ENCOMPASS™ Property Management



3723 Portage Avenue

For Lease

3723 Portage Avenue is a busy, well-exposed retail strip mall located at the intersection of Portage Avenue and Buchanan Boulevard. Featuring prominent signage options, a generous front parking lot, and eye-catching stonework accents, this property offers strong curb appeal and practical functionality for a wide range of commercial tenants.

Its close proximity to hotels, restaurants, and other retail services generates consistent foot and vehicle traffic, making it an ideal setting for businesses aiming to attract both local customers and out-of-town visitors.

Neighbourhood

Positioned along one of Winnipeg's most recognizable thoroughfares, 3723 Portage Avenue benefits from easy access to the Perimeter Highway, drawing in traffic from both the city core and surrounding regions. The area combines commercial energy with residential stability, supported by nearby amenities and high visibility to passing commuters.

Surrounding neighbourhoods in west Winnipeg offer a dependable customer base, while the mall's proximity to key hospitality and dining establishments enhances its appeal for businesses seeking strong exposure in a growing corridor. Whether you're a service provider, retail brand, or professional office, this location delivers visibility, access, and a steady stream of potential clientele.

Building Area: 13,380 Sq Ft

Lease Rates:	Please Contact Agent
Address:	3723 Portage Avenue
Parking:	Front Facing Lot
Traffic Count:	48,400 Cars Per Day
Utilities:	Separately Metered

Property Highlights And Features

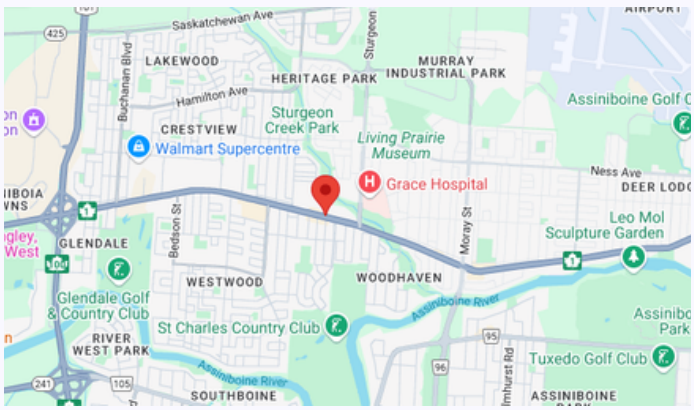
- Building Signage
- Customization
- High Exposure Location
- Mixed Use Space
- Retail Space
- Office Space
- On Major Bus Route
- Professionally Managed
- Pylon Signage

Area Demographics (St. James)

- Population: 61,764
- Average Household Income: $130,840
- Average Household Net Worth: $914,514

Nearby Services

- Retail & Shopping
- Dining
- Assiniboia Downs
- St. James Centennial Pool



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