

HIGH-PROFILE, GROCERY-ANCHORED RETAIL SPACE FOR LEASE



# Pembina Crossing

1910 PEMBINA HIGHWAY, WINNIPEG, MB



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# PROPERTY DETAILS

<b>BUILDING AREA (+/-)</b>	280,029 sq. ft.
<b>AREA AVAILABLE (+/-)</b>	Proposed CRU A: 23,031 sq. ft. Proposed CRU B: 20,900 sq. ft. Shared Loading: 1,100 sq. ft. Total: 45,031 sq. ft.
<b>NET RENTAL RATE</b>	Contact agent
<b>ADDITIONAL RENT</b>	\$10.45 per sq. ft. <i>plus 5% mgmt. fee of base rent</i>
<b>ZONING</b>	C3
<b>PARKING</b>	Over 1,080 on-site stalls
<b>TRAFFIC COUNT</b>	48,600 avg. vehicles per day at Pembina Highway and Abinojii Mikanah <i>(2023 City of Winnipeg Traffic Flow Map)</i>

## HIGHLIGHTS

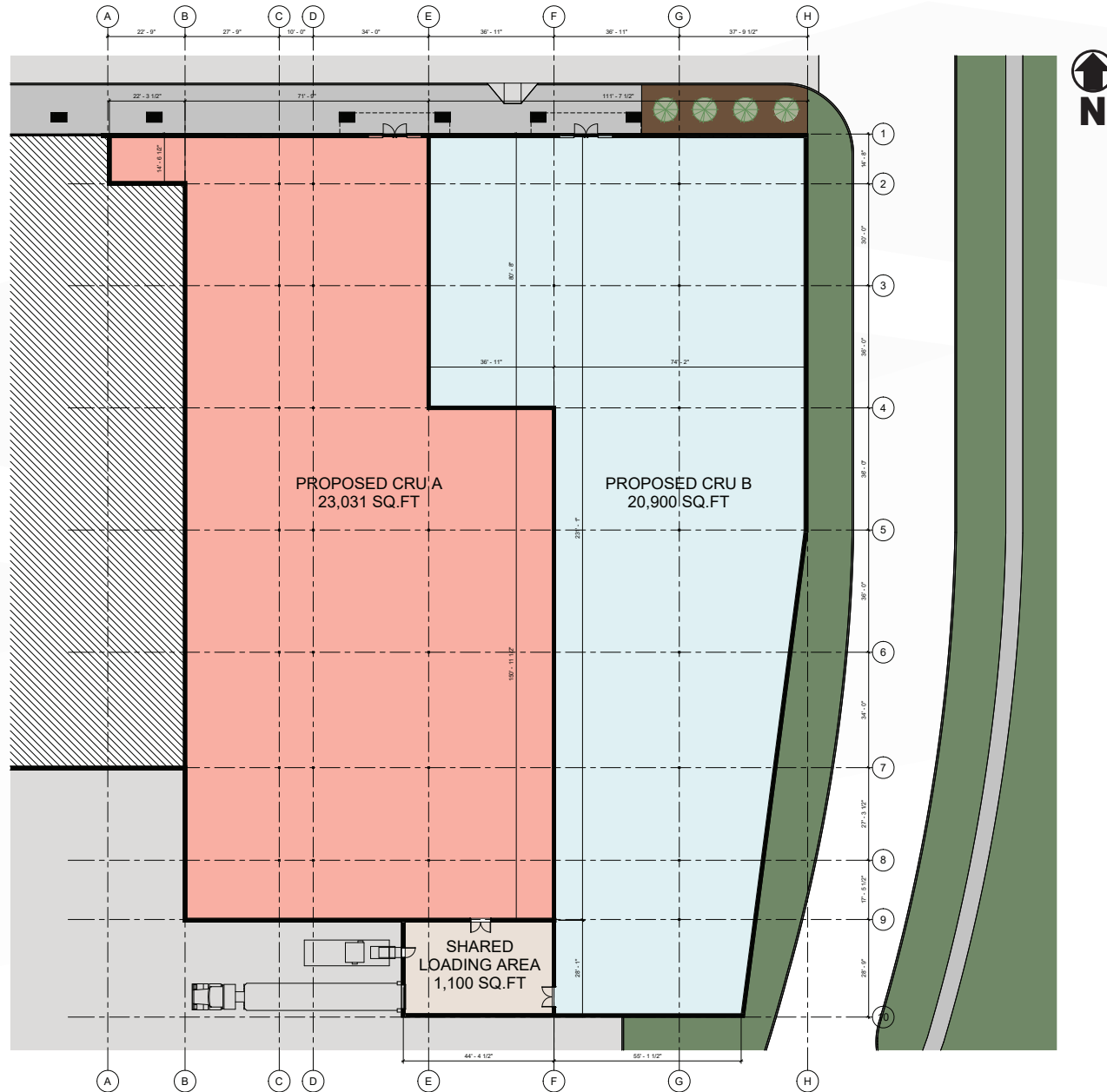
- Surrounded by prominent tenants including Save On Foods, Staples Business Centre, Shapes, Best Buy, Petland and Dollarama
- Ideal tenant mix of national and local retailers, government agencies, financial services, and medical facilities
- Prominent location along Pembina Highway and Abinojii Mikanah
- Located at a light controlled intersection
- Located in close proximity to the University of Manitoba, Princess Auto Stadium and St. Vital Shopping Centre
- Located adjacent to Winnipeg's rapid transit offering easy access for customers and employees



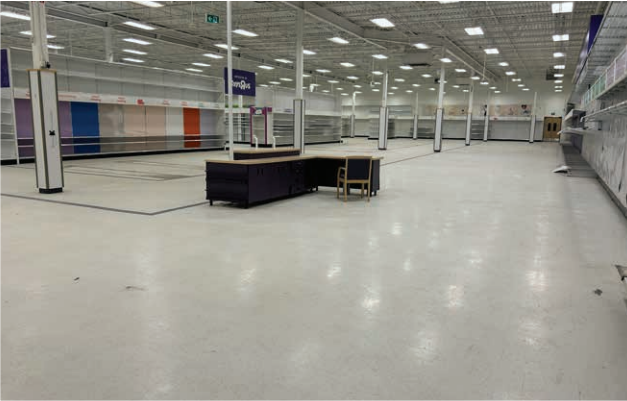
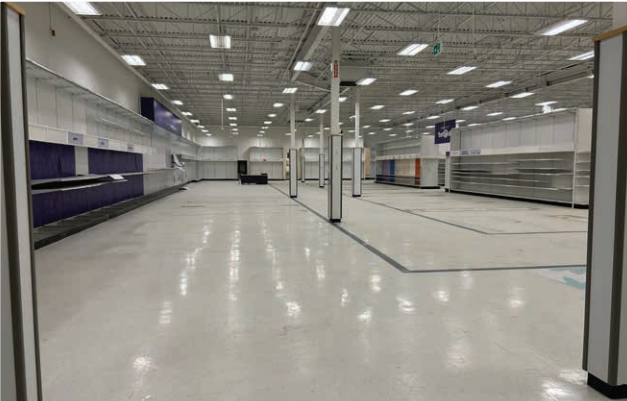
# SITE PLAN



# PROPOSED DEMISING FLOOR PLAN



# INTERIOR PHOTOGRAPHS



# AREA OVERVIEW

## DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT

**25 minutes**



PORTAGE AND MAIN

**17 minutes**



WINNIPEG OUTLET COLLECTIONS

**16 minutes**



UNIVERSITY OF MANITOBA

**4 minutes**



# DEMOGRAPHIC ANALYSIS



## POPULATION

TOTAL POPULATION

1 km      3 km      5 km

9,676      55,632      177,418

PROJECTED POPULATION (2029)

11,431      61,363      190,967



## MEDIAN AGE

MEDIAN AGE

1 km      3 km      5 km

29.1      34.8      37.8



## HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

1 km      3 km      5 km

\$69,050      \$120,330      \$123,560

PROJ. HOUSEHOLD INCOME (2029)

\$82,354      \$138,926      \$143,430

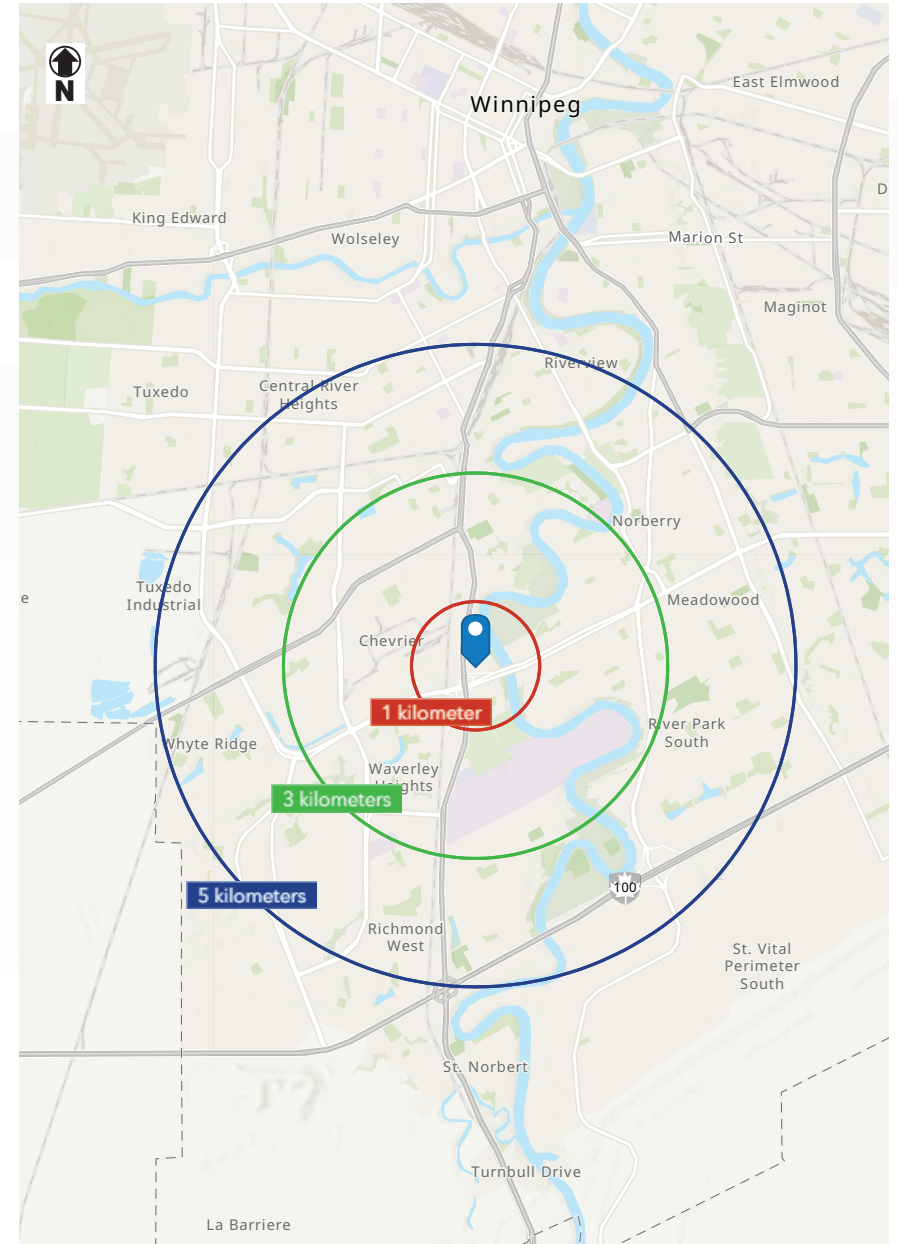


## HOUSEHOLDS

TOTAL HOUSEHOLDS

1 km      3 km      5 km

4,390      22,185      70,109



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## LEASING CONTACT

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