



4059 - 4133 Portage Avenue, Winnipeg, Manitoba

Join Costco at Winnipeg's Newest Mixed-Use Development

For Lease



Features

- Located on Portage Avenue, the property offers exceptional visibility and accessibility, with high volumes of daily vehicular and pedestrian traffic.
- Situated in a bustling commercial and residential district, Westport draws from local residents, office workers, commuters, and surrounding communities.
- Benefits from a built-in population of 1,000+ on-site residents and customers
- Integrating residential, commercial, and retail spaces, the development fosters a vibrant community atmosphere with convenience and amenities in one place.
- With up to 100,000 square feet of retail space, the development can accommodate a diverse mix of shops, restaurants, services, and entertainment uses.
- Westport offers ample on-site parking for tenants and visitors, providing convenient and easy access.
- Pedestrian-friendly design, including wide sidewalks, landscaped walkways, and outdoor seating areas, encourages foot traffic and social interaction.
- The Gallery Wedding and Event Centre at Red River Exhibition Park is scheduled for completion in November 2026, adding a new event destination to the surrounding area.
- Surrounding the property are vibrant and growing residential communities including Headingley, Deer Pointe, Taylor Farm, Breezy Bend, and Charleswood.

Property Details

1,000 - 100,000 sq. ft.

AVAILABLE

Contact Agent

LEASE RATE

TBD

ADDITIONAL RENT

**C4 PDO 2 - Westport Festival Regional
Mixed Use Centre**

ZONING

Trade Area Demographics

225,807

POPULATION

123,085

DAYTIME POPULATION

39.5

MEDIAN AGE

84,217

TOTAL HOUSEHOLDS

\$131,987

AVG. HOUSEHOLD INCOME

\$133,887

AVG. H.H. ANNUAL SPENDING

Trade Area | Environics Analytics © 2026

Highlights



Mixed-use centre

SERVING WINNIPEG AND
SURROUNDING RURAL
COMMUNITIES



Great access

FROM TWO CONTROLLED
INTERSECTIONS



Terrific signage

OPPORTUNITIES



Ample

ON-SITE PARKING







Connect with us today!

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