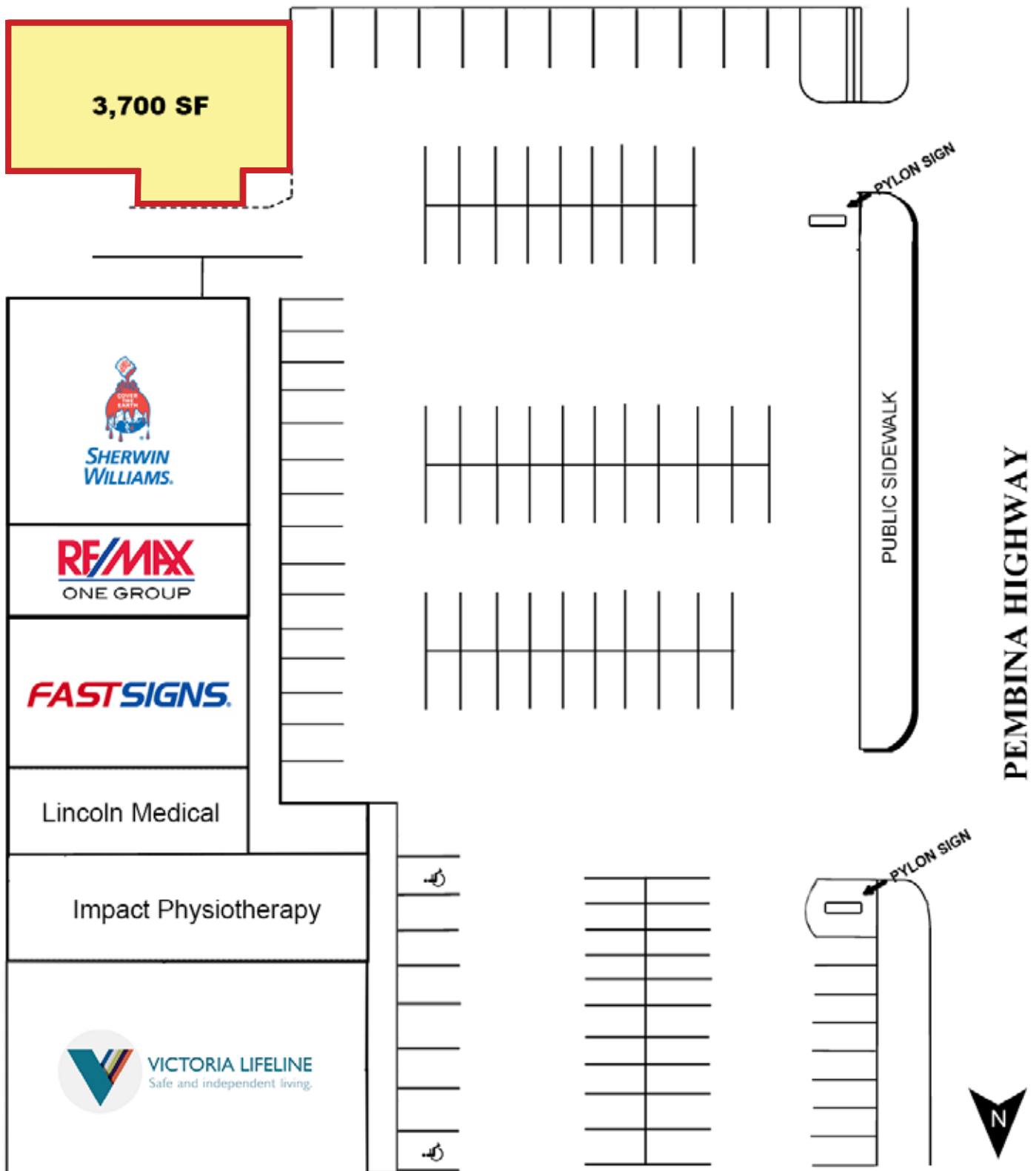
**AMPLE  
PARKING**



**590,000+  
TOTAL POPULATION**

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204.474.2000

**Shindico**

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## PROPERTY SUMMARY

Available	3,700 +/- SF
Lease Rate	TBD
Property Taxes (est.)	\$6.20/SF
CAM (est.) (Plus Management Fee)	\$5.79/SF
Zoning	C3 - Commercial Corridor

## FEATURES

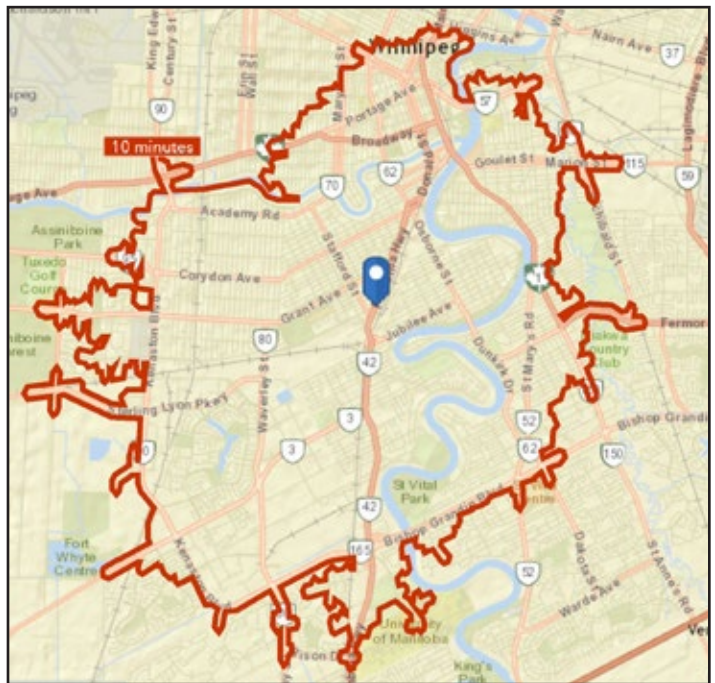
- **Former restaurant, freestanding building is suitable for a variety of uses including daycare, medical, office, retail/service and fitness.**
- **Designated pylon signage.**
- Trade area has the highest income and consumer spending potential in Winnipeg.
- Great access and exposure on Pembina Highway, Winnipeg's busiest north/south thoroughfare, and a major artery to and from the Central Business District (Less than 10 minutes to Downtown).
- Pembina Highway is the major thoroughfare to the University of Manitoba Campus and Investor's Group Field, Winnipeg's new stadium and entertainment venue with seating for over 33,000 people and home to the Winnipeg Blue Bombers.
- Public transportation is easily accessible with the Blue Line (Southwest Rapid Transitway) and over 14 transit routes within easy walking distance. Phase 2 of the Southwest Rapid Transit corridor will connect Downtown to the University of Manitoba
- Manitoba Hydro, Assiniboine Credit Union and Royal Bank Direct offices nearby with 2,500+ employees.

## DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	235,687	590,603
Daytime Population	295,027	664,391
Households	105,464	236,982
Median Age	38.1	37.8
Avg. Household Income	\$87,999	\$93,300

Detailed reports available on request  
Source: Environics Analytics ©2019

## DRIVETIMES



- 190,397 people live within a 10 minute drive time of Lincoln Place.

Reference: Environics Analytics ©2019

## TRAFFIC

- 71,400 vehicles per day on Pembina Hwy. & Stafford St.

Reference: City of Winnipeg Public Works Department, 2018

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FOR MORE INFORMATION, PLEASE CONTACT:

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