



2121 Pembina Highway, Winnipeg, Manitoba

Pembina Village Shopping Centre

For Lease



Property Details

+/- 6,500 sq. ft.

SPACE AVAILABLE

\$24.00/sq. ft.

ASKING BASE RENT

\$10.00/sq. ft. plus 5% mgmt fee

ADDITIONAL RENT (EST. 2025)

C3 - Commercial

ZONING

February 1, 2025

AVAILABLE

Features

- Pembina Village Shopping Centre features a mix of national retailers, local businesses, and service providers, offering diverse options for shopping, dining, and services
- Located in the heart of Winnipeg's bustling south end, the property offers unmatched visibility and access from one of the city's busiest thoroughfares, Pembina Highway, which provides maximum exposure for tenants
- Short distance from University of Manitoba campus which services 35,000+ students and staff
- Numerous multi-family developments along Pembina Highway and several growing communities including Fort Garry, Waverley Heights, Fort Richmond & Waverley West



Highlights



Prominent Location

IN FORT GARRY



Excellent Access

TO PUBLIC TRANSIT



Building & Pylon

SIGNAGE OPPORTUNITIES



Ample On-Site

PARKING

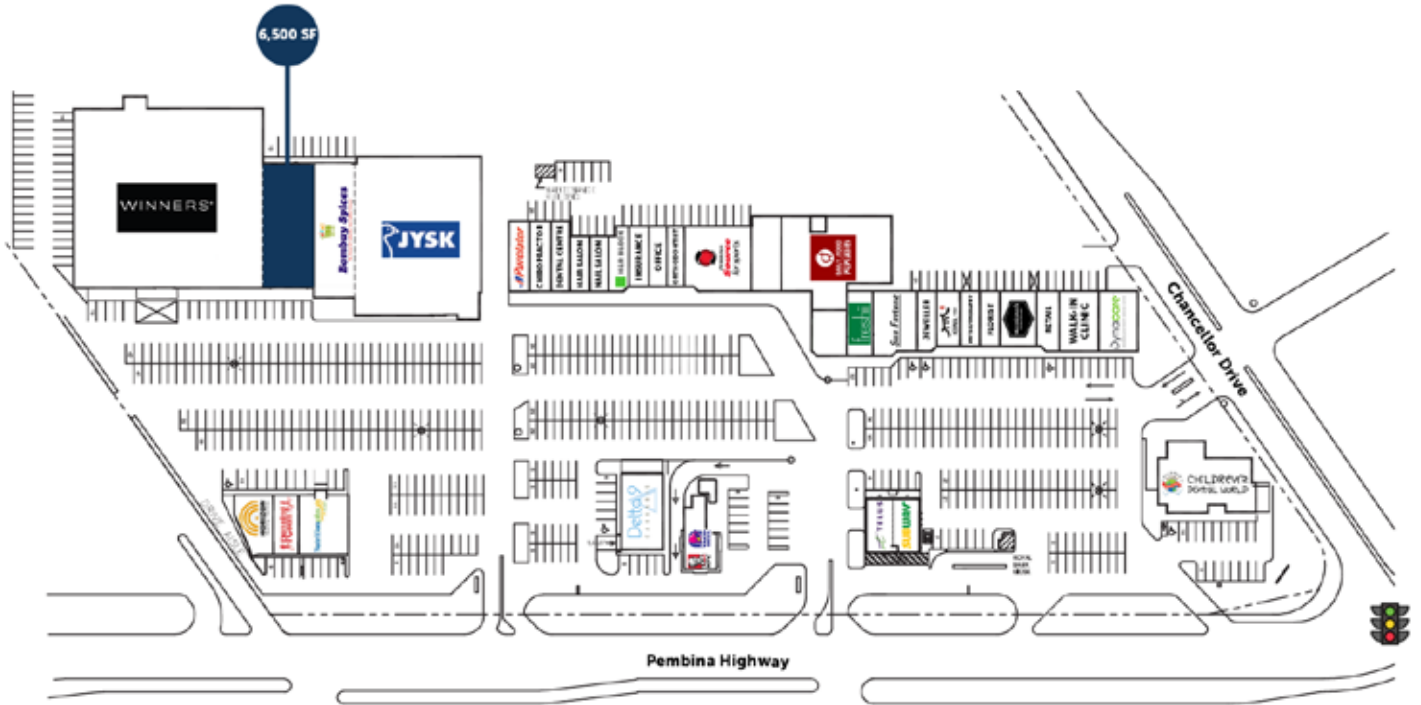
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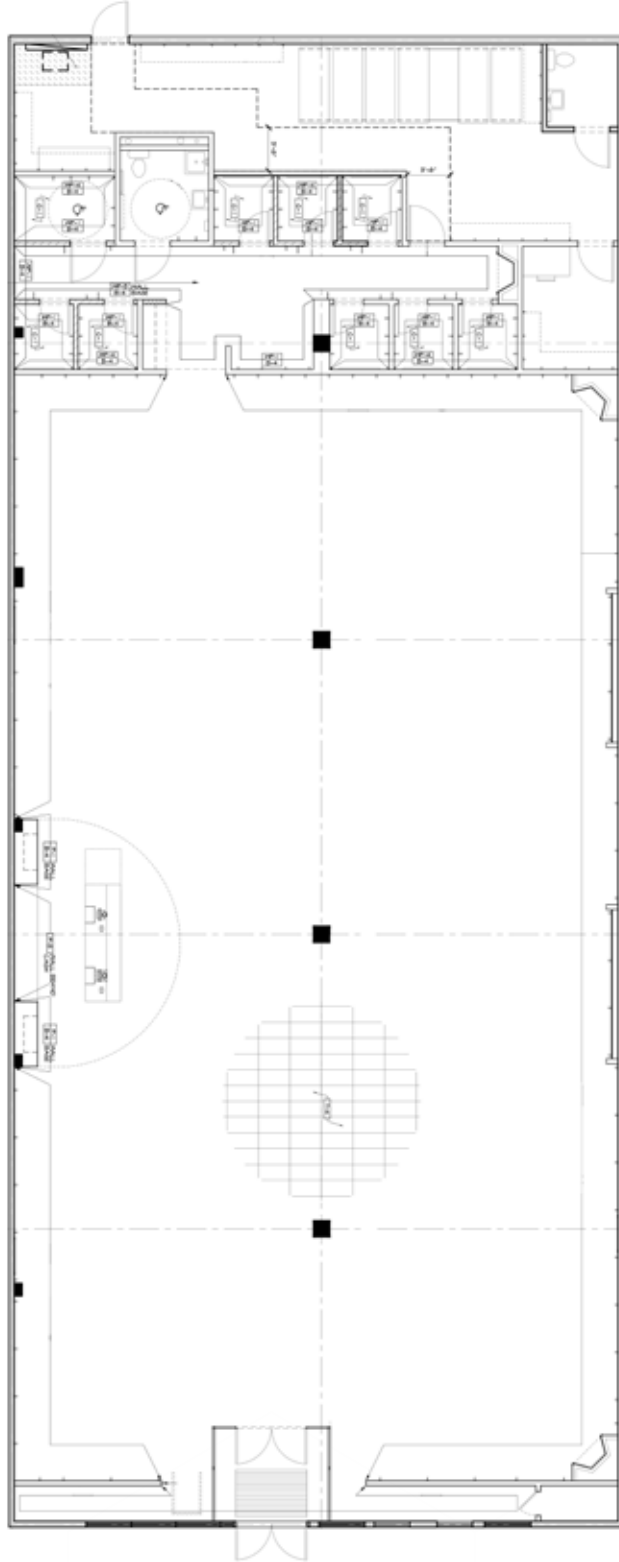
Site Plan



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Floor Plan



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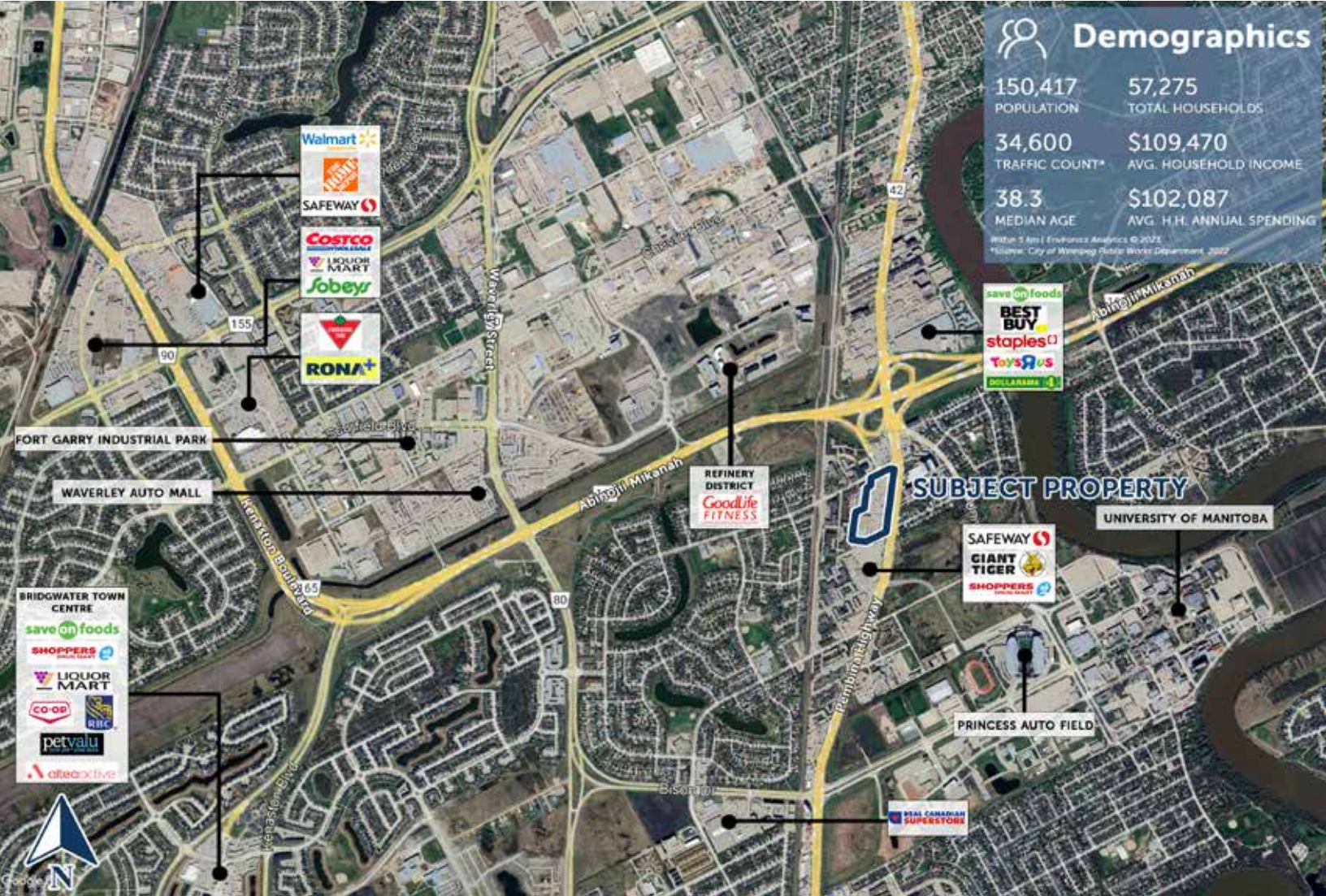
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Demographics

150,417 POPULATION	57,275 TOTAL HOUSEHOLDS
34,600 TRAFFIC COUNT*	\$109,470 AVG. HOUSEHOLD INCOME
38.3 MEDIAN AGE	\$102,087 AVG. H.H. ANNUAL SPENDING

*Within 5 km | Envision Analytics © 2023
*Source: City of Winnipeg Public Works Department, 2022

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