

**Retail/Office Space with
Frontage on Portage Avenue**



FOR LEASE

1769 Portage Avenue

WINNIPEG, MB

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COMMERCIAL REAL ESTATE
SERVICES INC.

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Property Details

LAND AREA (+/-)	11,420 sq. ft.
AREA AVAILABLE (+/-)	6,510 sq. ft. (with an additional 1,200 sq. ft. mezzanine)
NET RENTAL RATE	\$10.00 per sq. ft.
ADDITIONAL RENT	\$3.54 per sq. ft. (Tenant responsible for CAM and utilities)
MECHANICAL	15-ton
ZONING	C2 - Commercial
TRAFFIC COUNT	22,500 (average daily traffic count) (City of Winnipeg 2022 Traffic Flow Map)

HIGHLIGHTS

- Frontage on Portage Avenue in a high traffic, high visibility location near Polo Park Shopping Centre
- Excellent access to public transportation
- Space is ideal for specialty retail, fitness facility, grocery or professional offices
- Ample on-site parking
- High ceilings
- Signage opportunity available



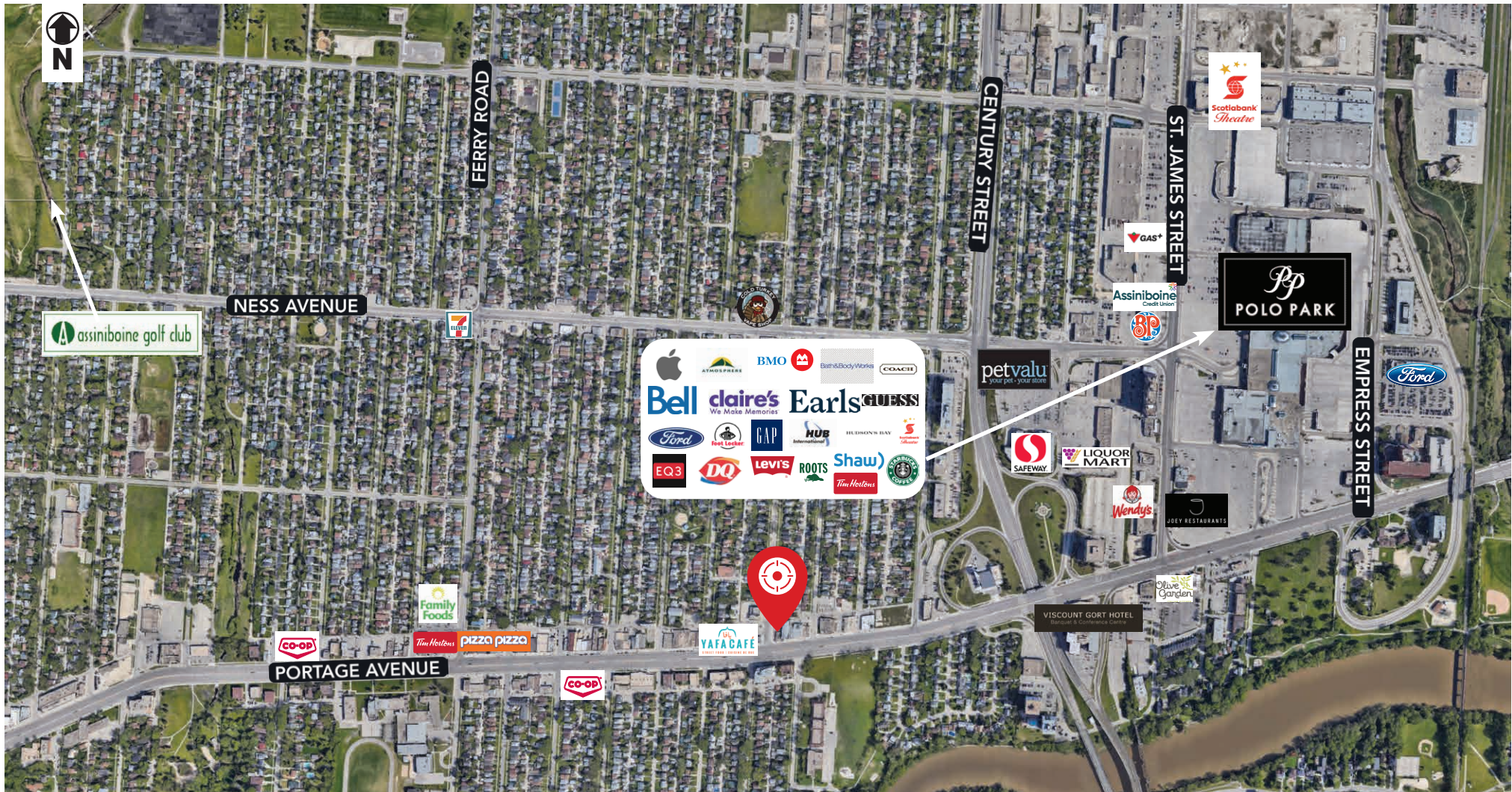
Interior Photos



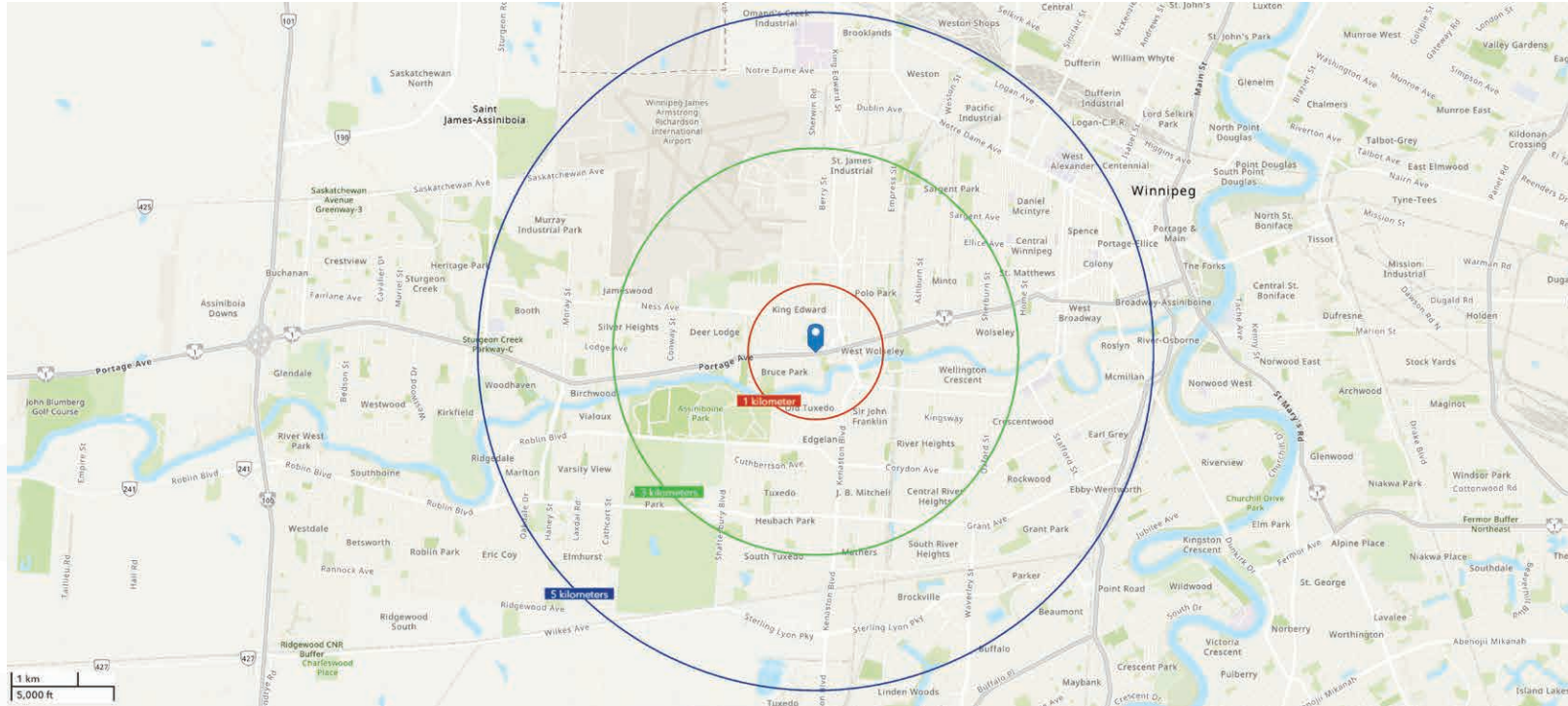
General Area Overview

WEST PORTAGE

The Property is well-located within St. James in western Winnipeg. This culturally diverse and growing area is populated primarily families, students, and recent immigrants. The Property benefits from direct access to major vehicular St. James arteries, retail, and shopping amenities near Winnipeg's largest enclosed shopping mall, Polo Park Shopping Centre, the James Armstrong International Airport and is well serviced by Winnipeg Transit along Portage Avenue. The Property is located on the high traffic street of Portage Avenue servicing a daily average of 22,500 vehicles.



Demographic Analysis



POPULATION

1 KM 3 KM 5 KM



Total Population (2024) **9,098** **54,501** **174,076**

Total Population (projected for 2028) **9,774** **56,688** **183,435**

INCOME

1 KM 3 KM 5 KM



Avg. Household Income (2024) **\$110,802** **\$124,937** **\$103,515**

Avg. Household Income (projected 2028) **\$129,676** **\$147,013** **\$120,805**

MEDIAN AGE

1 KM 3 KM 5 KM



Median Age (2024) **38.8** **40.4** **39.6**

HOUSEHOLDS

1 KM 3 KM 5 KM



Total Households (2024) **4,087** **23,418** **78,288**



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