

# FOR LEASE

Freestanding Restaurant at High Traffic Intersection

2005 Pembina Highway, Winnipeg, Manitoba



**EXCELLENT  
TRANSIT**



**DOMINANT  
SIGNAGE**



**GREAT  
ACCESS**



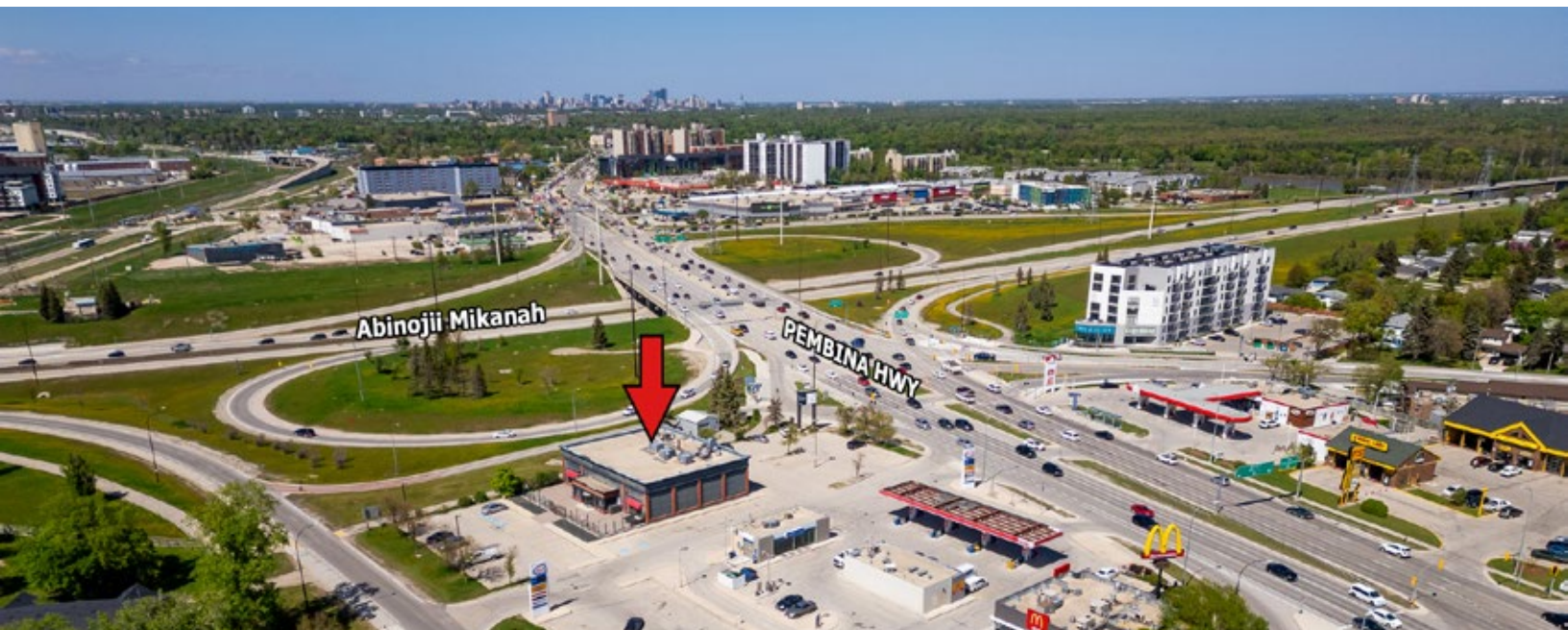
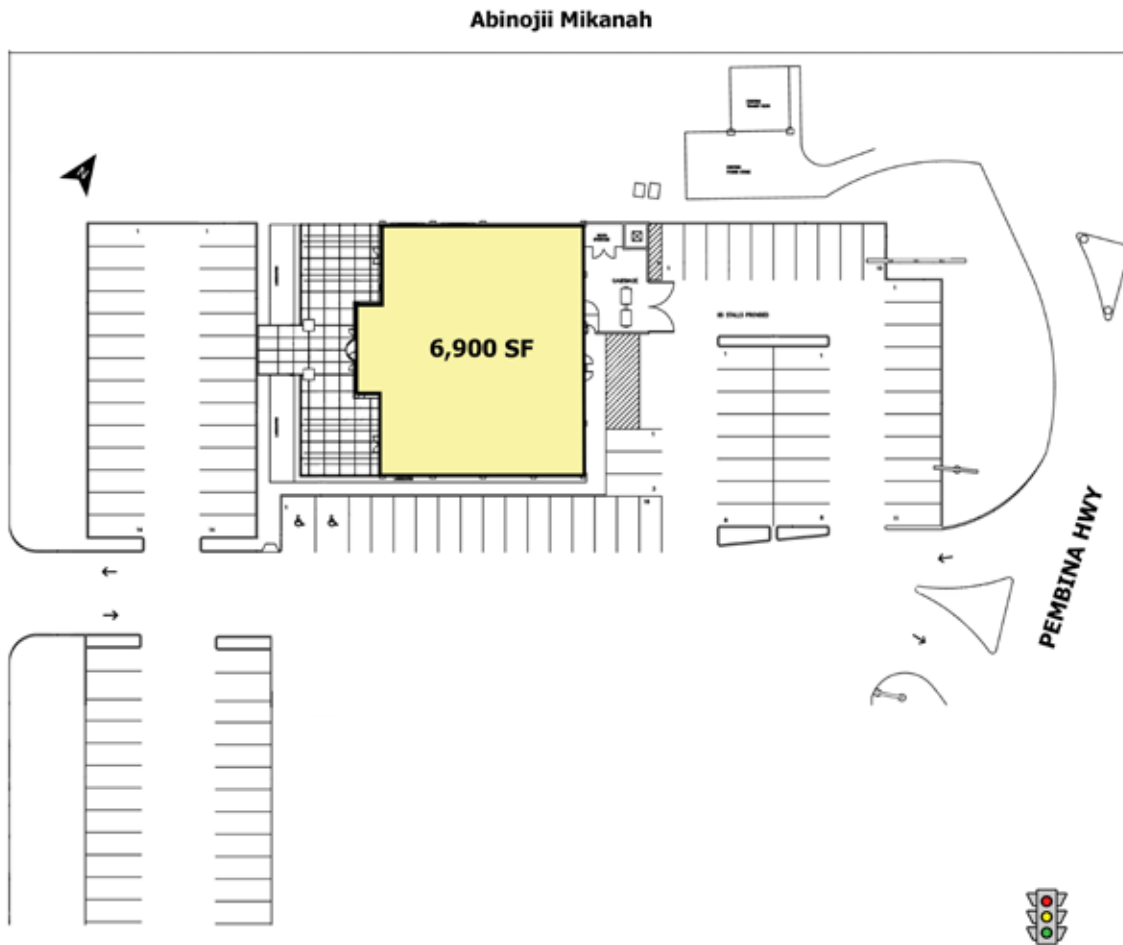
**AMPLE  
PARKING**

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## PROPERTY SUMMARY

Available	6,900 SF
Land Area	46,000 SF (1.06 Acres)
Property Taxes (2025 est.)	\$6.44/SF
CAM (2025 est.) (Plus Management Fee)	\$2.36/SF
Parking	Approx. 100 Stalls

## FEATURES

- High traffic intersection in Southwest Winnipeg.
- Dominant exposure on Pembina Highway and Abinojii Mikanah.
- Surrounded by the growing communities of Fort Garry, Fort Richmond, South St. Vital and Waverley Heights.
- Opportunity to serve Waverley West, a new development in the southwest, projected to have a population of over 40,000 at build out.

## LOCATION

- Situated at the southwest corner of Abinojii Mikanah & Pembina Highway interchange.
- Pembina Highway is Winnipeg's busiest north/south thoroughfare.
- North of the University of Manitoba with over 35,000 students and staff and Princess Auto Stadium, home of the Winnipeg Blue Bombers.
- Plans are underway for the first phase of development on the University of Manitoba's expansion lands.

## TRAFFIC

- 110,900 vehicles per day on Pembina Highway & Abinojii Mikanah.

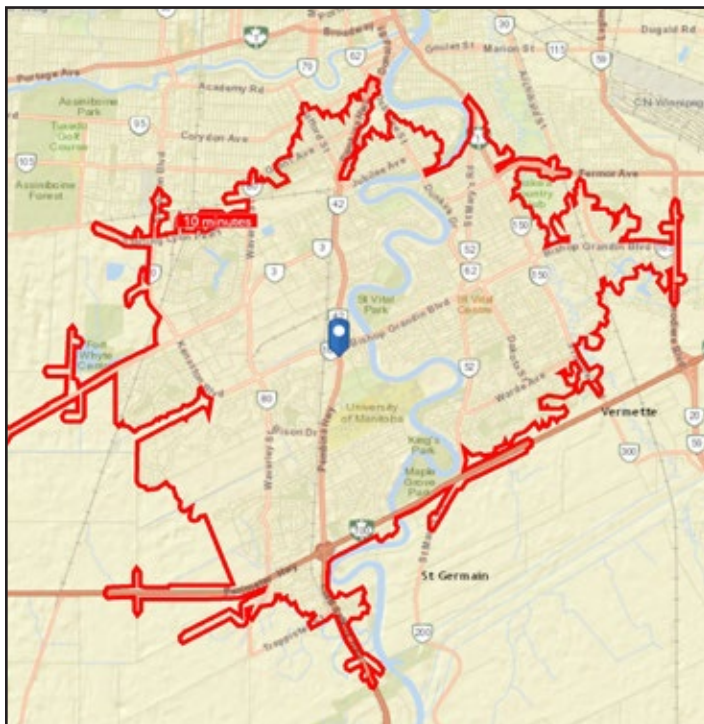
Reference: City of Winnipeg Public Works Department, 2023

## DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	171,017	456,618
Daytime Population	147,669	502,645
Households	64,673	186,640
Median Age	36.8	37.5
Avg. Household Income	\$132,773	\$120,501

Source: Environics Analytics ©2025

## DRIVE TIMES

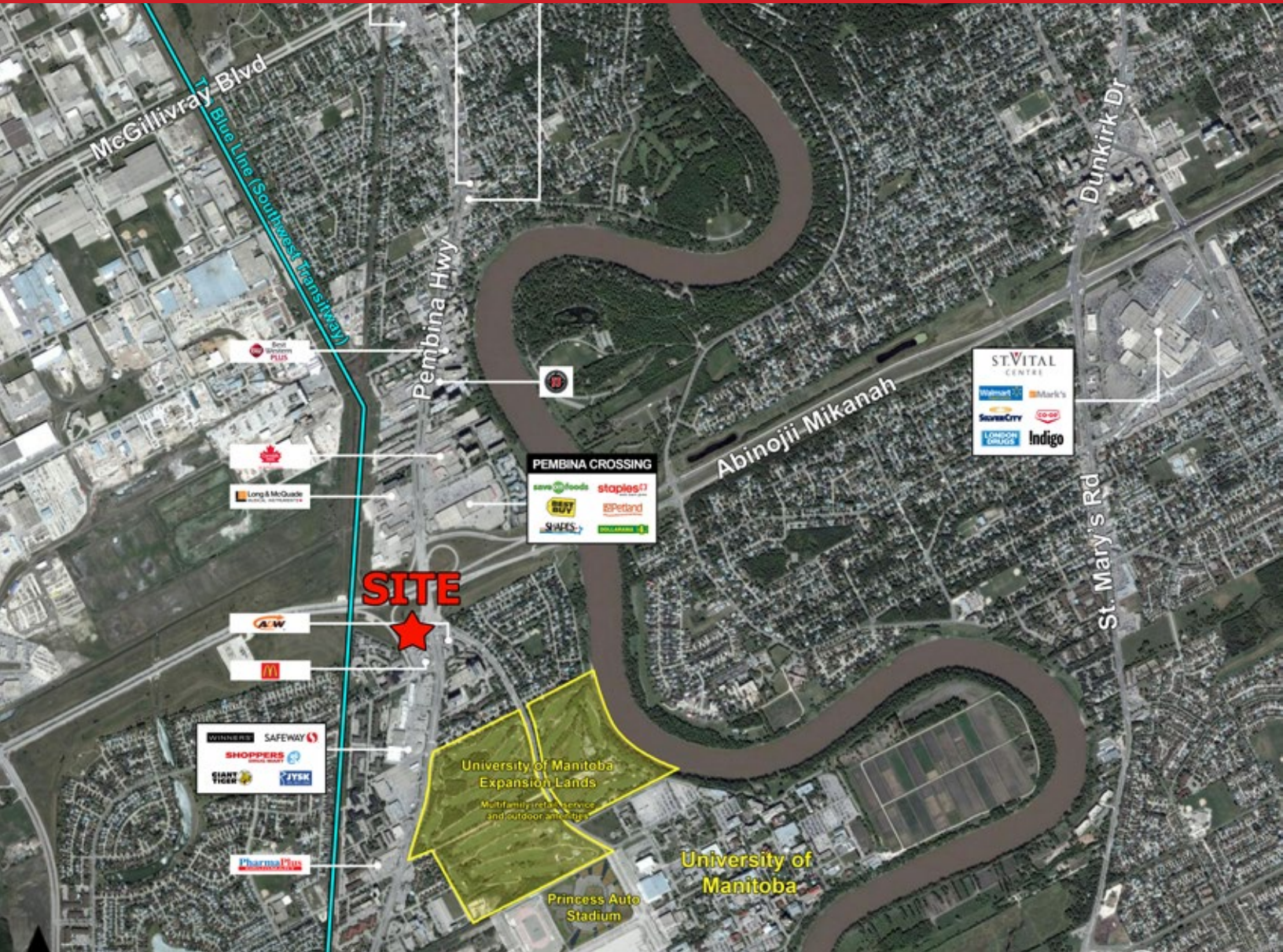


- 227,860 people live within a 10 minute drive time of 2005 Pembina Highway.
- Households within a 10 minute drive time spend an average of \$4,746 per year on food purchased from restaurants.

Reference: Environics Analytics ©2024

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