

RETAIL SPACE FOR LEASE



930 NAIRN AVENUE WINNIPEG, MB



CONTACT

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Services provided by Rennie Zegalski Personal Real Estate Corporation

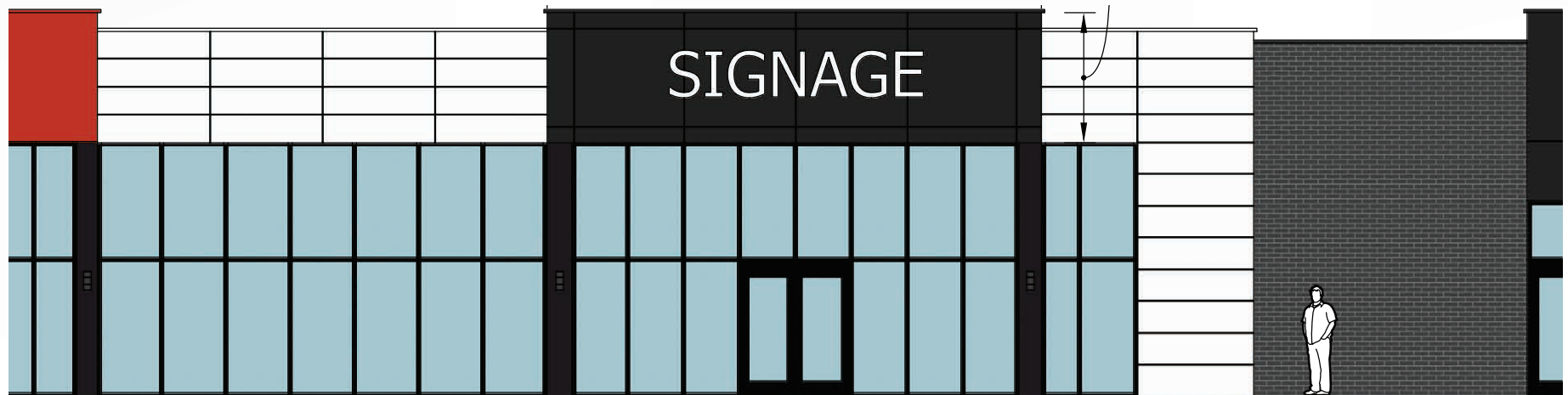
PRESLEY BORDIAN, Vice President, Sales & Leasing
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PROPERTY DETAILS

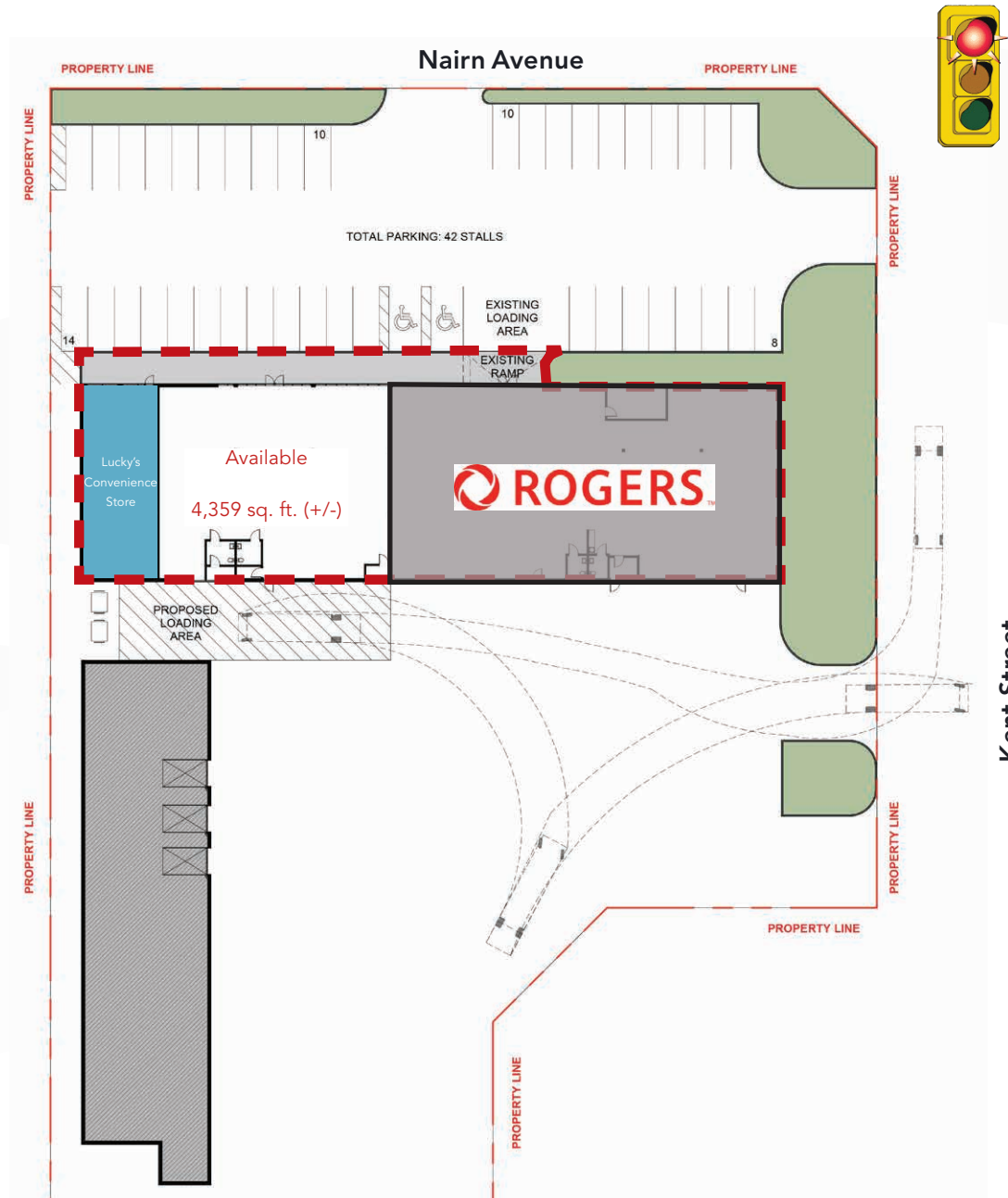
AREA AVAILABLE (+/-)	Unit A:	1,459 sq. ft.
	Unit B:	1,455 sq. ft.
	Unit C:	1,445 sq. ft.
	Total:	4,359 sq. ft.
NET RENTAL RATE	Unit A:	\$22.00 per sq. ft.
	Unit B:	\$22.00 per sq. ft.
	Unit C:	\$22.00 per sq. ft.
	Combined:	\$18.00 per sq. ft.
ADDITIONAL RENT	\$8.18 per sq. ft. (est. 2025) <i>plus 5%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

HIGHLIGHTS

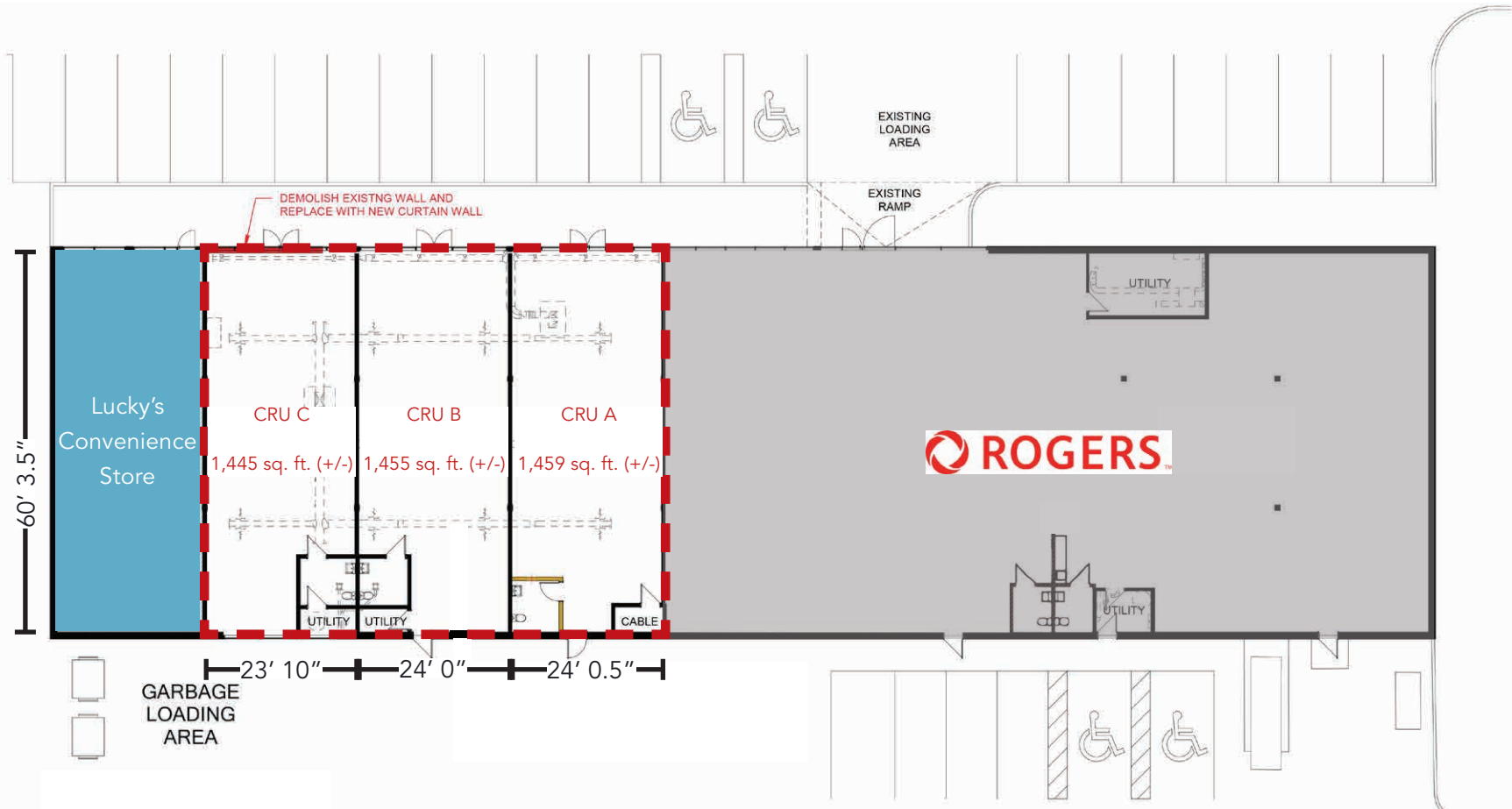
- Excellent frontage on Nairn Avenue
- Close proximity to the Regent & Lagimodiere retail area
- Building signage opportunities
- Potential future pylon signage
- Easy access to Winnipeg Transit bus routes
- Ample on-site parking
- 36,500 avg. vehicles per day (2023 City of Winnipeg Traffic Flow Map)



SITE PLAN



FLOOR PLAN



DEMOGRAPHIC ANALYSIS



POPULATION

TOTAL POPULATION

1 km

3 km

5 km

5,696

60,968

200,460

PROJECTED POPULATION (2029)

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)

\$100,232

\$103,042

\$101,948



HOUSEHOLDS

TOTAL HOUSEHOLDS

1 km

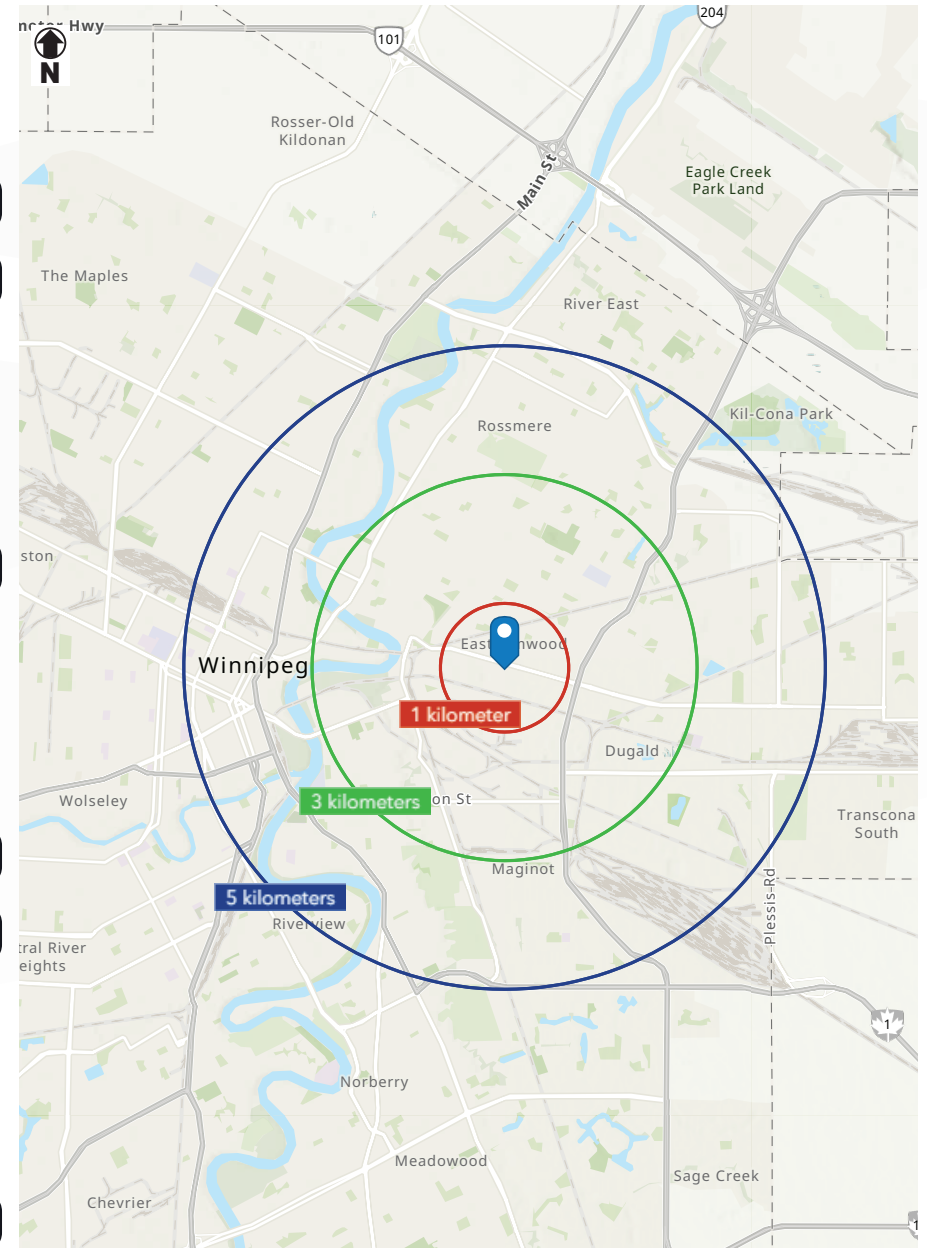
3 km

5 km

2,143

25,018

86,025





COMMERCIAL REAL ESTATE
SERVICES INC.

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