

FOR LEASE | NEW MAIN FLOOR RETAIL/PROFESSIONAL OFFICE SPACE



1131 NAIRN AVENUE

WINNIPEG, MB



AREA OVERVIEW

High-visibility retail space available on Nairn Avenue, just minutes from two of Winnipeg's most important commercial corridors — Regent Avenue and Lagimodiere Boulevard. Positioned in a thriving trade area with strong traffic counts and established neighbourhood density, this location offers outstanding exposure, accessibility, and convenience for both customers and staff.

This stretch of Nairn is known for its high visibility, strong traffic flow, and access to major transportation routes. Tenants benefit from a built-in customer base, solid brand exposure, and the momentum of an established commercial corridor.



PROPERTY DETAILS

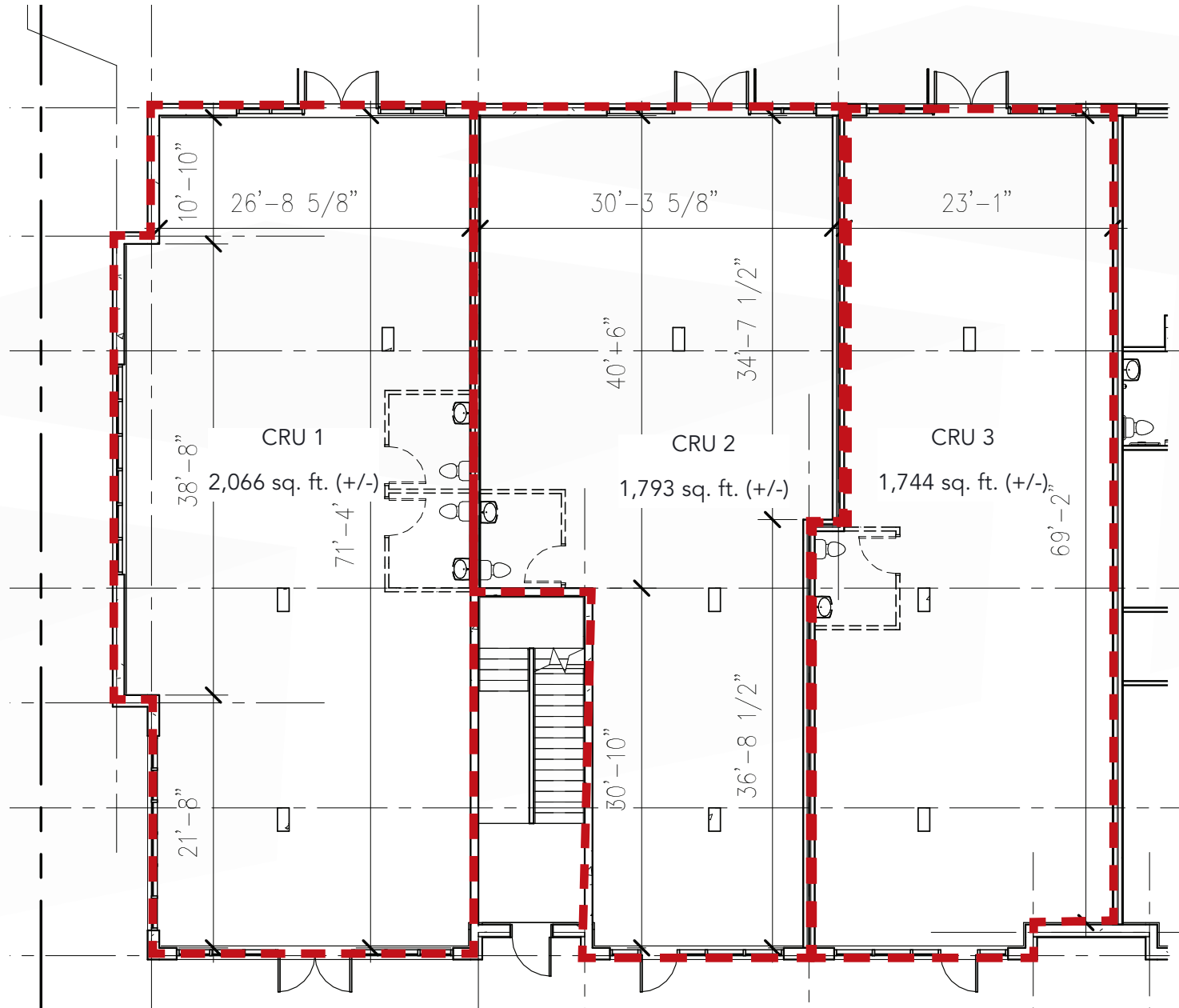
AREA AVAILABLE (+/-)	CRU 1:	2,066 sq. ft.
	CRU 2:	1,793 sq. ft.
	CRU 3:	1,744 sq. ft.
	Total:	5,603 sq. ft.
GROSS RENT	Starting at \$35.00 per sq. ft. Gross	
YEAR BUILT	2025	
ZONING	RMU (allows commercial)	
MECHANICAL	4-ton	
ELECTRICAL	200 amp, 208 volt, 3 phase power	
AVAILABILITY	Summer 2026	

HIGHLIGHTS

- Main floor commercial space under new 100-unit residential development
- Prominent Nairn Avenue frontage with excellent signage exposure
- Strategic positioning only a few blocks from Regent & Lagimodiere, placing the site near major shopping districts, big-box retailers, and national brands
- High daily traffic volumes and strong commuter flow connecting residential communities to major employment hubs
- Convenient access via multiple signalized intersections and transit service along Nairn
- On-site parking for customer and employee use
- Flexible unit sizes suitable for retail, service, commercial, QSR/food service, health & wellness, or professional office
- Strong surrounding demographics with established residential neighbourhoods and consistent daytime population



FLOOR PLAN



DEMOGRAPHIC ANALYSIS



POPULATION

TOTAL POPULATION

1 km	3 km	5 km
6,265	60,350	185,483

PROJECTED POPULATION (2030)

1 km	3 km	5 km
6,314	61,841	192,667



MEDIAN AGE

MEDIAN AGE

1 km	3 km	5 km
33.5	35.9	37.0



HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

1 km	3 km	5 km
\$84,819	\$94,963	\$95,552

PROJ. HOUSEHOLD INCOME (2030)

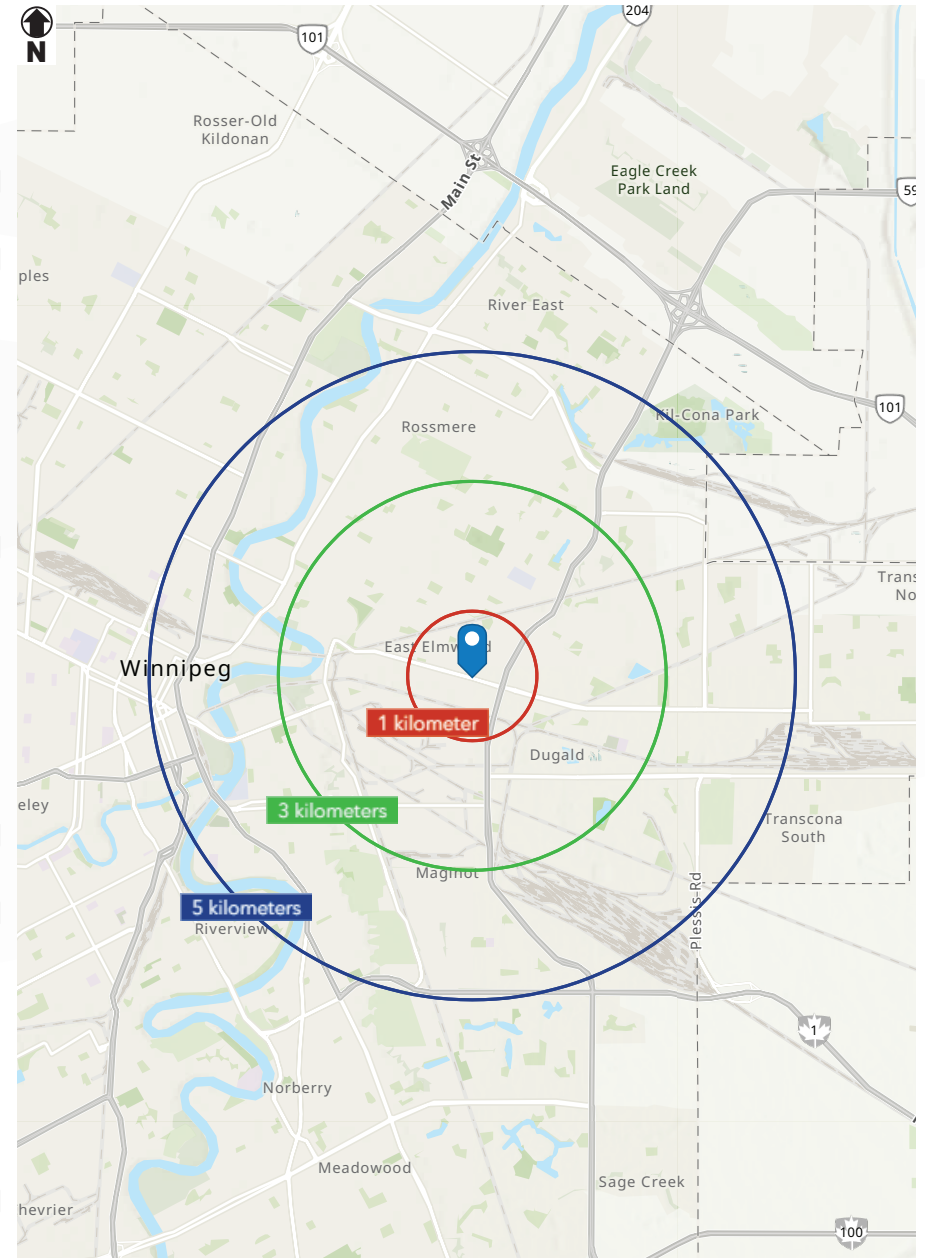
1 km	3 km	5 km
\$98,668	\$110,080	\$110,123



HOUSEHOLDS

TOTAL HOUSEHOLDS

1 km	3 km	5 km
2,270	22,461	75,405





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