ENCOMPASS™ Property Management



3485 Pembina Highway

For Lease

3485 Pembina Highway is a lively neighbourhood strip mall ideally situated near the intersection of Pembina Highway and Avenue De La Digue. With a prominent pylon sign, strong visibility, and a spacious front parking lot, this property offers the exposure and accessibility needed to support a wide range of businesses, from family-focused retail and restaurants to professional and community services.

Its welcoming, community-oriented atmosphere and steady traffic make it an appealing location for businesses seeking a local, high-traffic setting.

Neighbourhood

Located in south Winnipeg, 3485 Pembina Highway is surrounded by the well-established neighbourhoods of St. Norbert, Parc La Salle, and Richmond Lakes. These communities bring a consistent customer base, supported by nearby schools, community centers, and public parks that help create a lively, family-friendly environment.

The area offers quick access to major routes and transit services, connecting easily to both the University of Manitoba and surrounding suburban areas. With a balanced mix of residential, recreational, and commercial spaces, this location is well-positioned for businesses looking to build lasting relationships within a close-knit and growing community.

Building Area: 8,335 Sq Ft

Lease Rates:	Please Contact Agent
Address:	3485 Pembina Highway
Parking:	Front Facing Lot
Traffic Count:	19,200 Cars Per Day
Utilities:	Separately Metered

Property Highlights And Features

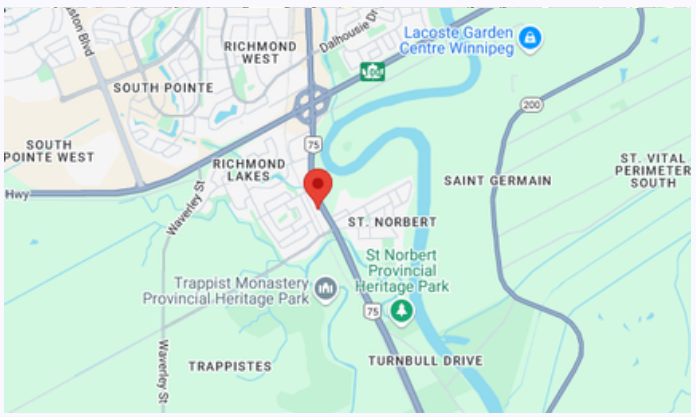
- Building Signage
- Customization
- High Exposure Location
- Mixed Use Space
- Retail Space
- Office Space
- On Major Bus Route
- Professionally Managed
- Pylon Signage

Area Demographics (St. Norbert)

- Population: 67,923
- Average Household Income: $102,402
- Average Household Net Worth: $321,484

Nearby Services

- Retail & Shopping
- Dining
- Southwood Golf & Country Club
- St. Norbert Community Centre



BOMA Manitoba

PPMA Professional Property Managers Association

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