

MAIN FLOOR COMMERCIAL SPACE FOR LEASE



1011 PEMBINA HIGHWAY

WINNIPEG, MB



PROPERTY OVERVIEW

With construction nearing completion, 1011 Pembina Highway is soon to bring 224-residential units and more than 8,000 sq. ft. of main floor commercial space to the fast-growing Pembina Highway corridor. Well-situated in a high-traffic area, 1011 Pembina offers excellent visibility and accessibility. The site is surrounded by a strong mix of residential, retail, and office buildings, making it an ideal location for businesses looking to tap into a diverse customer base. Steps from public transit routes and major roadways, 1011 Pembina Highway provides easy and convenient access to key areas of the city, enhancing its appeal for retailers, restaurants, and service-based businesses.



PROPERTY DETAILS

BUILDING AREA (+/-) 33,015 sq. ft.

LAND AREA (+/-) 2.1 acres

AREA AVAILABLE (+/-)

Unit A:	4,109 sq. ft.
Unit B:	1,354 sq. ft.
Unit C:	1,353 sq. ft.
Unit D:	1,301 sq. ft.
Total:	8,117 sq. ft.

*spaces are contiguous

NET RENTAL RATE \$30.00 per sq. ft.

ADDITIONAL RENT \$10.00 per sq. ft. (est. 2025)
plus 5% mgmt. fee of gross rent

PARKING 64 exterior parking stalls plus 175 stall parkade

YEAR BUILT 2024/2025

ELECTRICAL/MECHANICAL Tenant specifications

ZONING RMU

AVAILABILITY Fall 2025

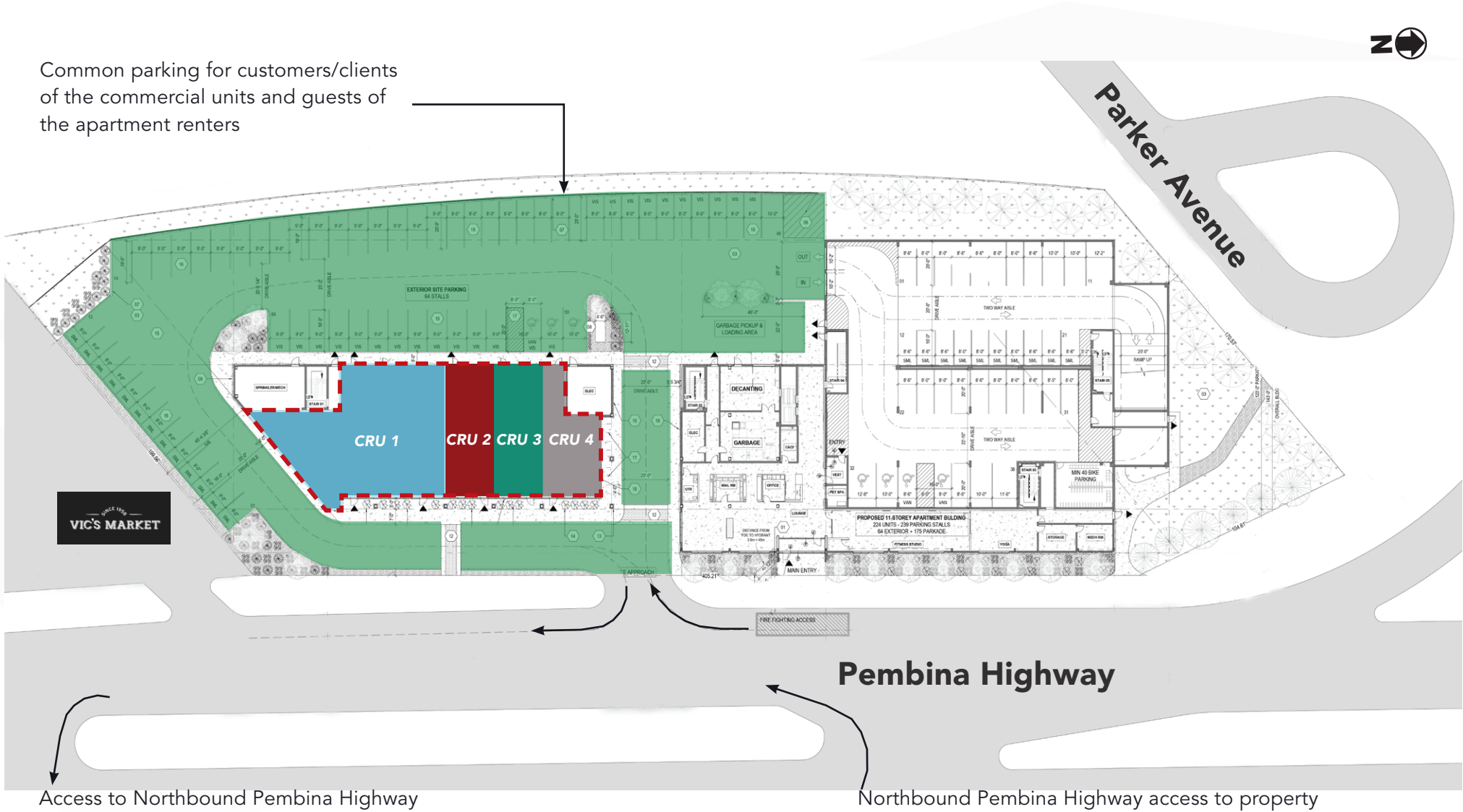
HIGHLIGHTS

- A new main-floor retail space situated beneath a 224-unit apartment building
- Positioned on a bustling thoroughfare, ensuring maximum visibility and foot traffic
- Located near rapid transit, offering easy access for customers and employees
- Ideal for a variety of retail businesses looking to cater to a growing residential population
- 54,500 avg. vehicles per day (2023 City of Winnipeg Traffic Flow Map)



SITE PLAN

Common parking for customers/clients of the commercial units and guests of the apartment renters

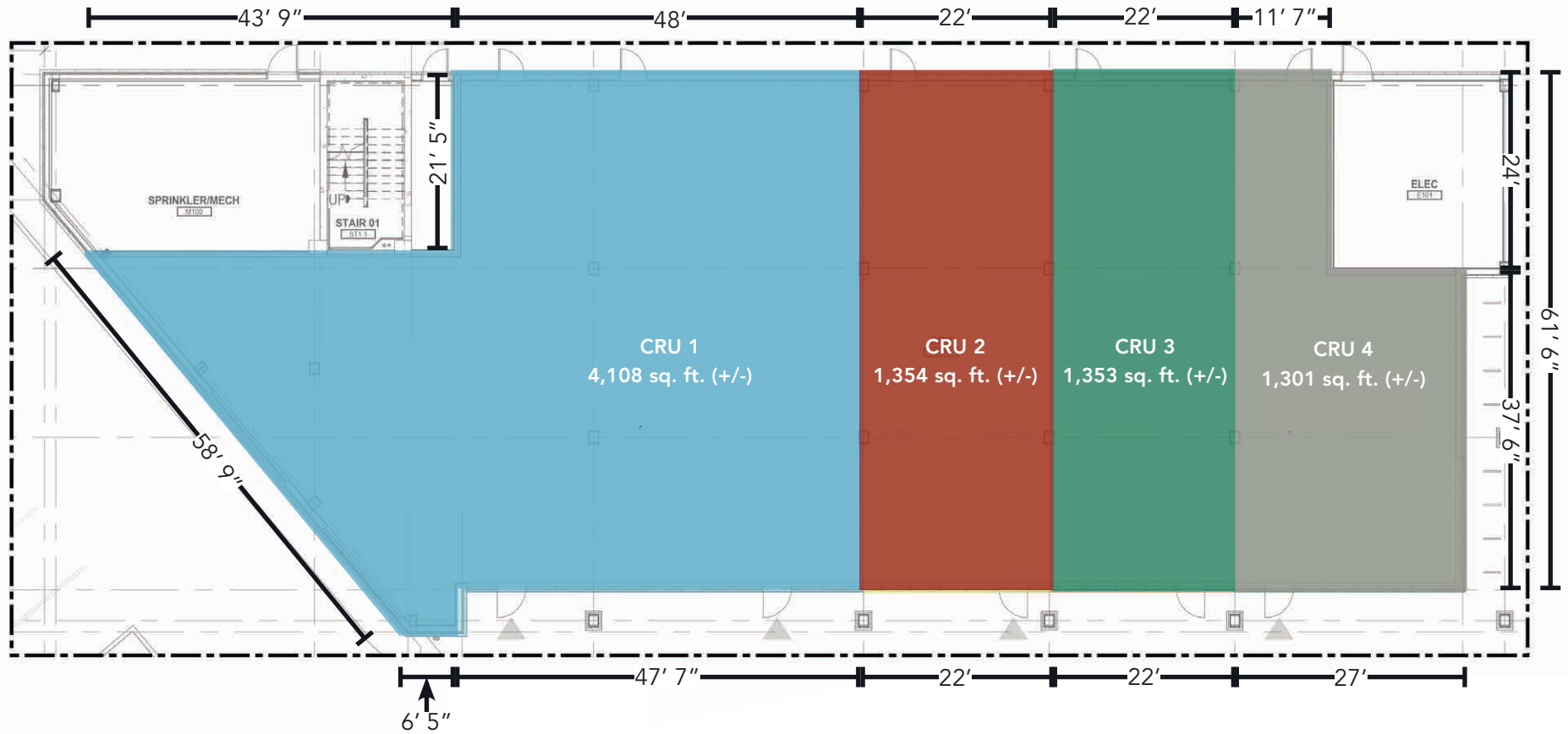


Access to Northbound Pembina Highway

Pembina Highway

Northbound Pembina Highway access to property

MAIN FLOOR PLAN



AREA OVERVIEW

DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT
19 minutes



PORTAGE AND MAIN
11 minutes



WINNIPEG OUTLET COLLECTIONS
12 minutes



UNIVERSITY OF MANITOBA
10 minutes



DEMOGRAPHIC ANALYSIS



POPULATION

TOTAL POPULATION

1 km	3 km	5 km
5,949	67,249	219,926

PROJECTED POPULATION (2029)

6,217	70,897	236,939
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MEDIAN AGE

MEDIAN AGE

1 km	3 km	5 km
39.1	39.6	38.1



HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

1 km	3 km	5 km
\$111,713	\$119,929	\$104,369

PROJ. HOUSEHOLD INCOME (2029)

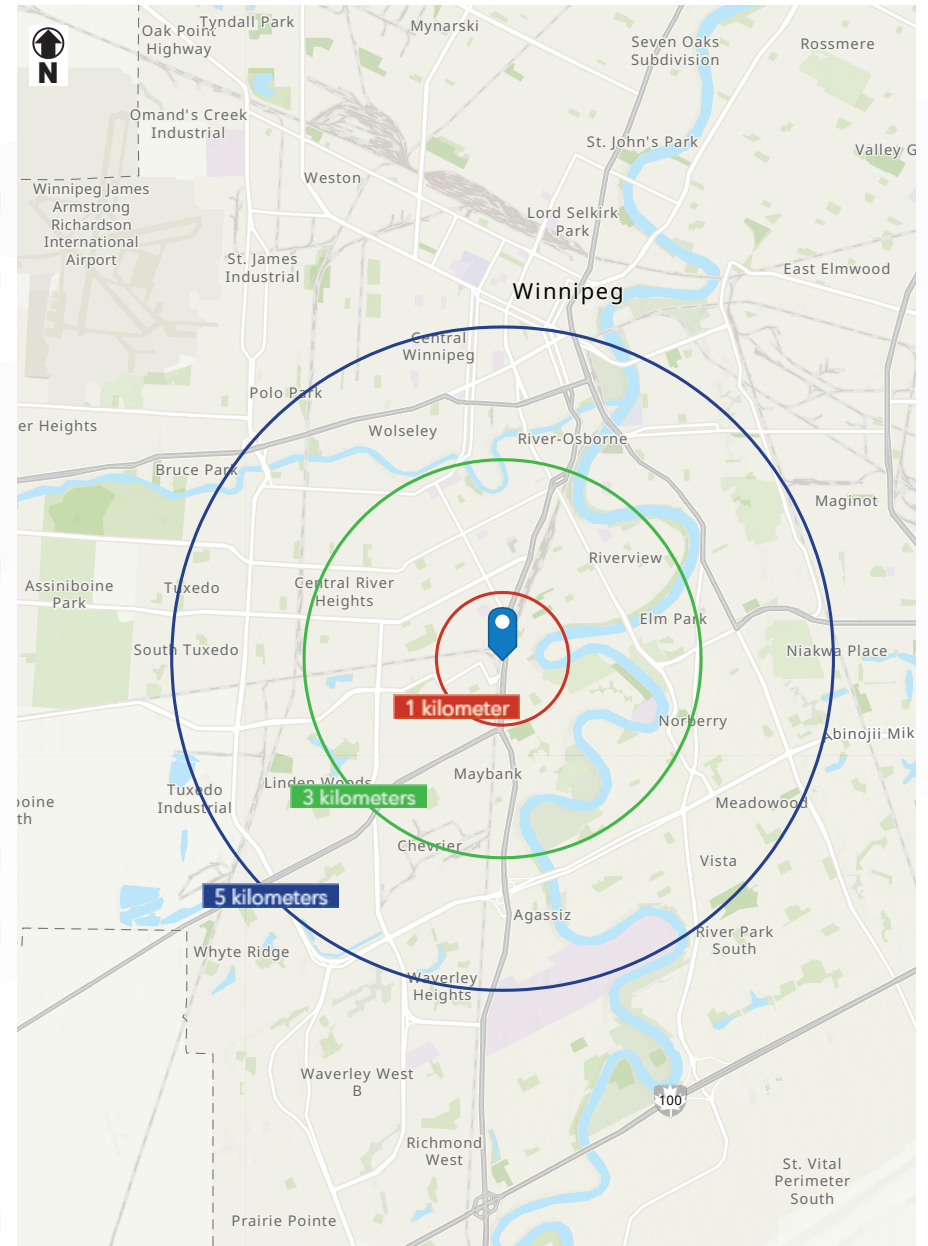
\$133,236	\$140,368	\$120,953
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HOUSEHOLDS

TOTAL HOUSEHOLDS

1 km	3 km	5 km
2,651	32,257	111,090





COMMERCIAL REAL ESTATE
SERVICES INC.

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