FOR LEASE

Retail/Office Opportunities in Prominent Neighbourhood Centre

Southwinds Station, 1717-1755 Pembina Highway, Winnipeg, MB



BUSY
RETAIL NODE

DOMINANT
SIGNAGE

GREAT
ACCESS

AMPLE
ON-SITE PARKING

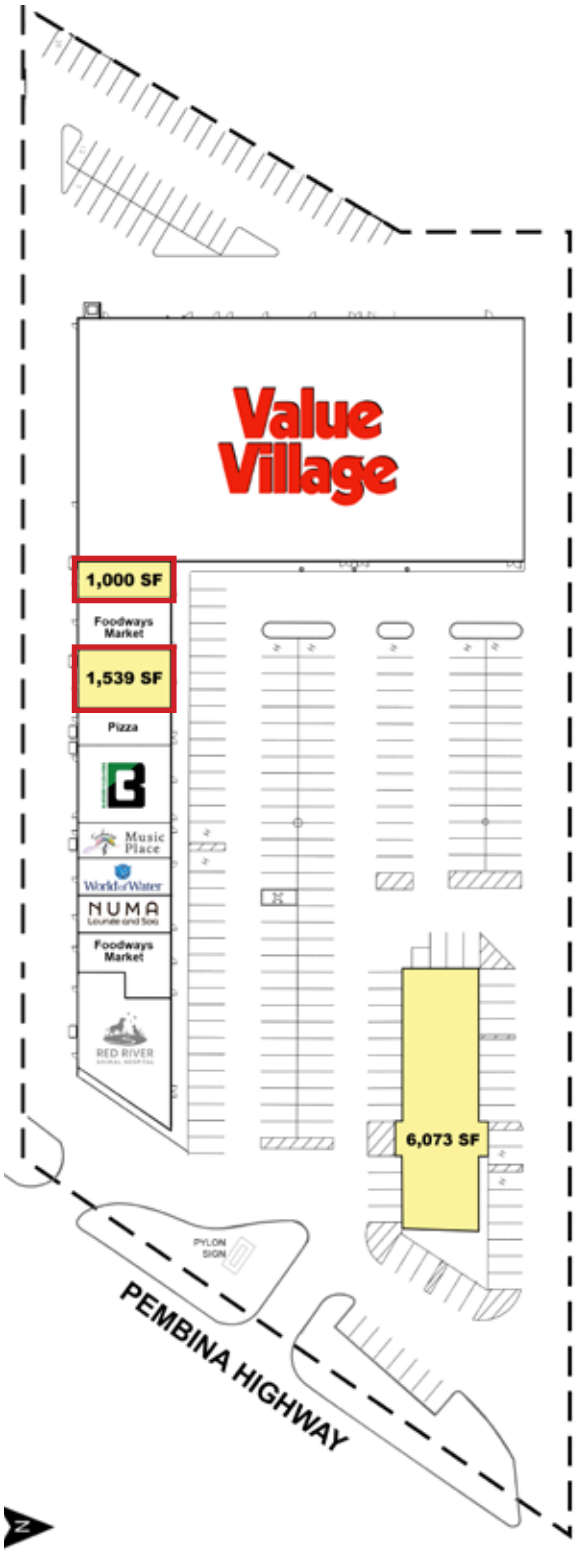
www.shindico.com

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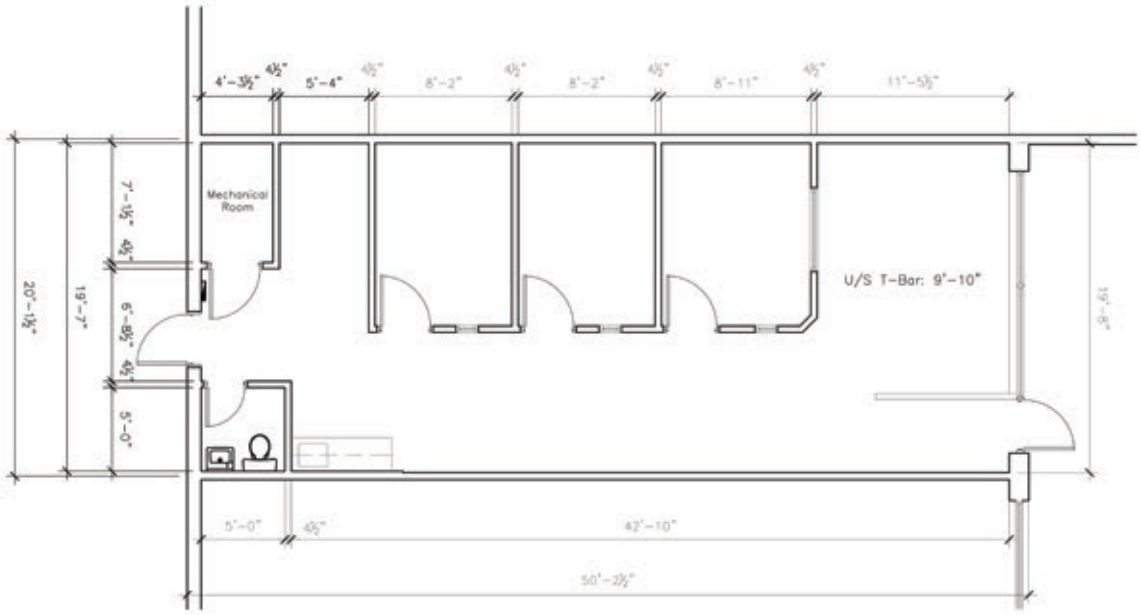
SITE PLAN



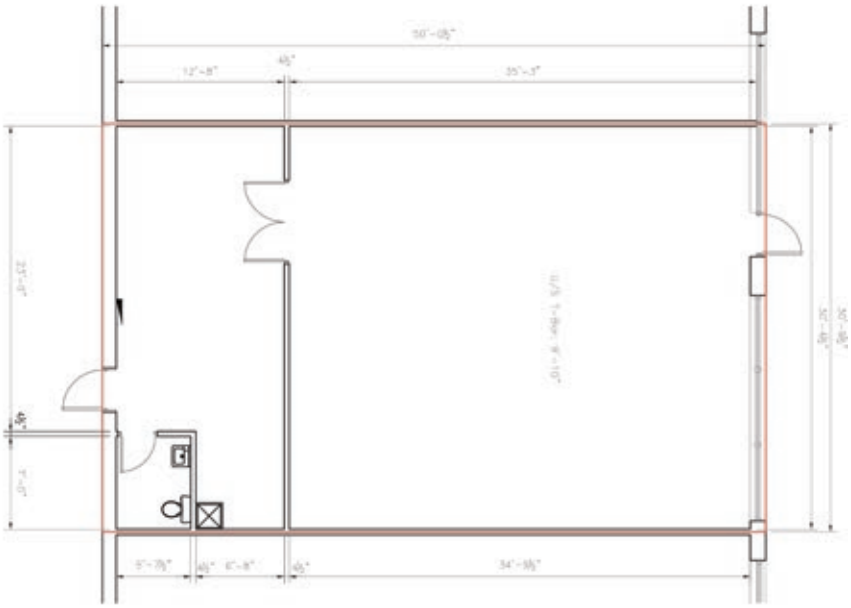
FOR LEASE

Southwinds Station, 1717-1755 Pembina Highway, Winnipeg, MB

1,000 SF FLOOR PLAN



1,539 SF FLOOR PLAN



360° CLICK HERE TO TAKE A VIRTUAL TOUR

FOR LEASE

Southwinds Station, 1717-1755 Pembina Highway, Winnipeg, MB



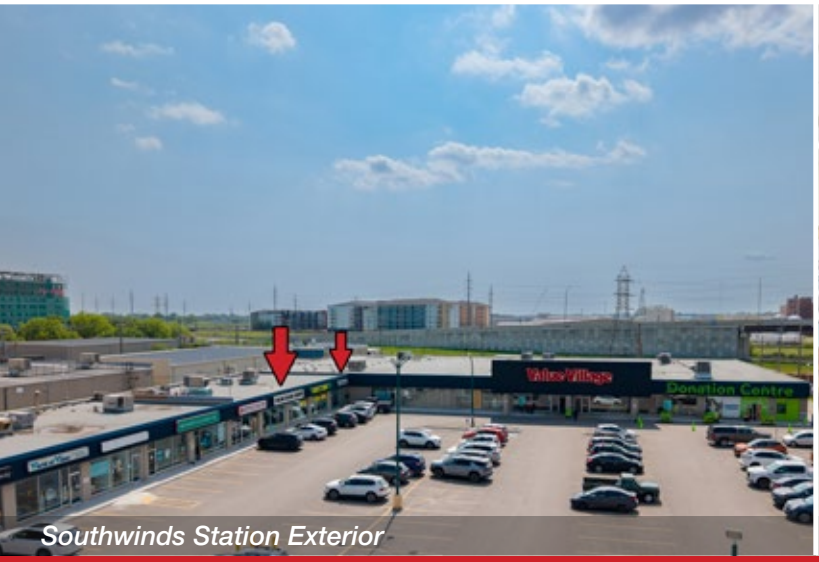
1,539 SF Exterior

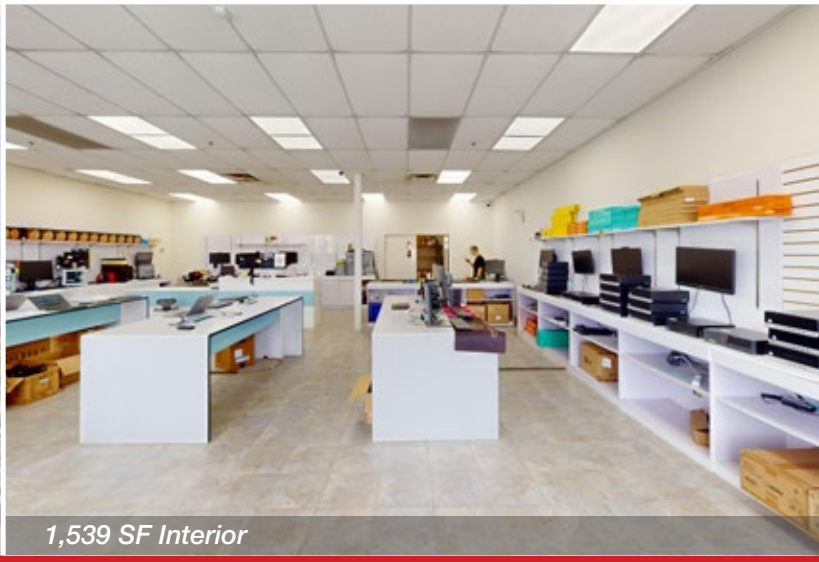

1,539 SF Interior



1,000 SF Exterior


1,539 SF Interior


Southwinds Station Exterior


1,539 SF Interior

204.474.2000

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FOR LEASE

Southwinds Station, 1717-1755 Pembina Highway, Winnipeg, MB

PROPERTY SUMMARY

Available	
May 1, 2027	1,539 SF
July 1, 2027	1,000 SF
Net Rent	Contact Agent
Property Taxes (2026 est.)	$3.74/SF
CAM* (2026 est.)	$6.21/SF
Zoning	C3 - Commercial Corridor

*plus management fee

DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time
Total Population	35,027	228,481
Daytime Population	39,735	194,427
Households	13,968	91,254
Avg. Household Income	$112,155	$124,194

Source: Environics Analytics ©2025

FEATURES

- Dominant exposure to Pembina Highway.
- 3 points of access from Pembina Hwy. including rare left turn with stacking lane.
- Prominent pylon signage available.
- Newly constructed parking lot (2024).

LOCATION

- Neighbours include 2 hotels, multi-family, Pony Corral and Pembina Crossing featuring Save On Foods, Staples, Best Buy, and Dollarama.
- One kilometer north of the University of Manitoba with over 42,000 students and staff and Princess Auto Stadium, home to the Winnipeg Blue Bombers.
- Strong daytime population at the nearby Fort Garry Industrial Park.
- Just north of Abinojii Mikanah which connects to St. Vital and Bridgwater neighbourhoods.



FOR LEASE

Southwinds Station, 1717-1755 Pembina Highway, Winnipeg, MB



TRAFFIC

40,800 vehicles per day on Pembina Highway between Abinojii Mikanah and McGillivray Boulevard.

Reference: City of Winnipeg Public Works Department, 2024

FOR MORE INFORMATION, PLEASE CONTACT:

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