

# GREENCREST PLAZA

New Retail for Lease - Suitable for a Variety of Uses

2750-2770 Pembina Highway, Winnipeg, Manitoba



**EXCELLENT  
TRANSIT**



**DOMINANT  
SIGNAGE**



**GREAT  
ACCESS**



**AMPLE  
PARKING**



**294,000+  
POPULATION**

[www.shindico.com](http://www.shindico.com)

**Shindico**

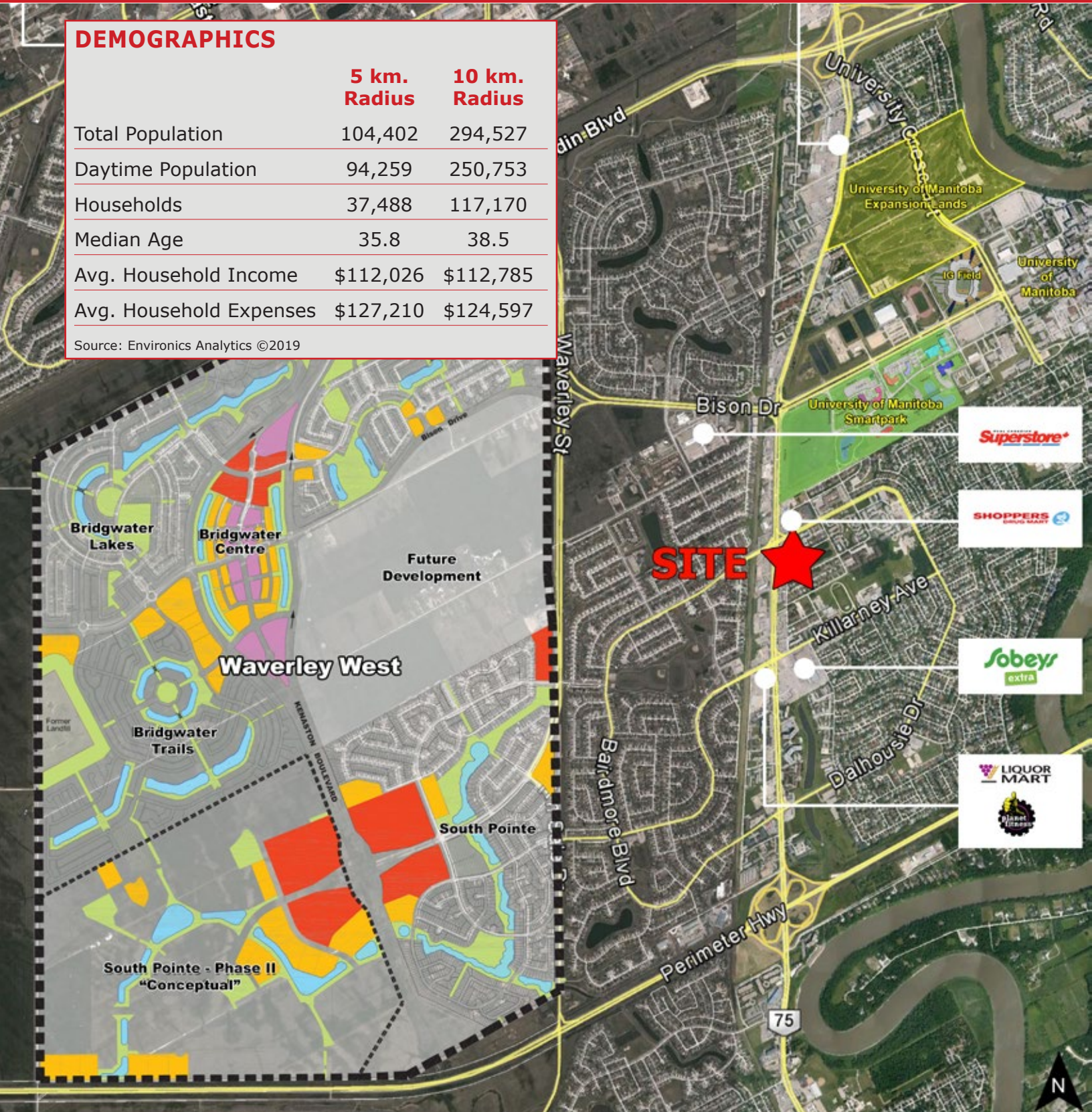
# FOR LEASE

Greencrest Plaza, 2750-2770 Pembina Highway, Winnipeg, MB

## DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	104,402	294,527
Daytime Population	94,259	250,753
Households	37,488	117,170
Median Age	35.8	38.5
Avg. Household Income	\$112,026	\$112,785
Avg. Household Expenses	\$127,210	\$124,597

Source: Environics Analytics ©2019



204.474.2000

**Shindico**

# FOR LEASE

Greencrest Plaza, 2750-2770 Pembina Highway, Winnipeg, MB

## PROPERTY SUMMARY

Available	1,808 +/- SF
Lease Rate	TBD
Property Taxes (est.)	\$5.50/SF
CAM (est.) (Plus Management Fee)	\$6.92/SF
Zoning	C2 - Commercial District

## FEATURES

- **New retail end cap with ample glazing on 2 sides**
- Great access and exposure on Pembina Highway, Winnipeg's busiest north/south thoroughfare, and a major artery to and from the Central Business District (**20 minutes to Downtown**).
- Close proximity to the **University of Manitoba Campus** (staff and student population of over 35,000) and **IG 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 on Pembina Highway with 4 transit routes within easy walking distance.
- Left-turn stacking lane on Pembina Highway.
- Strong tenant synergy, including Starbucks, Subway and medical tenancies.
- Freestanding pylon signage available.

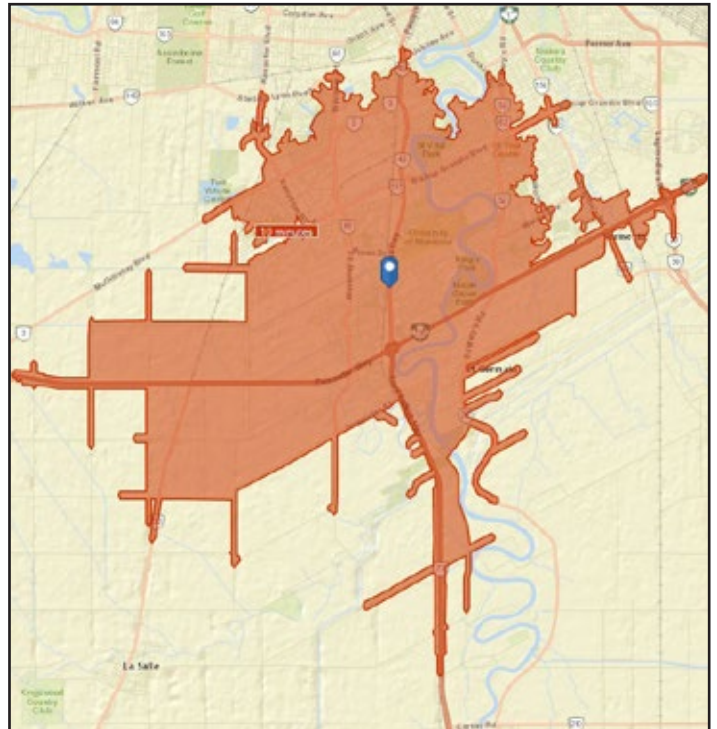
## TRAFFIC

- 36,900 vehicles per day on Pembina Hwy. between Kirkbridge/Killarney and Bairdmore/Dalhousie.

Reference: City of Winnipeg Public Works Department, 2018



## DRIVETIMES

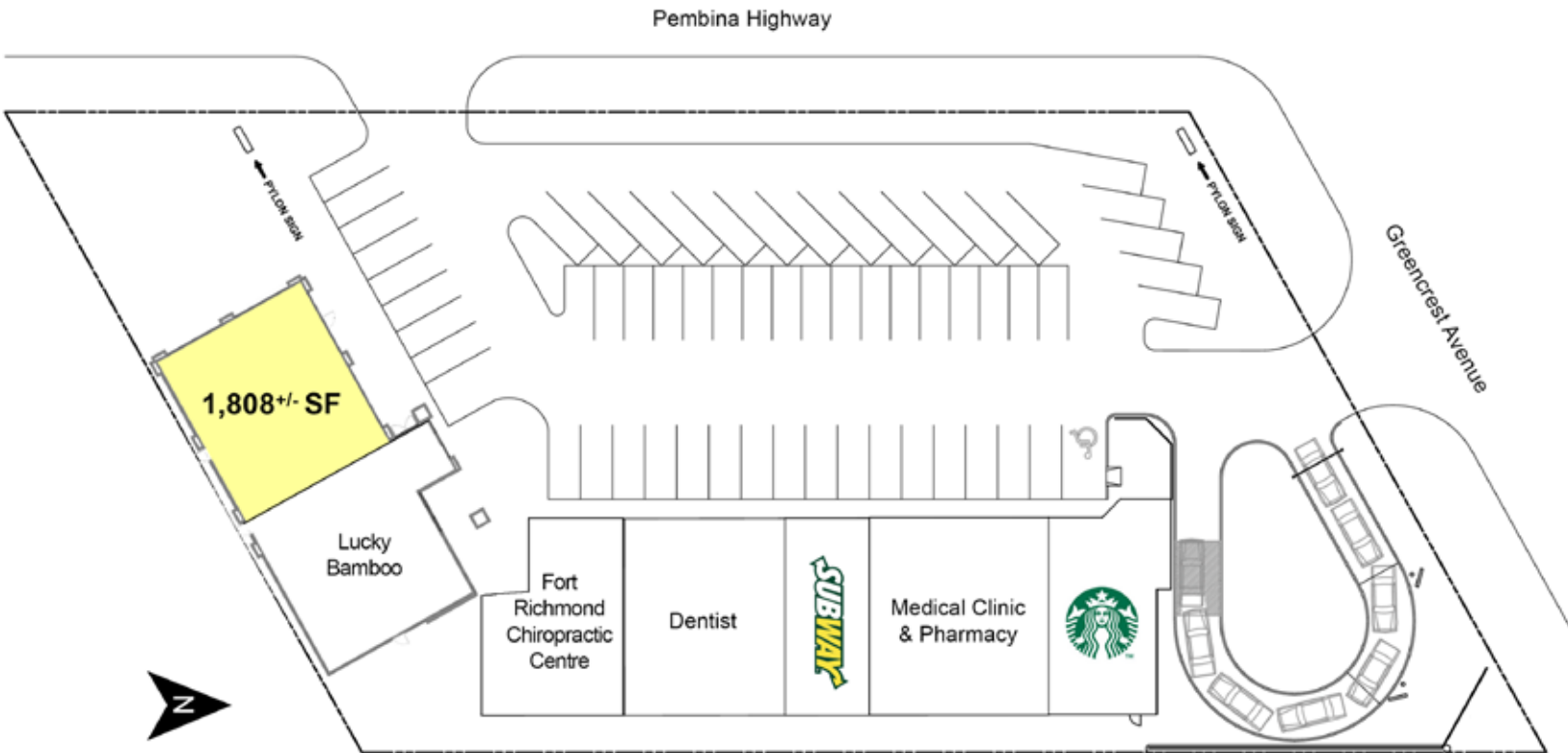


- 127,030 people live within a 10 minute drive time of 2270 Pembina Highway.

Reference: Environics Analytics ©2019

# FOR LEASE

Greencrest Plaza, 2750-2770 Pembina Highway, Winnipeg, MB



FOR MORE INFORMATION, PLEASE CONTACT:

**Dino Alevizos**  
P (204) 928-8209  
C (204) 781-9717  
[dalevizos@shindico.com](mailto:dalevizos@shindico.com)

**Shindico Realty Inc.**  
200-1355 Taylor Avenue  
Winnipeg, Manitoba R3M 3Y9  
P (204) 474-2000  
[inquire@shindico.com](mailto:inquire@shindico.com)  
[www.shindico.com](http://www.shindico.com)



**Shindico**  
*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.073120