

**MAIN FLOOR DOWNTOWN RETAIL SPACE FOR LEASE**



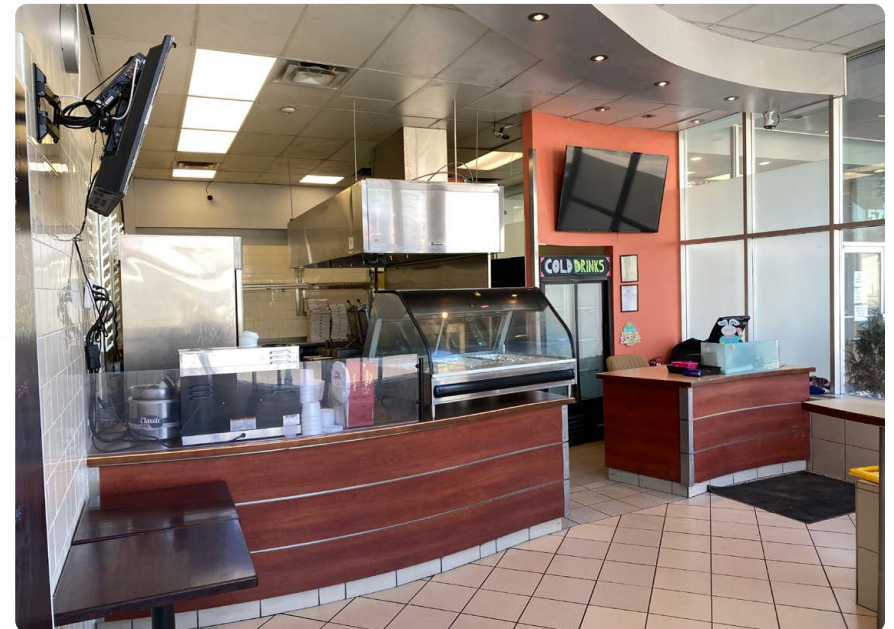
# 570 Portage Avenue

WINNIPEG, MB



# PROPERTY DETAILS

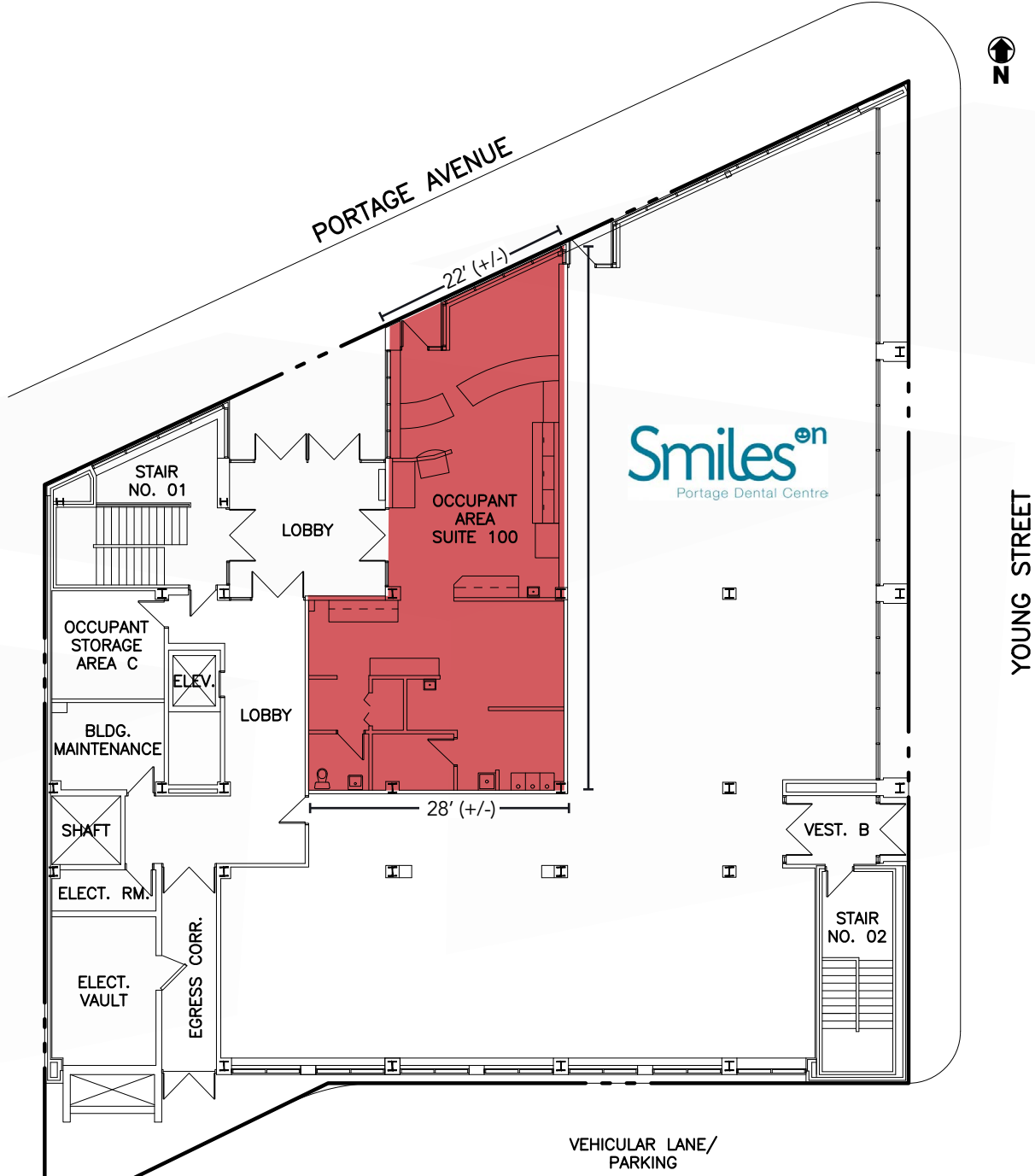
|                             |                                                                      |
|-----------------------------|----------------------------------------------------------------------|
| <b>BUILDING AREA (+/-)</b>  | 35,919 sq. ft.                                                       |
| <b>AREA AVAILABLE (+/-)</b> | Unit 100: 1,668 sq. ft.                                              |
| <b>NET RENTAL RATE</b>      | \$20.00 per sq. ft.                                                  |
| <b>ADDITIONAL RENT</b>      | \$10.24 per sq. ft. (est. 2026)<br>(plus 5% mgmt. fee of gross rent) |
| <b>PARKING</b>              | 1 stall available at \$100/month                                     |
| <b>ZONING</b>               | C2 - Commercial                                                      |
| <b>POSSESSION DATE</b>      | November 15, 2026                                                    |



## HIGHLIGHTS

- Main floor retail opportunity directly on Portage Avenue near the University of Winnipeg
- Fully equipped restaurant with new 7.5 ton Rooftop Unit installed in 2024 and an existing Make Up Air Unit
- Electrical service is 200 Amp 3 Phase
- Abundant street parking for customers available on Portage Avenue, Young Street and behind the property
- 40,300 avg. vehicles per day (2024 City of Winnipeg Traffic Flow Map)

# SITE PLAN



# DEMOGRAPHIC ANALYSIS



## POPULATION

Total Population

Projected Population (2030)

| 5 min. | 10 min. | 15 min. |
|--------|---------|---------|
| 24,749 | 121,198 | 248,368 |
| 27,492 | 130,138 | 260,153 |



## MEDIAN AGE

Median Age

| 5 min. | 10 min. | 15 min. |
|--------|---------|---------|
| 34.6   | 36.5    | 37.2    |



## HOUSEHOLD INCOME

Avg. Household Income

Proj. Household Income (2030)

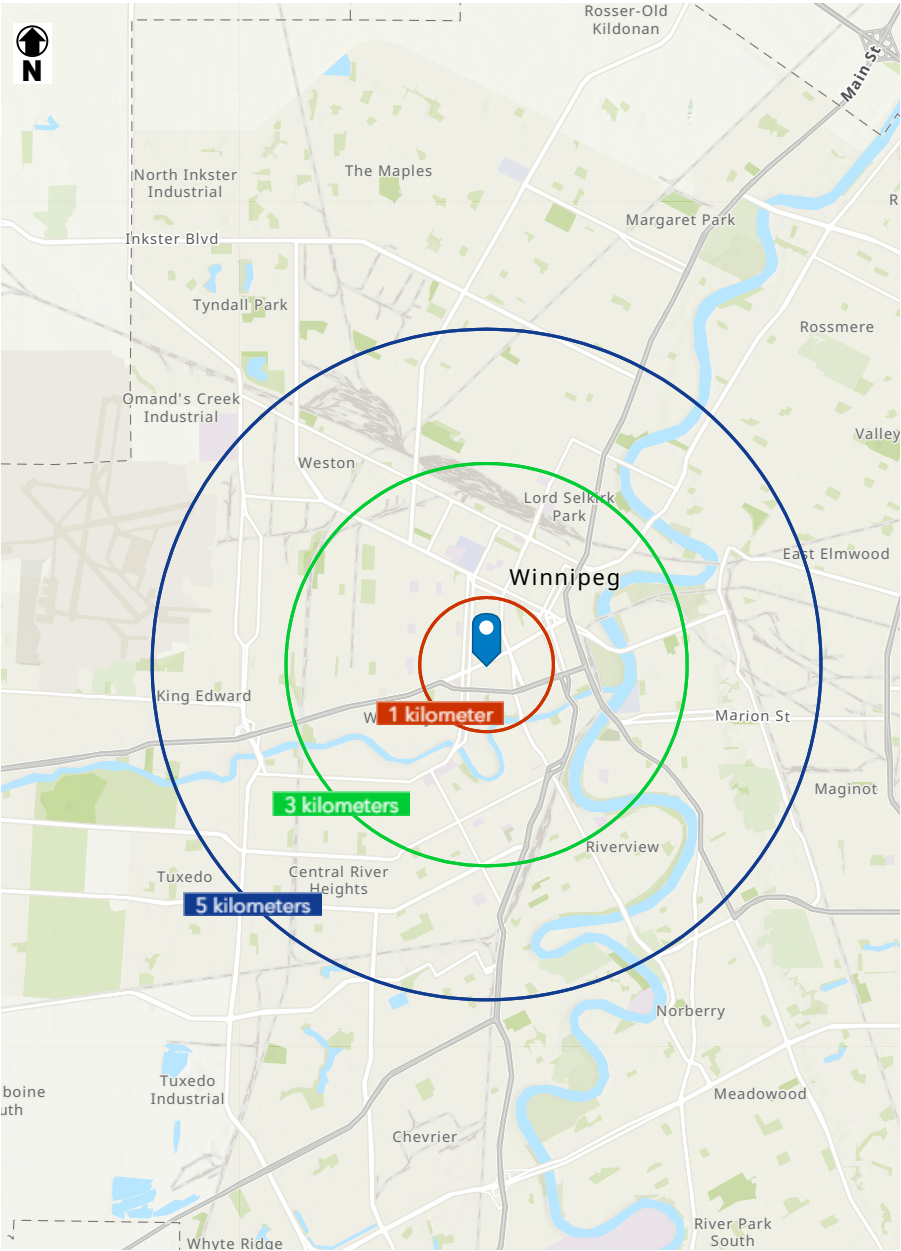
| 5 min.   | 10 min.  | 15 min.   |
|----------|----------|-----------|
| \$55,821 | \$83,835 | \$91,190  |
| \$66,059 | \$96,916 | \$105,982 |



## HOUSEHOLDS

Total Households

| 5 min. | 10 min. | 15 min. |
|--------|---------|---------|
| 12,446 | 57,933  | 110,282 |



## Contact

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*Services provided by Rennie Zegalski Personal Real Estate Corporation*

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