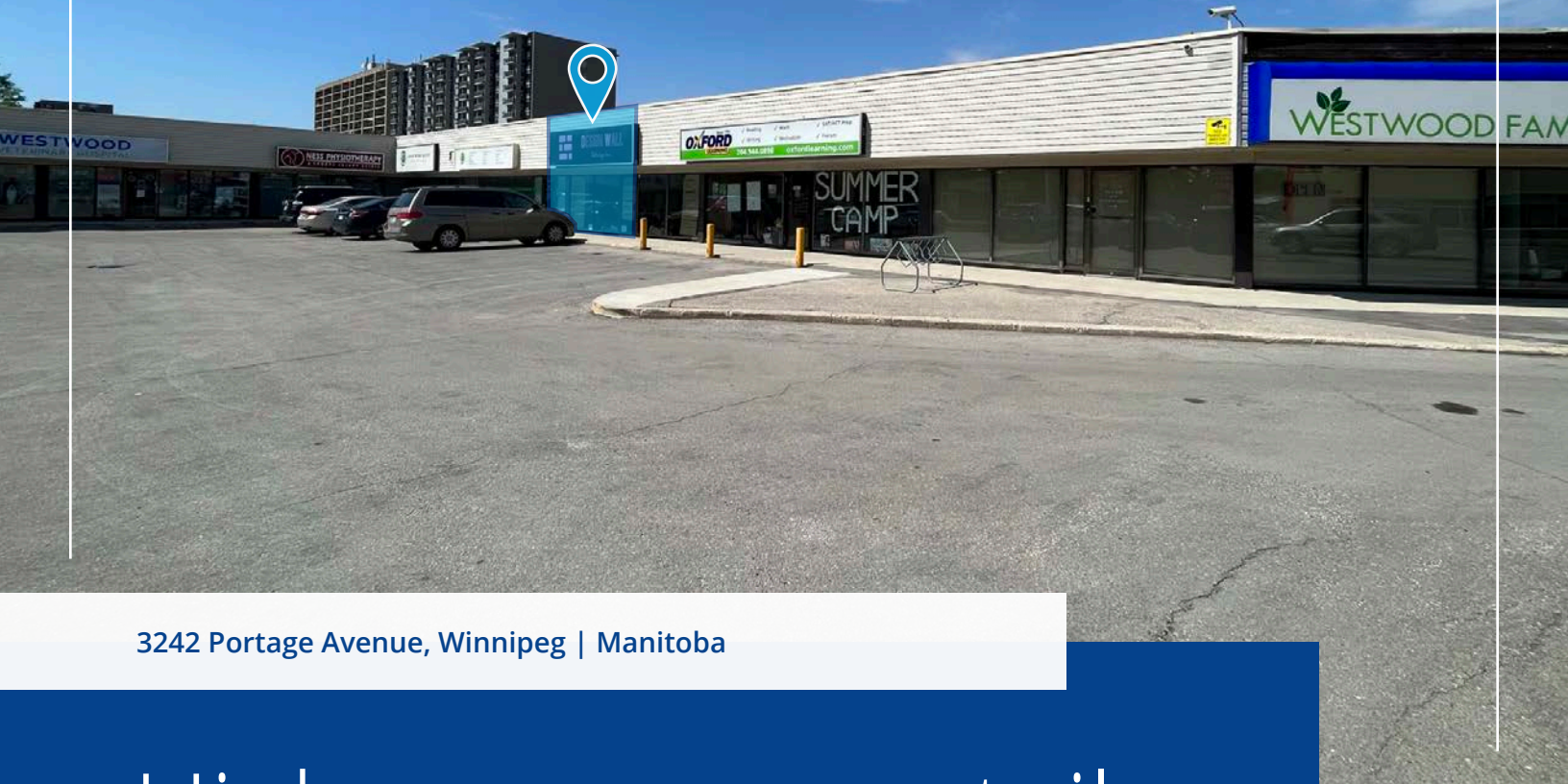


The Colliers logo, featuring the word "Colliers" in a serif font, with a blue, yellow, and red horizontal bar underneath.

3242 Portage Avenue, Winnipeg | Manitoba

High-exposure retail space **for lease**

Westwood Plaza offers highly visible retail space on Portage Avenue, ample onsite parking, and multiple access points. This property has high exposure, with 59,500 cars passing daily and prominent pylon signage facing both directions. *2019 Traffic Flow Map (City of Winnipeg)

Roy Sandhawalia

Associate

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Property Overview

Address:	3242 Portage Avenue	Projected Population (2032):	34,148
Zoning:	C3	Avg. Household Income (2KM):	\$99,732
Availability:	1,425 SF	Average Age (2KM):	43.6
Net Rent:	\$15.00/SF	Neighbourhoods:	Westwood, Crestview, Sturgeon Creek, Kirkfield
Additional Rent:	\$7.50/SF + utilities		
Total Population (2022):	32,455		

Key Highlights



Excellent transit access



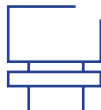
Located in strip mall



On-site parking



Major highway



Pylon signage



Bike Score
71

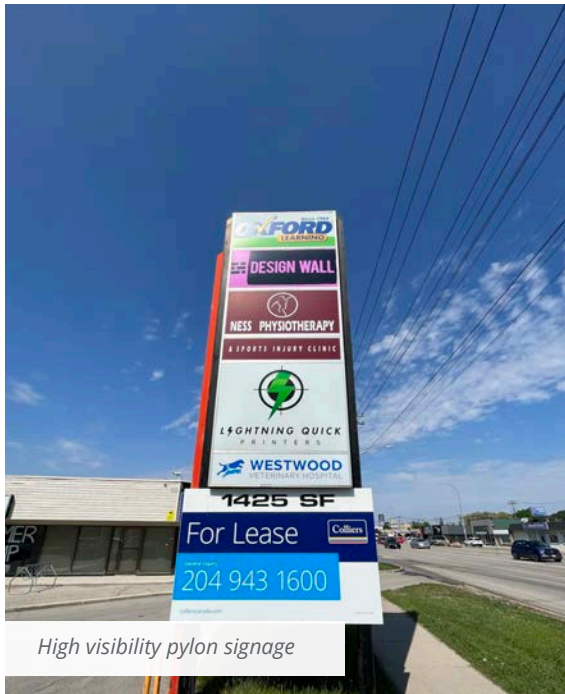


Walk Score
85

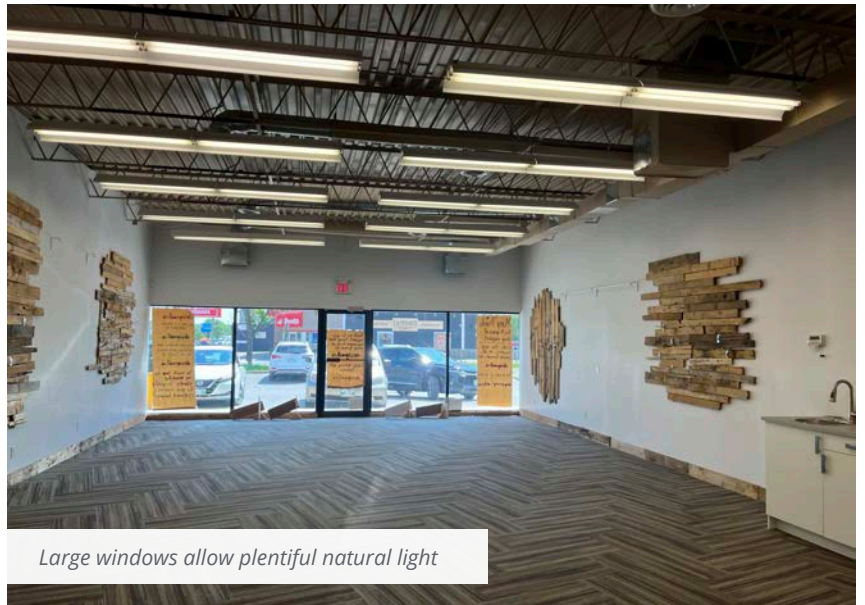
Site plan



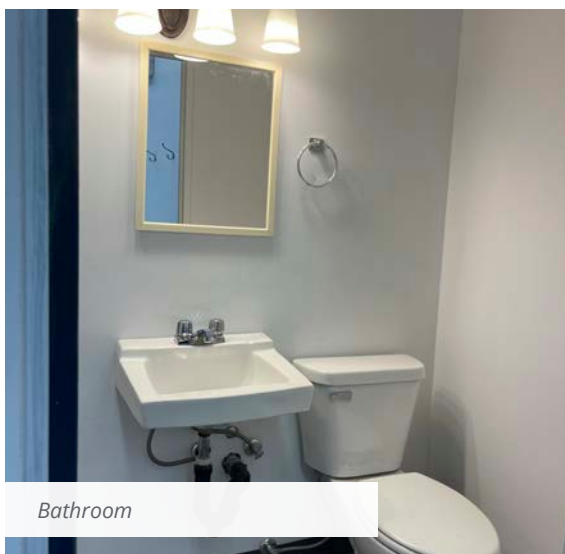
Photos



High visibility pylon signage



Large windows allow plentiful natural light



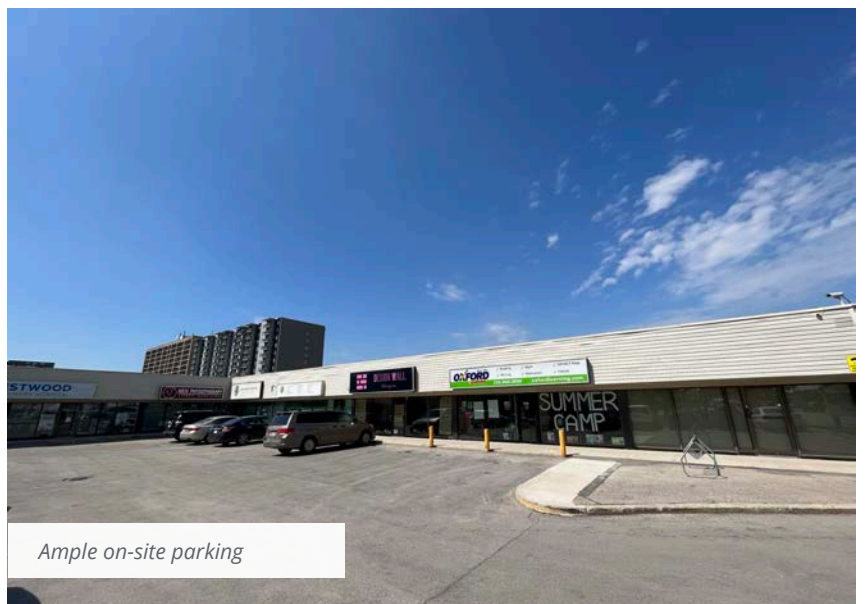
Bathroom



Spacious open floor plan



Dedicated rear entrance



Ample on-site parking

Surrounding Amenities



Superstore

Access Credit Union

Scotiabank

Portage Avenue

RBC Royal Bank

Salisbury House

Smitty's Restaurant

TD Bank

Westwood Village Inn

Tim Hortons

Petro Canada

Princess Auto

St. Anne's Road

Giant Tiger

7-Eleven



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