

RETAIL SPACE FOR LEASE



# 930 NAIRN AVENUE WINNIPEG, MB



## CONTACT

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*Services provided by Rennie Zegalski Personal Real Estate Corporation*

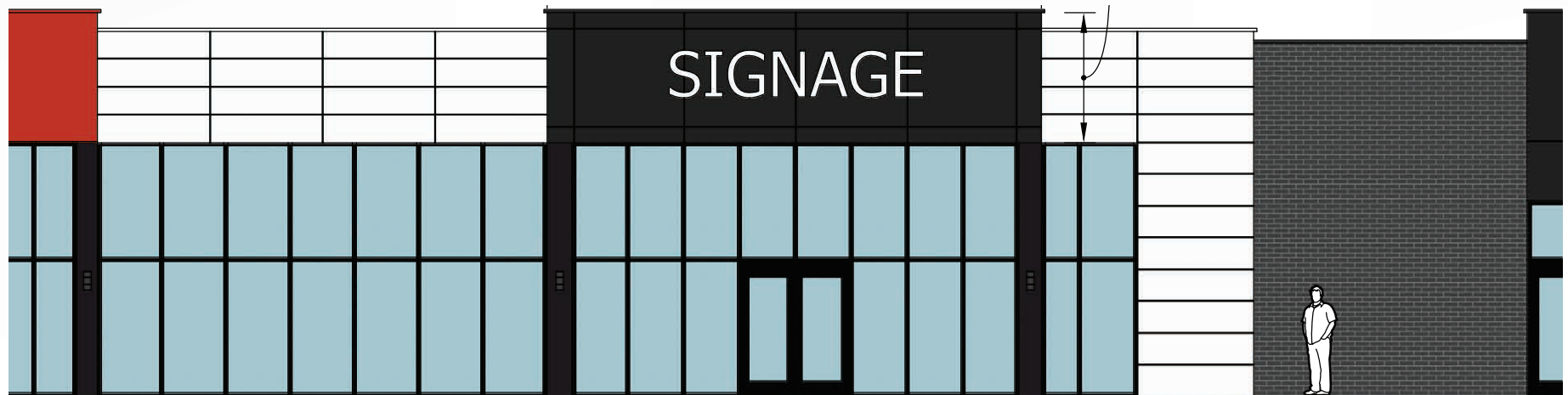
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# PROPERTY DETAILS

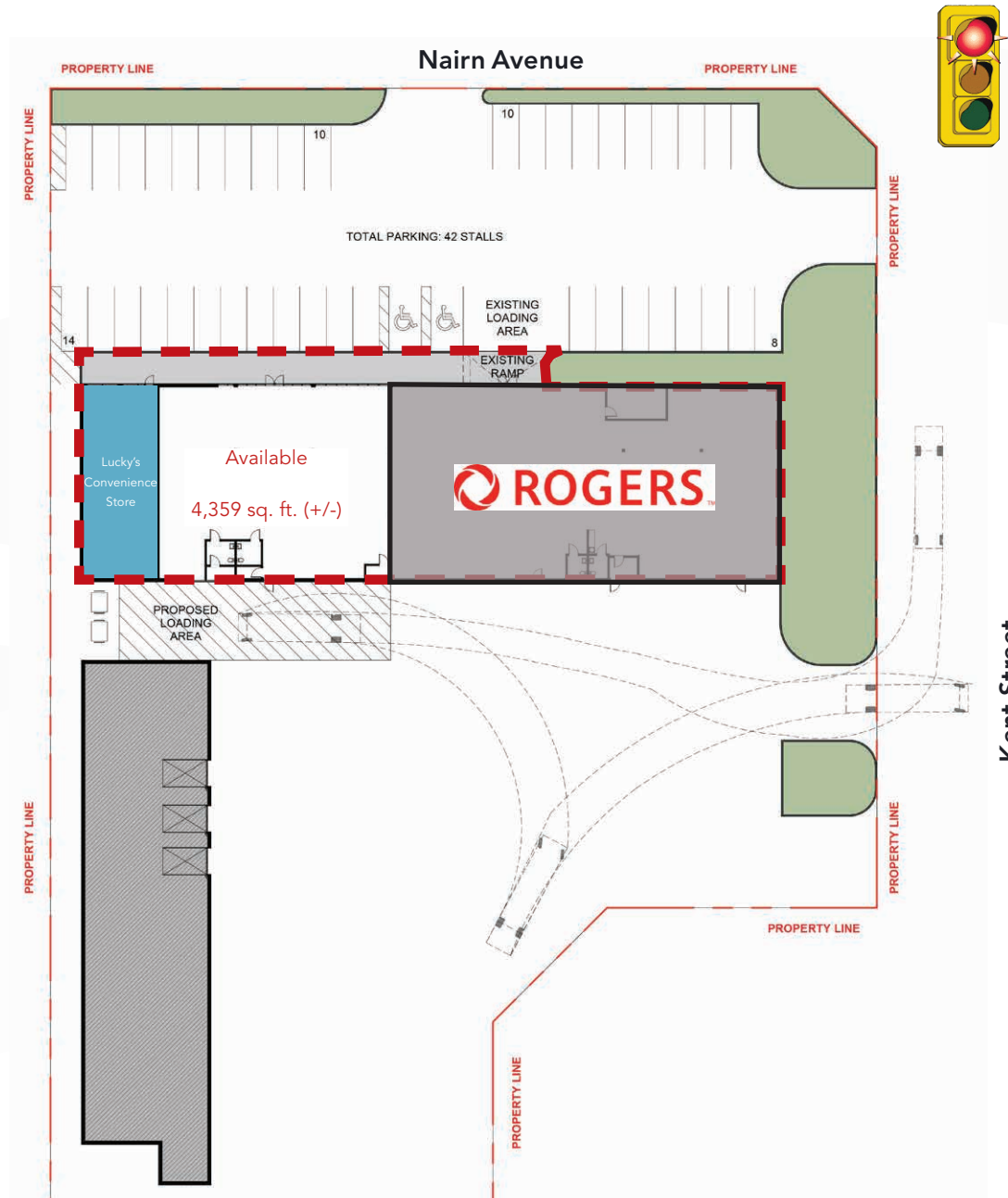
AREA AVAILABLE (+/-)	Unit A:	1,459 sq. ft.
	Unit B:	1,455 sq. ft.
	Unit C:	1,445 sq. ft.
	Total:	4,359 sq. ft.
NET RENTAL RATE	Unit A:	\$22.00 per sq. ft.
	Unit B:	\$22.00 per sq. ft.
	Unit C:	\$22.00 per sq. ft.
	Combined:	\$18.00 per sq. ft.
ADDITIONAL RENT	\$8.18 per sq. ft. (est. 2025) <i>plus 5% mgmt. fee of gross rent</i>	
ZONING	C3 - Commercial	
PARKING	42 on-site stalls	
AVAILABILITY	Immediately	

## HIGHLIGHTS

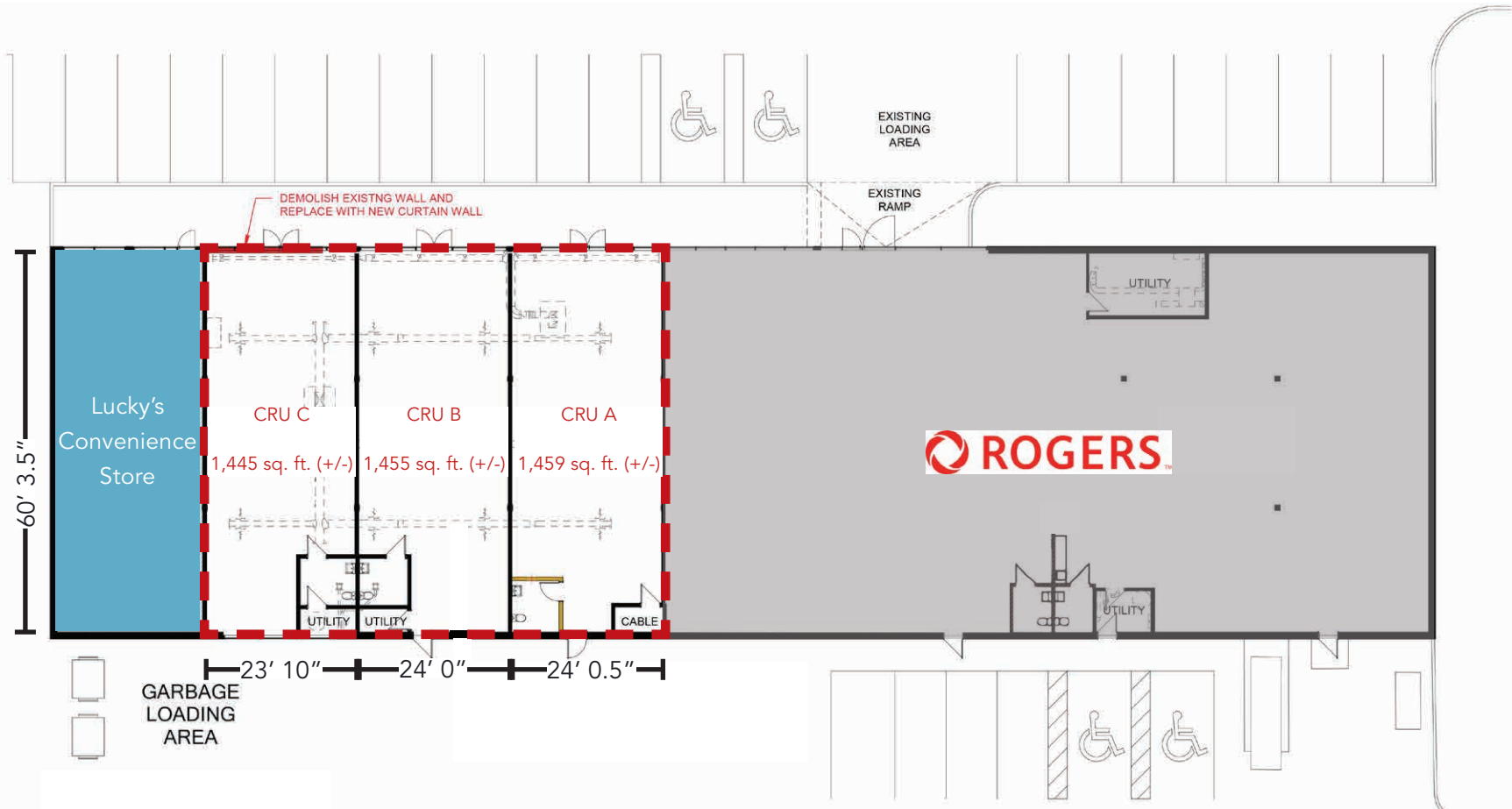
- Excellent frontage on Nairn Avenue
- Close proximity to the Regent & Lagimodiere retail area
- Building signage opportunities
- Potential future pylon signage
- Easy access to Winnipeg Transit bus routes
- Ample on-site parking
- 36,500 avg. vehicles per day (2023 City of Winnipeg Traffic Flow Map)



# SITE PLAN



# FLOOR PLAN





# DEMOGRAPHIC ANALYSIS



## POPULATION

TOTAL POPULATION

1 km	3 km	5 km
5,696	60,968	200,460

PROJECTED POPULATION (2029)

1 km	3 km	5 km
5,729	63,118	213,627



## MEDIAN AGE

MEDIAN AGE

1 km	3 km	5 km
35.6	36.7	36.8



## HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

1 km	3 km	5 km
\$86,191	\$88,237	\$87,794

PROJ. HOUSEHOLD INCOME (2029)

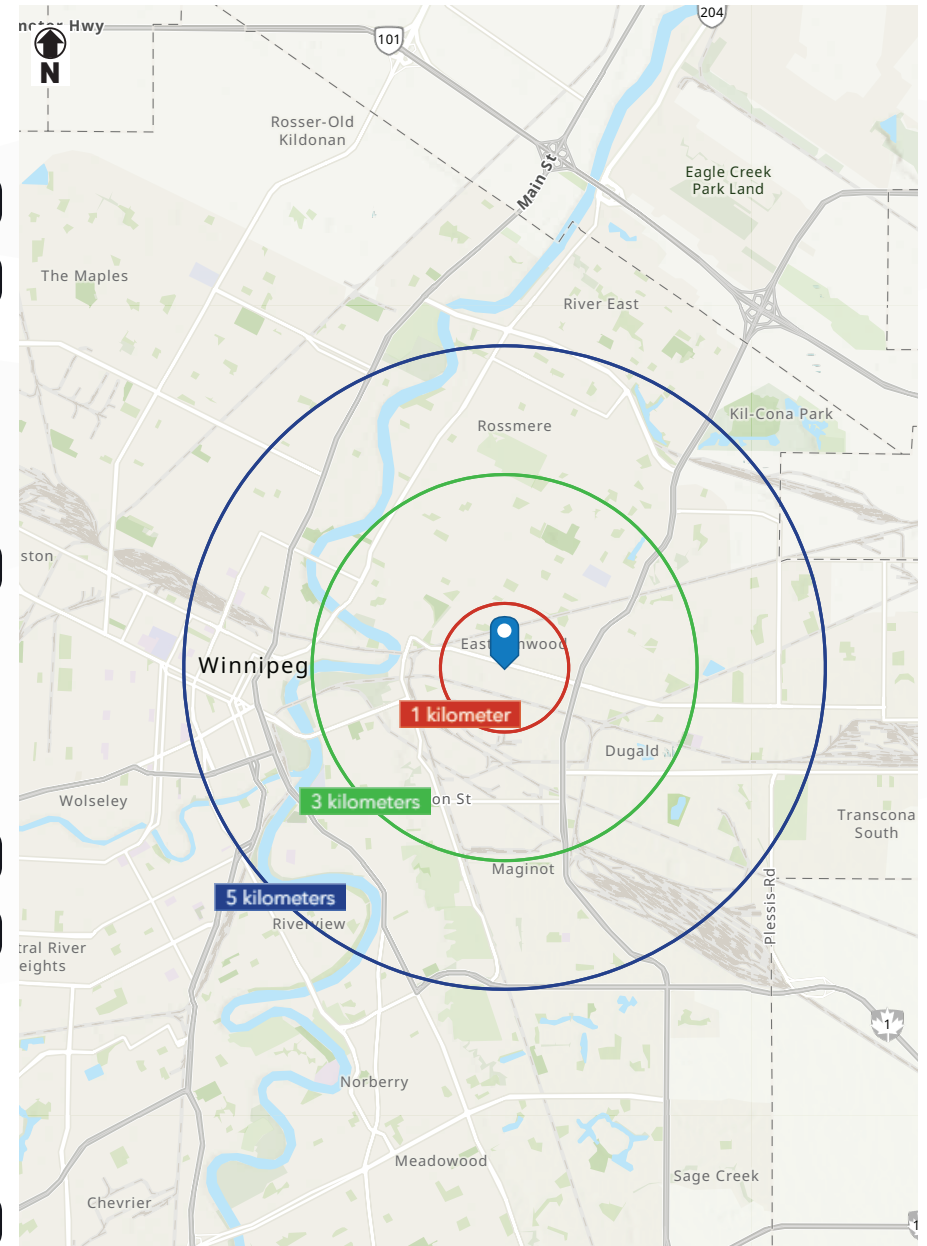
1 km	3 km	5 km
\$100,232	\$103,042	\$101,948



## HOUSEHOLDS

TOTAL HOUSEHOLDS

1 km	3 km	5 km
2,143	25,018	86,025





COMMERCIAL REAL ESTATE  
SERVICES INC.

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