

WESTEND BIZ

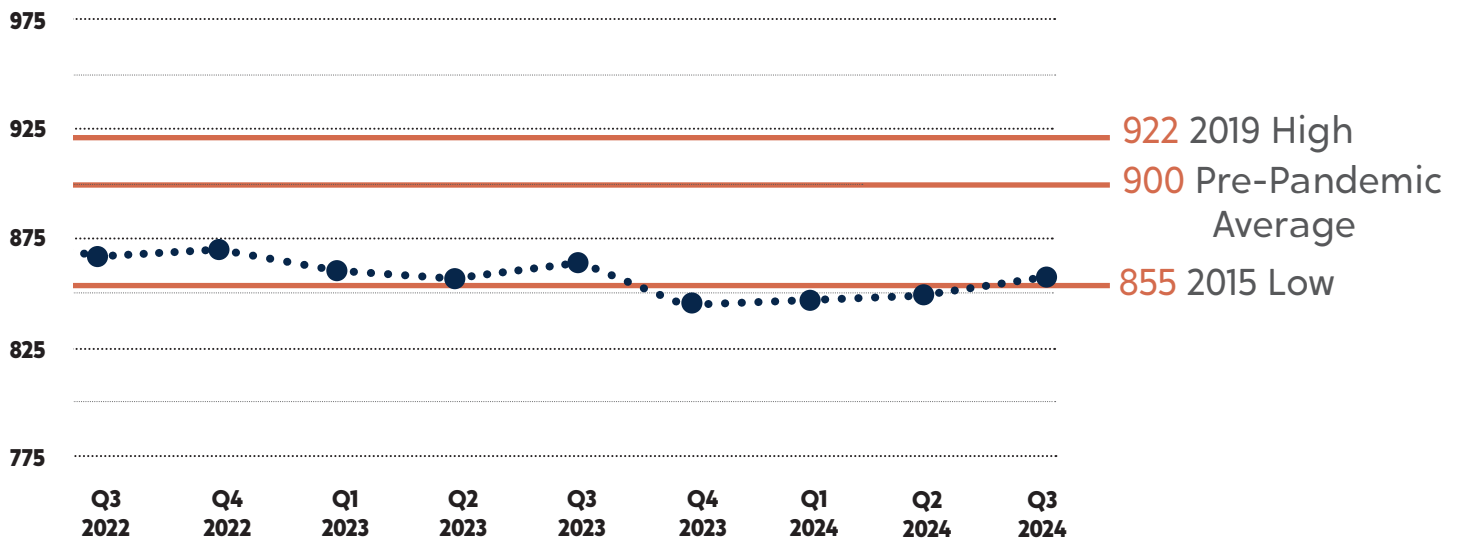
BRIEFING 2024 - Q3

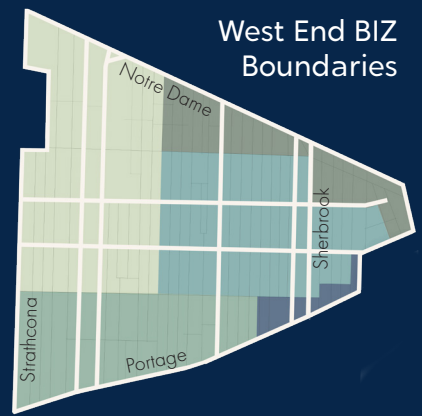
Quarterly Change in Businesses



- Over the third quarter, the West End has seen a net gain of **4** businesses.
- 860** businesses are operating at the end of Q3 2024, whereas **856** were reported at the end of Q2 2024. Business count started improving since the beginning of the current year but with little margin.

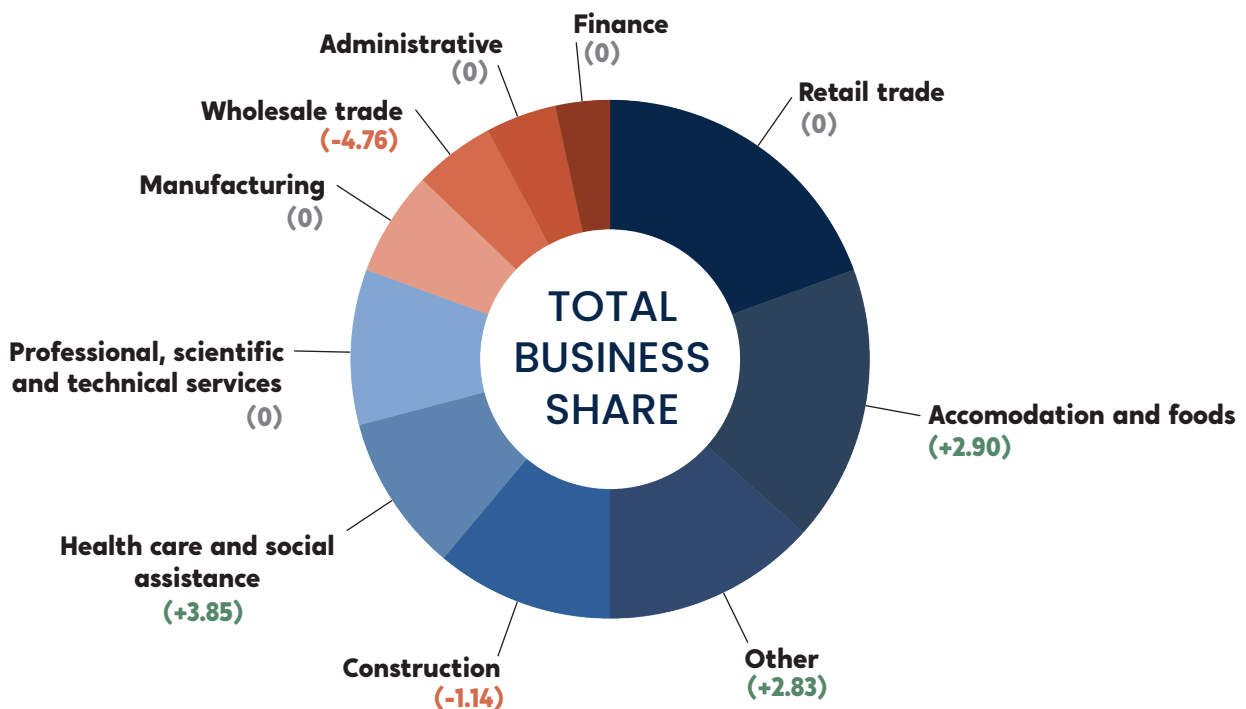
Long Term Gauge of Business Activity





Change in Top 10 Industries (%)

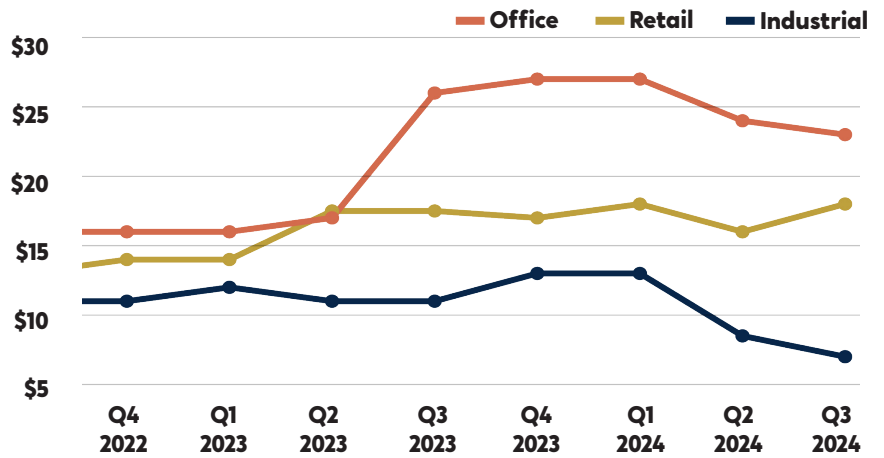
Percent change in number of businesses from last quarter



- Over the third quarter, **14** new businesses opened or moved into the West End while **10** businesses closed or moved out.
- Total turnover (openings + closings) was **24** in Q3. The number of opened businesses follow the average from the last 2 years, whereas the number of closed businesses is below.
- Of the top **10** industries, **3** gained businesses, **4** lost and others stayed the same. Industries that gained businesses are Retail Trade, Professional Services, and Manufacturing. Accommodation and food had the most turnovers.

Average Lease Rates by Space Type

- Lease rates are trending down in 2024, except for Retail.



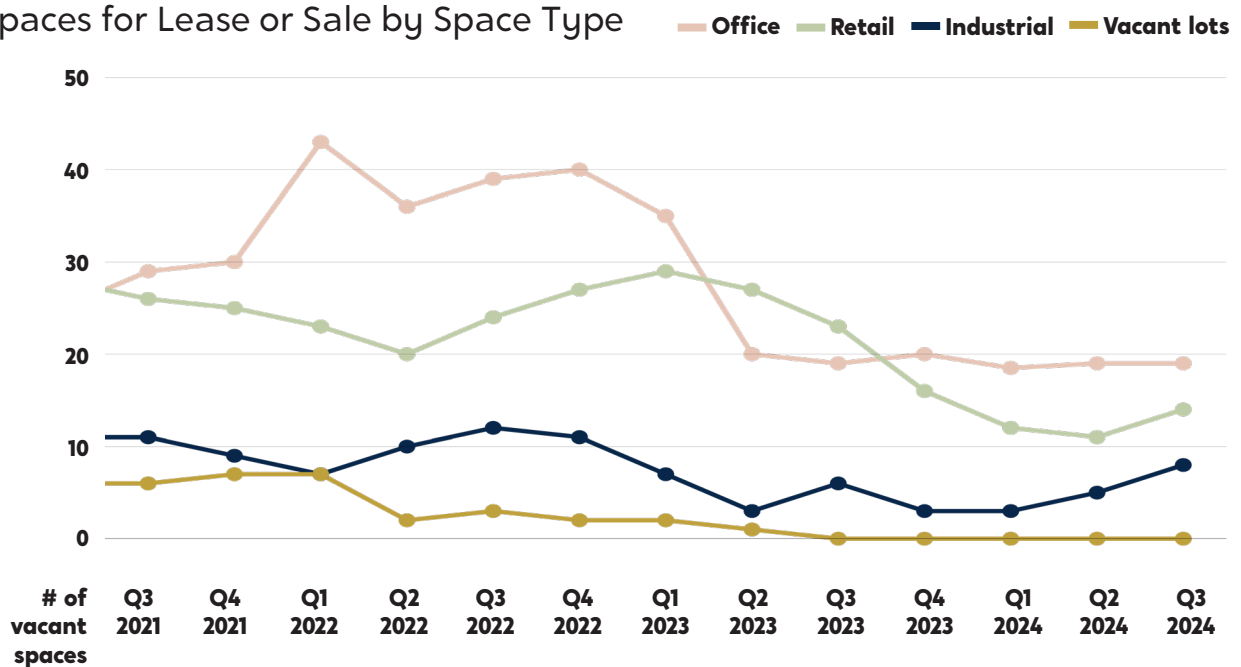
Current Space Use and Vacancy

Current Mix of Uses

Retail	44.46%	Industrial	27.77%	Office	25.94%
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- Property use by space type is similar from quarter to quarter. Restaurants boast a lot of businesses in the West End and currently occupy 27% of retail spaces. 11.5% of office spaces are under accounting services.

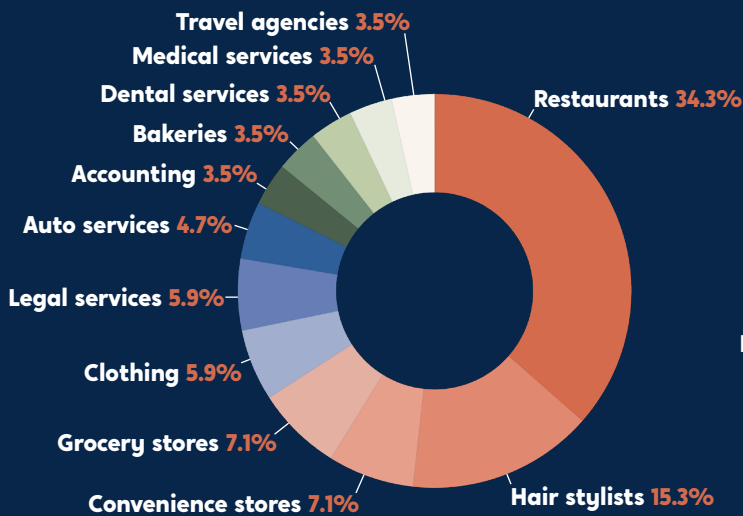
Spaces for Lease or Sale by Space Type



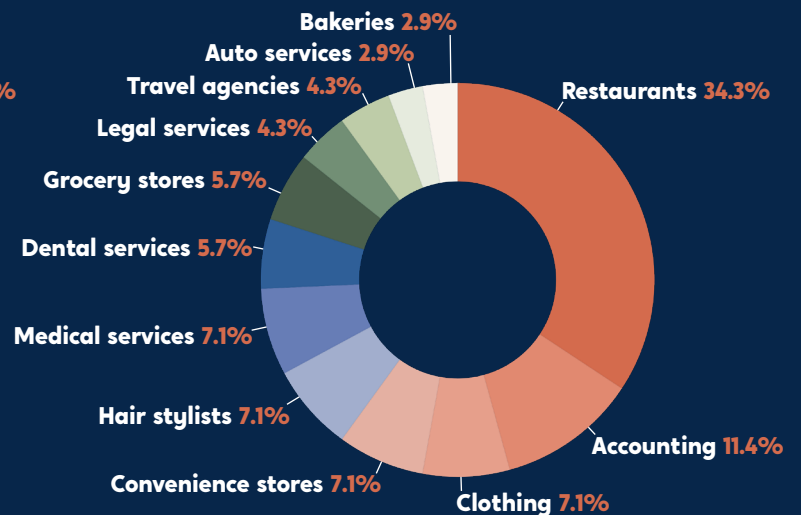
New Businesses Opened this Quarter

Anthony Allan Office Furnishings <i>1111 Portage Ave</i>	Furniture & Upholstery	Kavod Thrift <i>531 Notre Dame Ave</i>	Non-Profit Organizations
Ayurveda <i>1404 Notre Dame Ave</i>	Alternative Medical Services	King Cob Market Pub <i>580 Ellice Ave</i>	Restaurants
Capt'n Vape <i>A-992 Portage Ave</i>	Vape & Smoke	Millstone Cabinet Co <i>U2-807 Erin St</i>	Interior Designers
Caspian Dry Wall <i>1205 Richard Ave</i>	Construction Services	Primo's Deli <i>B-100 686 Portage Ave</i>	Caterers & Food Services
Feast of Africa <i>U2 376 Furby St</i>	Caterers & Food Services	Tattoo Desperationz <i>105-912 Portage Ave</i>	Tattoos
Hab Barbershop <i>713 Sargent Ave</i>	Hair Stylists	Tim Hortons Notre-Dame <i>U2-1015 Notre Dame ave</i>	Coffee Shops
Head Rush tattoo <i>1116 Portage Ave</i>	Tattoos	WestEnd Therapy <i>U3 759 Wall St</i>	Counselling

Quarterly Feature – *Business types by street: Sargent and Portage*



Business Types on Sargent ave



Business Types on Portage ave

Currently Available Properties*

Address	Sq footage	Space Type	Neighborhood	Leasing Details
291 Arlington St	1350	Retail	St. Matthews	Link
382 Maryland St	10075	Industrial	St. Matthews	Link
547 Notre Dame Ave	7200	Office	West Alexander	Link
574 Erin St	5840	Office	Minto	Link
6-595 Clifton St	121	Office	Minto	Link
605 Notre Dame Ave	6925	Office	West Alexander	Link
629 Erin St	3065	Office	Minto	Link
634 Erin St	8237	Industrial	Minto	Link
661 Wall St	12267	Retail	Minto	Link
666 Ellice Ave	6042	Retail	St. Matthews	Link

*Not an exhaustive list. View full listings at <https://www.westendbiz.ca/available-space/>

Support the West End BIZ's quarterly report with a listing for your West End commercial property here!

WESTEND **BIZ**

621 Erin St, Winnipeg, Manitoba | R3G 2W1

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