

MAIN FLOOR COMMERCIAL SPACE WITH FLEXIBLE DEMISING OPTIONS FOR LEASE



1025 PEMBINA HIGHWAY

WINNIPEG, MB



PROPERTY OVERVIEW

Construction is now complete and 1025 Pembina has brought to market 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, 1025 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, 1025 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 (+/-)	1,301-8,117 sq. ft. *Demising options available
NET RENTAL RATE	\$30.00 per sq. ft.
ADDITIONAL RENT	\$10.00 per sq. ft. (est. 2026) 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	Immediately

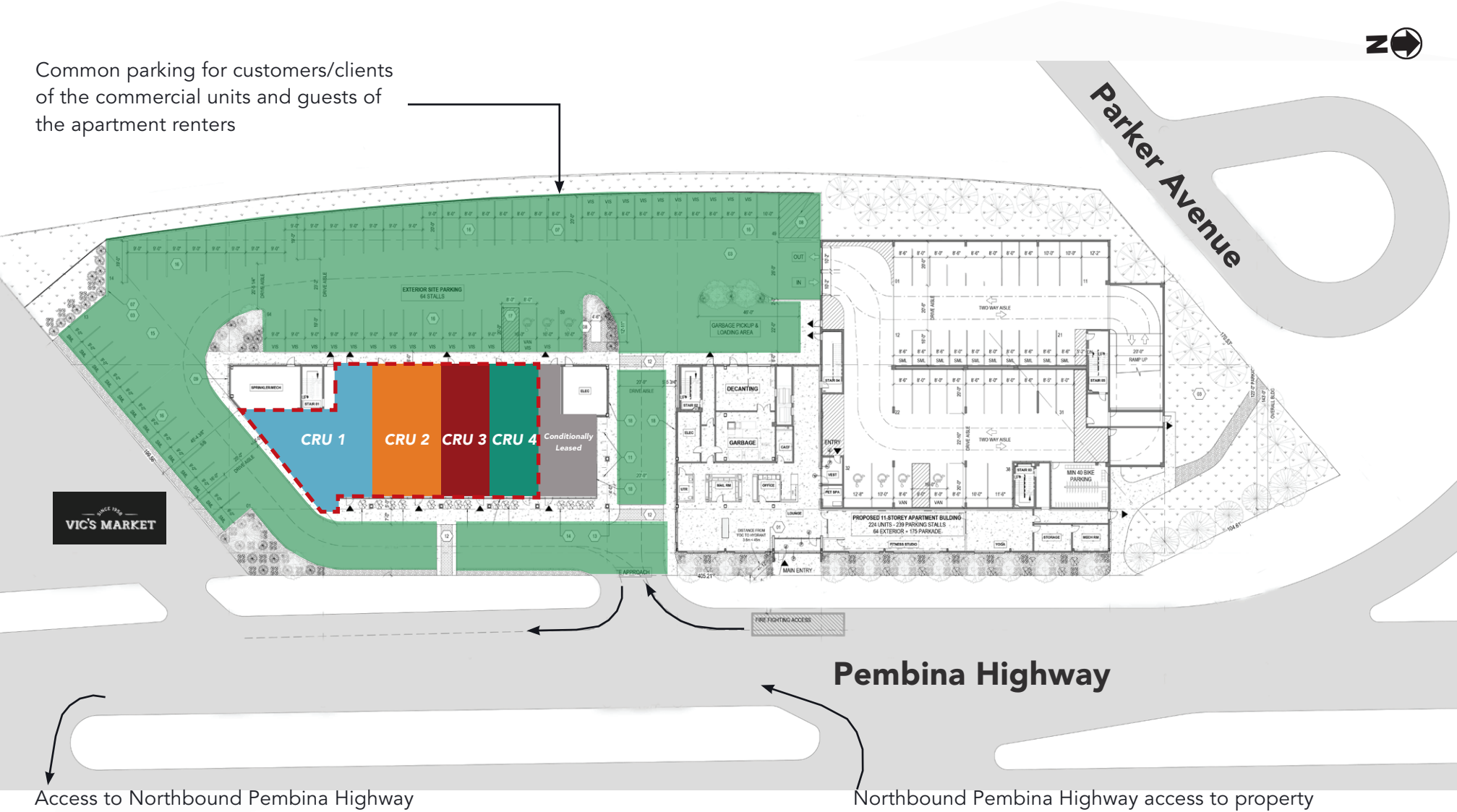
HIGHLIGHTS

- 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)

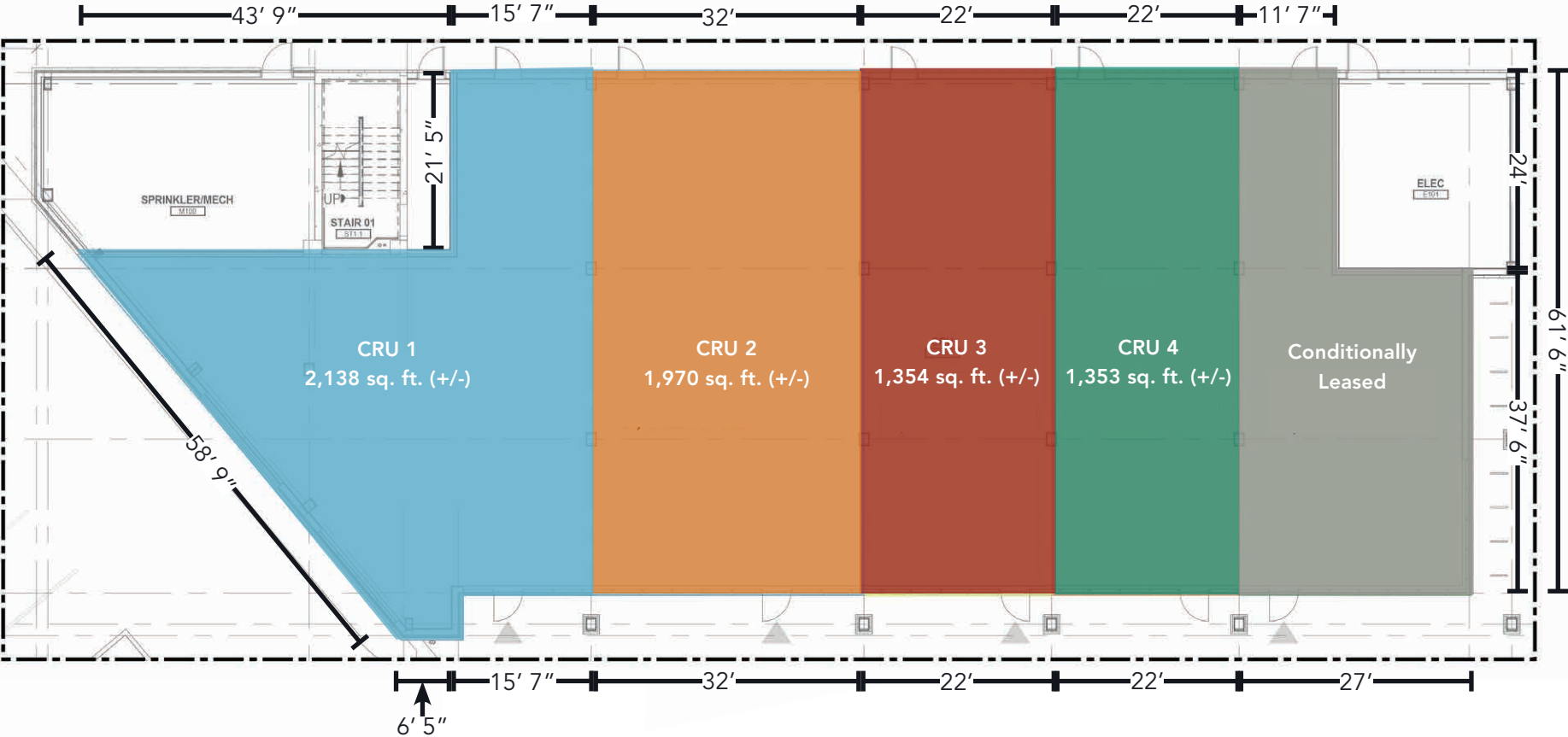


SITE PLAN

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



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



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



HOUSEHOLDS

TOTAL HOUSEHOLDS

1 km

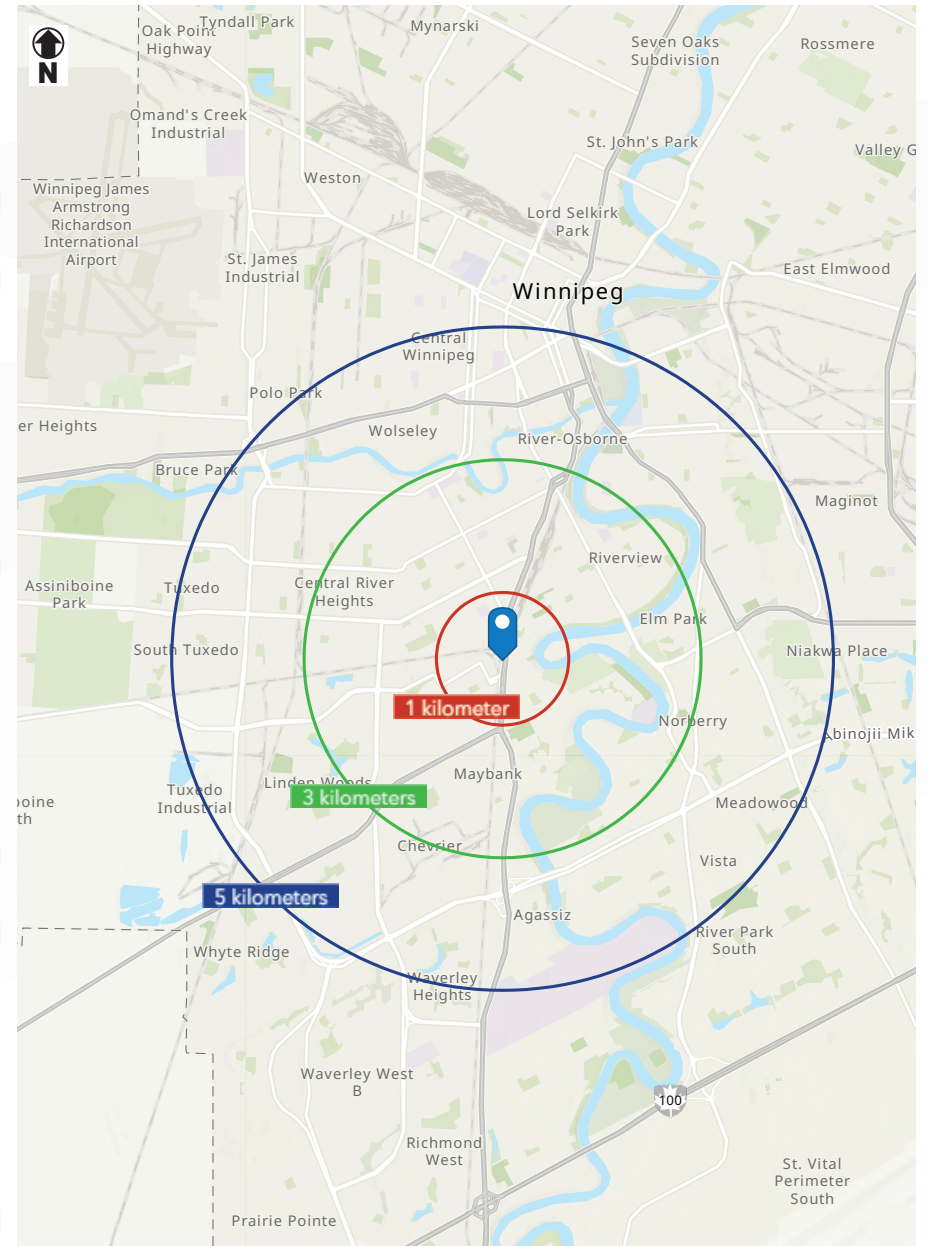
3 km

5 km

2,651

32,257

111,090



CONTACT

PRESLEY BORDIAN, Vice President, Sales & Leasing

(204) 985-1356

presley.bordian@capitalgrp.ca

RENNIE ZEGALSKI, Principal

(204) 985-1368

rennie.zegalski@capitalgrp.ca

Services provided by Rennie Zegalski Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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