

FOR LEASE

Retail Opportunity in High Profile Grocery-Anchored Centre

Portage Square, 1887 Portage Avenue, Winnipeg, Manitoba



BUSY
RETAIL NODE



DOMINANT FASCIA
SIGNAGE



SIGNALIZED
INTERSECTION



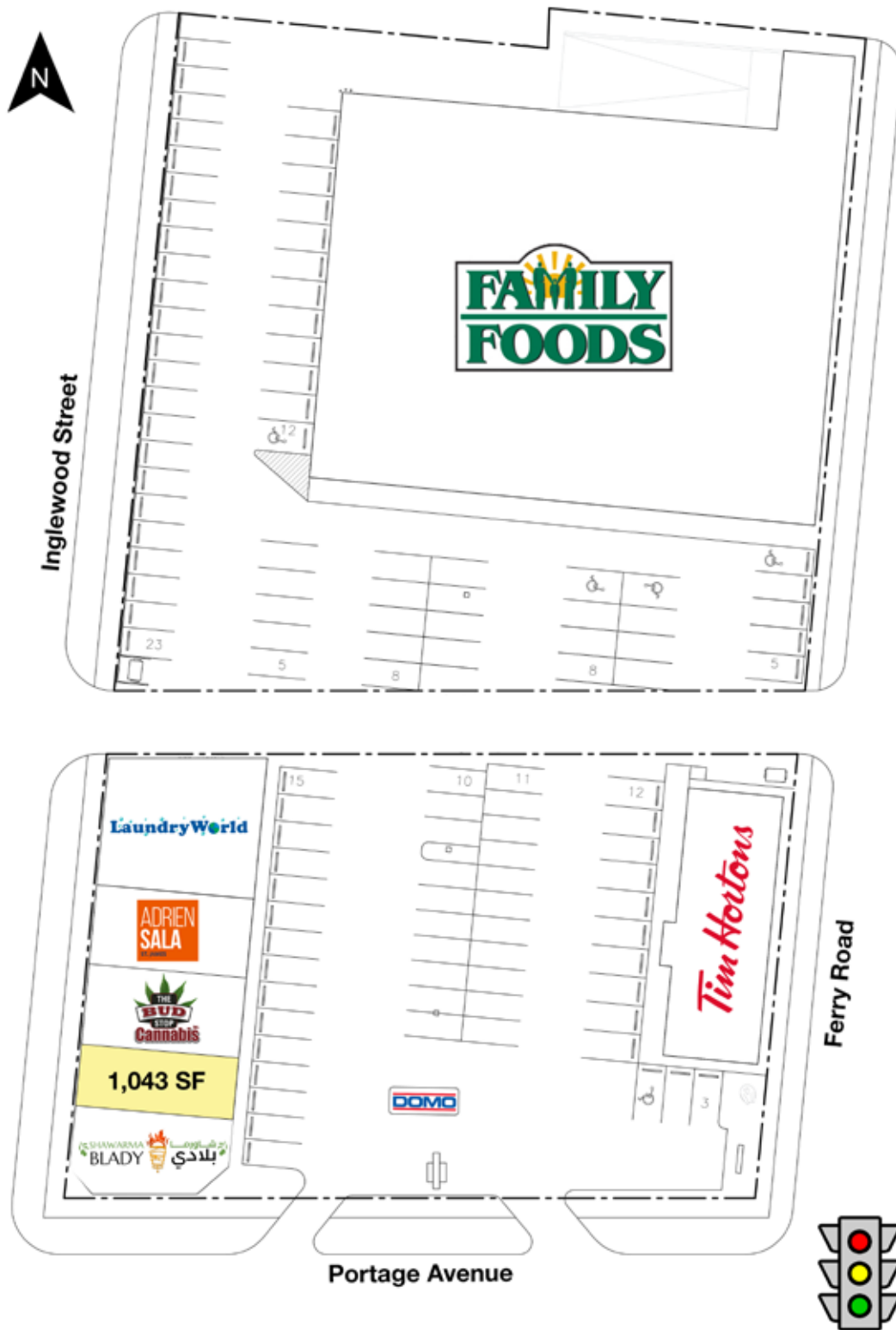
44,000
VEHICLES
PER DAY
Portage Ave (2024)



39,000+
POPULATION
5 minute drive time (2025)

FOR LEASE

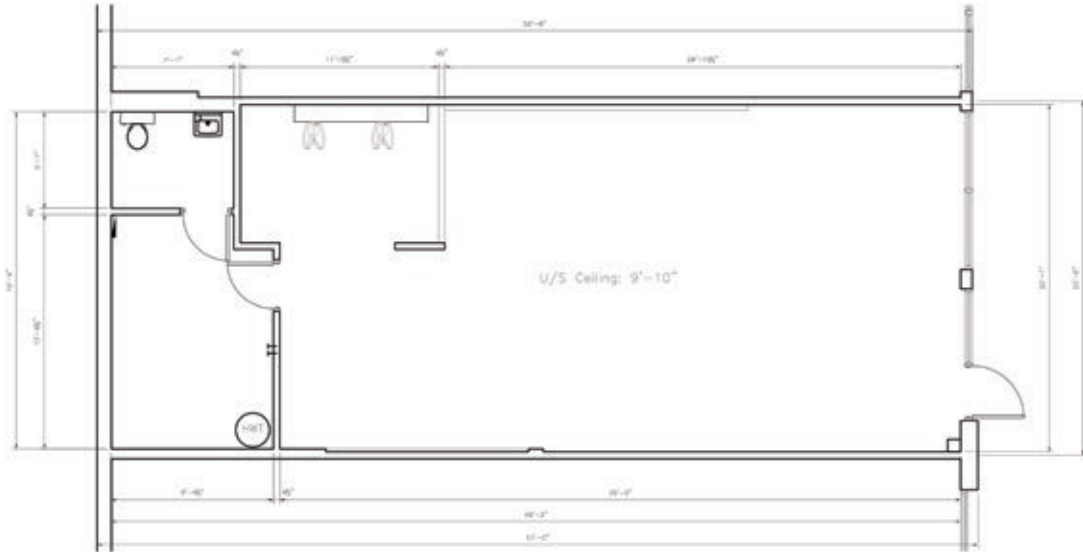
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FLOOR PLAN - 1,043 SF



 1,043 SF: [CLICK HERE TO TAKE A VIRTUAL TOUR](#)



204.474.2000

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PROPERTY SUMMARY

Available (July 1, 2026)	1,043 SF
Net Rent	TBN
Property Taxes (2026 est.)	\$4.38/SF
CAM* (2026 est.)	\$6.88/SF
Zoning	C3

*plus management fee

FEATURES

- Join Family Foods (**featuring new facade**) and Tim Hortons at high profile neighbourhood centre, on busy Portage Avenue.
- Prominent fascia signage available.
- New asphalt parking lot being installed in summer 2026.
- Excellent exposure on the north side of Portage Avenue, at a signalized intersection.
- Across the street from St. James Collegiate with 500 students and staff.
- 5 minute drive to Polo Park, Winnipeg's busiest indoor shopping centre.

DEMOGRAPHICS

	5 min Drive Time	10 min Drive Time	15 min Drive Time
Total Population	39,208	217,674	407,232
Daytime Population	54,236	308,439	518,542
Households	16,792	95,604	168,214
Median Age	39.3	39.1	38.2
Avg. Household Income	\$134,466	\$110,958	\$113,683

Environics Analytics ©2025



Pylon Sign



Family Foods

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