PEMBINA CROSSING

Dominant Retail Centre in the Heart of South Winnipeg

1910 Pembina Highway, Winnipeg, Manitoba

Accommodate all sizes and uses
280,000+ sq. ft. power centre with pad sites

Major retail node
Anchored by Save On Foods, Staples Business Centre, Best Buy, Dollarama and Toys R Us

Pylon signage opportunities
Dominant pylon signage with great exposure

Strong daytime population
Close to Fort Garry Industrial Business Park

Excellent Access
Located on one of Winnipeg busiest north/south thoroughfare

Surrounded by Customers
In the heart of several strong and growing residential communities

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PEMBINA CROSSING

1910 Pembina Highway, Winnipeg, Manitoba

204.474.2000

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PROPERTY SUMMARY

Available	Fully Leased
Gross Leasable Area	280,029 SF
Net Rent	TBD
Property Taxes (est.)	$4.70/SF
CAM* (est.)	$2.48/SF
Zoning	C3
Parking	Over 1,080 stalls

*plus management fee

Join great national retailers including Save On Foods, Staples Business Centre, Best Buy, Toys R Us, Petland and Dollarama

- Rare opportunity at high profile, power centre with controlled intersection.
- Great exposure to Bishop Grandin Boulevard and Pembina Highway.
- New facade with dominant fascia signage on all units.
- Strong daytime population at the nearby Fort Garry Industrial park.

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SURROUNDED BY STRONG AND GROWING RESIDENTIAL

Pembina Crossing is uniquely situated to provide easy access to the surrounding vibrant and growing communities.

- Plans are underway for the first phase of development on the University of Manitoba's expansion lands. Southwood Circle will be a $1.5-billion development with 3,000 multifamily unit and three million square feet of retail, service and outdoor amenities and future home to the National Centre for Truth and Reconciliation headquarters.
- North is Fort Garry, providing access to the Central Business District, and the communities or Fort Rouge, River Height and Linden Woods. South are the growing communities for Fort Richmond, Waverley Heights and St. Norbert.
- To the West is the new Waverley West residential development. Already under construction, with plans for over 11,000 homes, Waverley West will be a green, walkable community accessible to a range of incomes and families, from those with young children to seniors.

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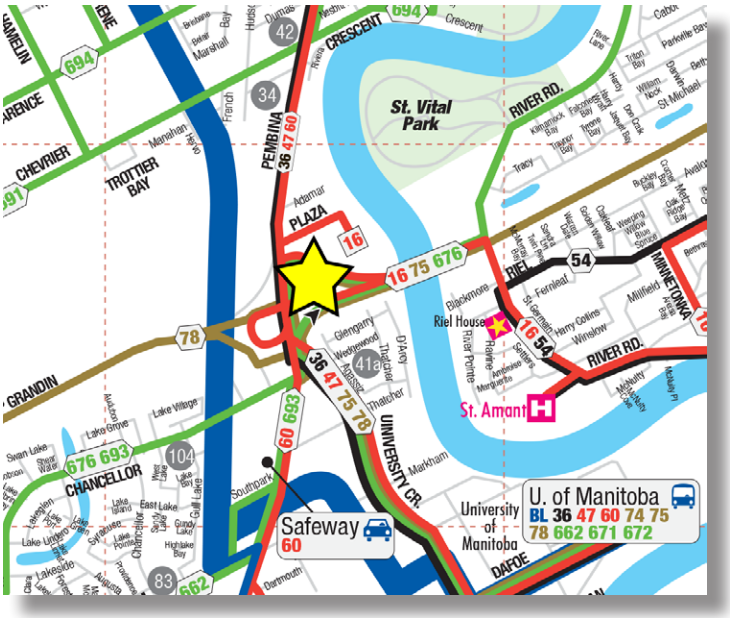
SUPERB LOCATION!

- Pembina Crossing is prominently located on **Winnipeg's busiest north/south thoroughfare**, at the intersection of Pembina Highway and Bishop Grandin Boulevard, with easy access to Route 90 (Kenaston Boulevard).
- Frontage on Pembina Highway and Bishop Grandin Boulevard offers **great exposure on all sides**.
- 2 kilometres south is the University of Manitoba campus and IG Field, home of the Winnipeg Blue Bombers.
- The **Blue Line** (Southwest Rapid Transitway) runs adjacent to the development and connects Downtown with the University of Manitoba.
- There are also 9 regular transit routes in immediate proximity.



PEMBINA CROSSING

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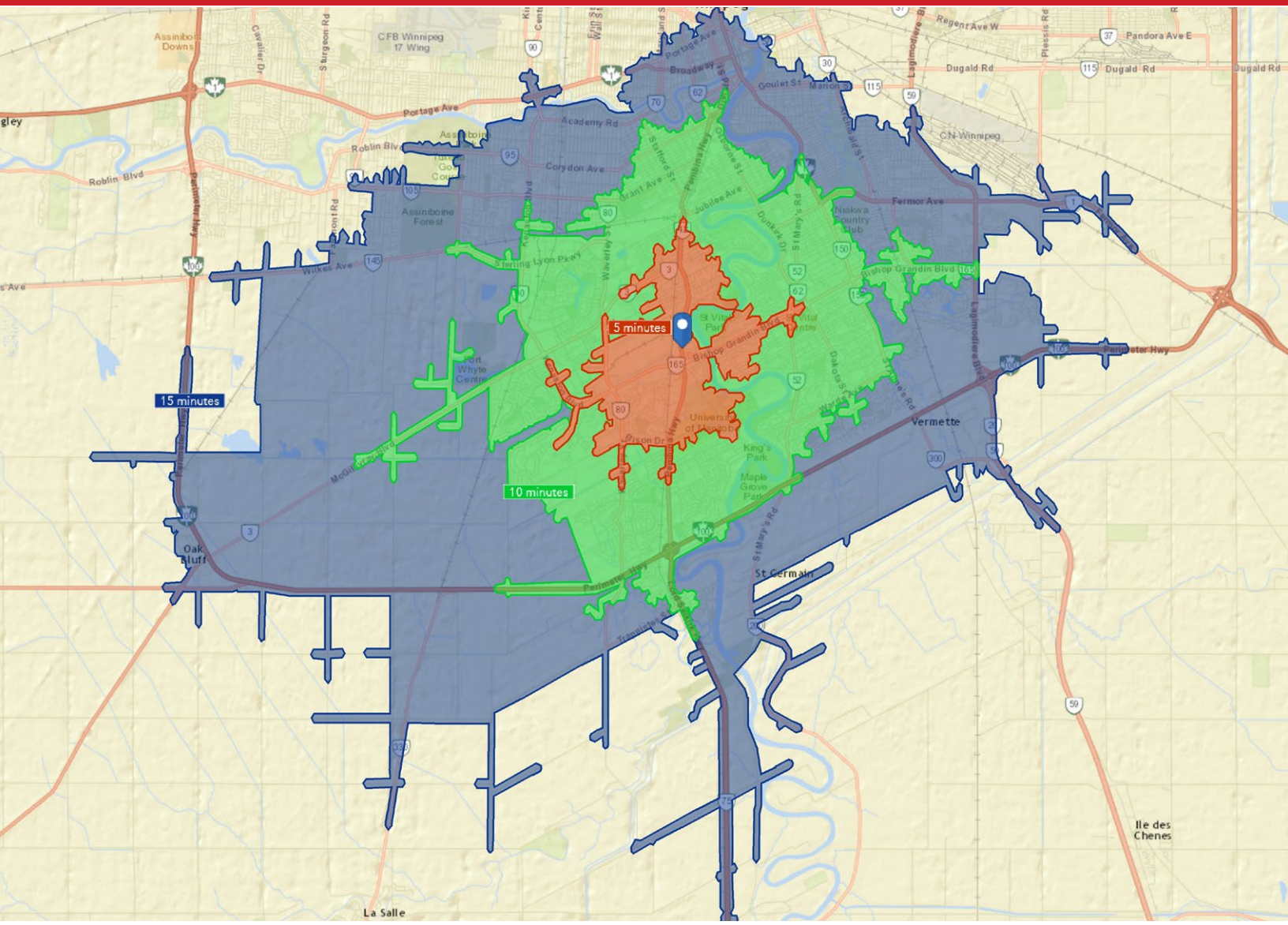

DRIVE TIME DEMOGRAPHICS

	5 min.	10 min.	15 min.
Total Population	18,181	166,012	337,819
Daytime Population	20,616	140,793	342,347
Households	7,654	62,535	135,957
Median Age	33.6	37.7	38.5
Avg. Household Income	$78,719	$112,254	$111,867

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TRADE AREA DEMOGRAPHICS

145,121
Total Population

117,552
Daytime Population

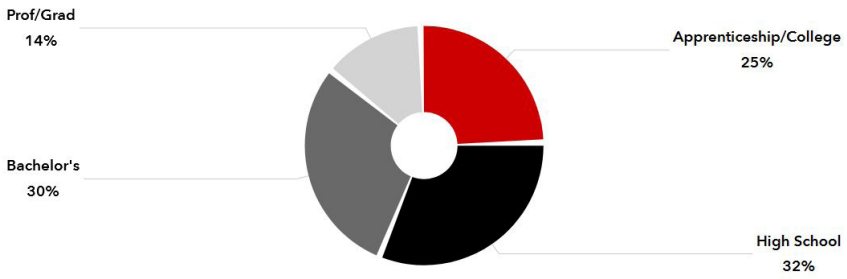
37.1
Median Age

52,264
Total Households

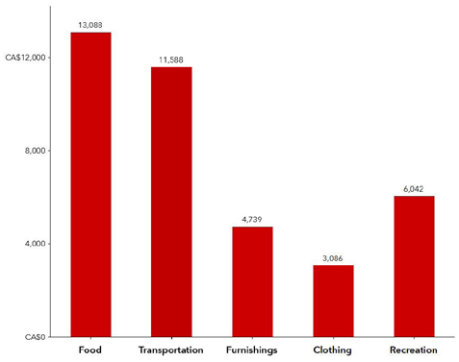
2.70
Average Household Size

$115,175
Avg. Household Income

EDUCATION



HOUSEHOLD SPENDING



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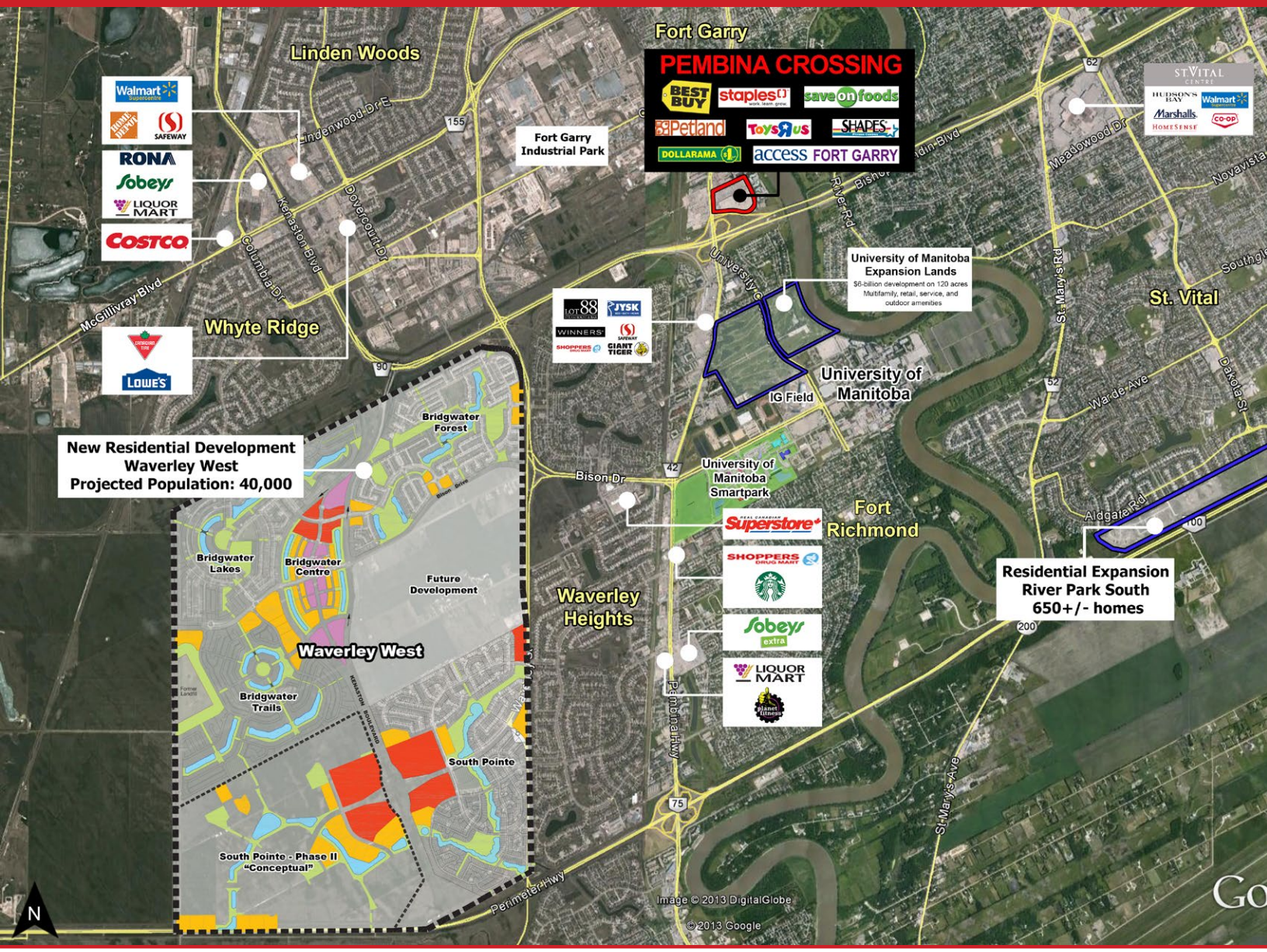

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RETAIL BROKERS NETWORK

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Succeeding by Helping Others Succeed

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