

# WESTEND BIZ

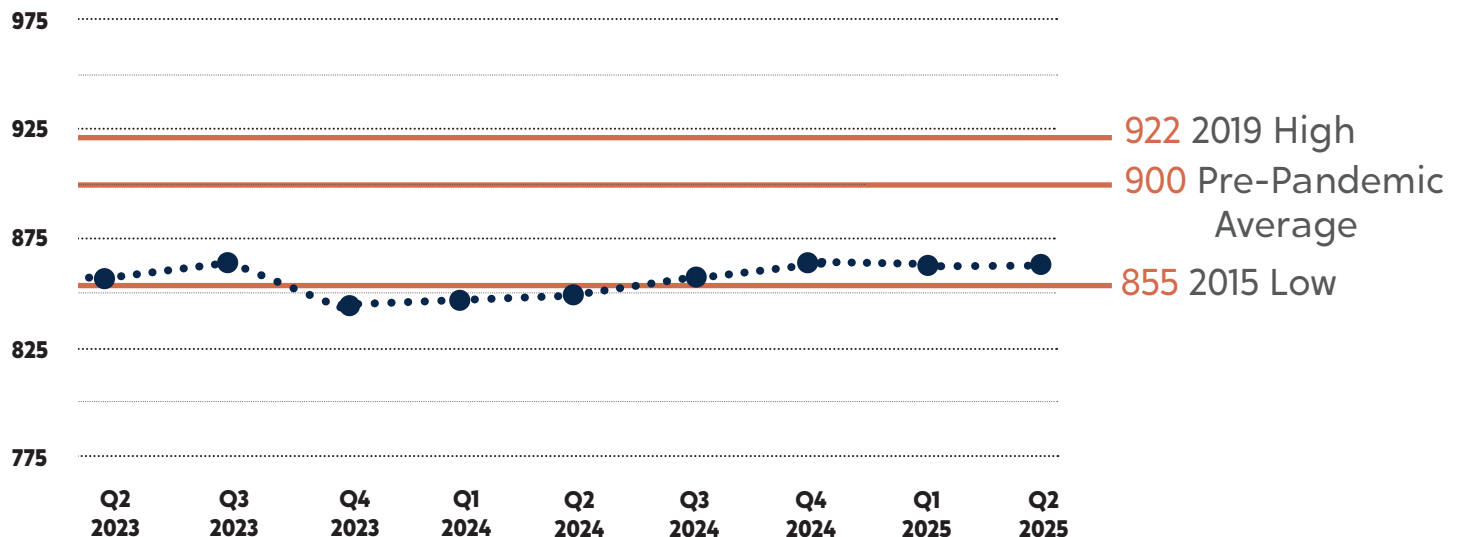
## BRIEFING 2025 - Q2

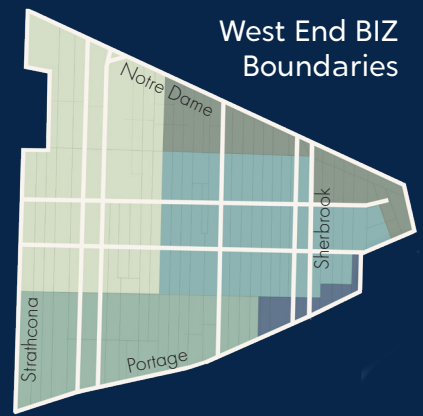
### Quarterly Change in Businesses



- At the end of the second quarter, the number of operating businesses remained the same as the first quarter.
- 862** businesses are operating at the end of Q2 2025, and the same was reported in Q1. Meanwhile, 9 businesses were added and 9 closed down.

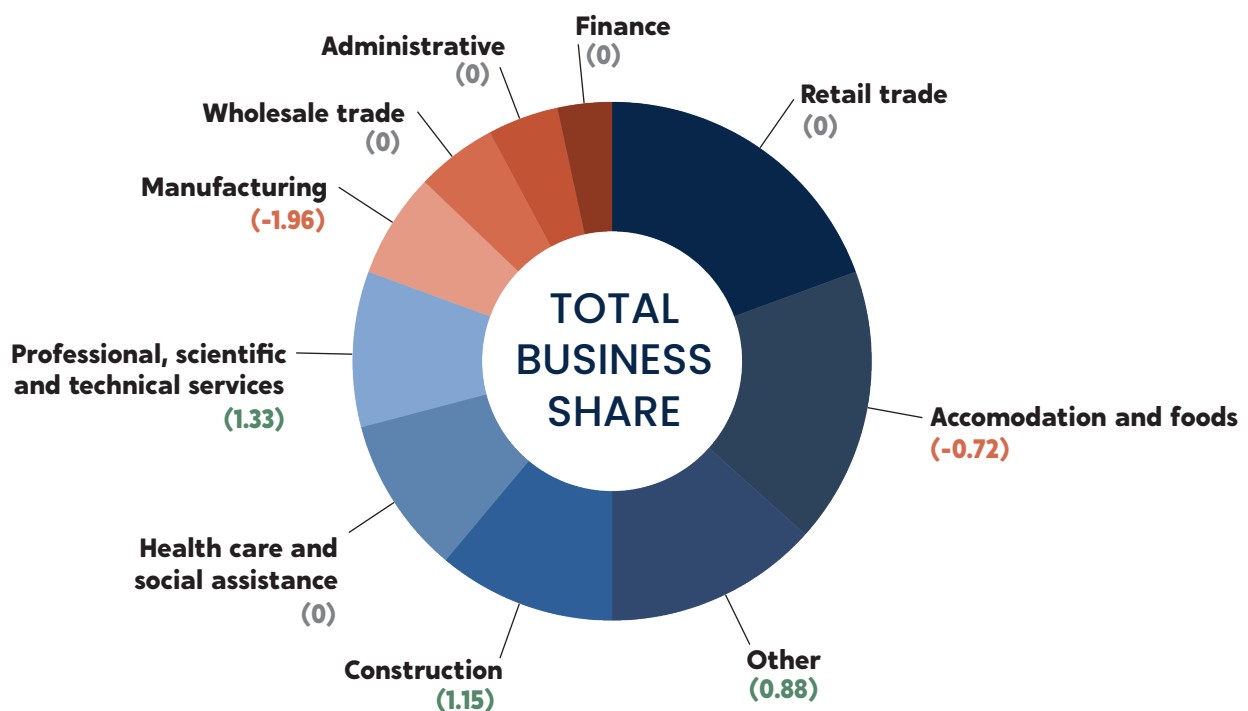
### Long Term Gauge of Business Activity





## Change in Top 10 Industries (%)

*Percent change in number of businesses from last quarter*



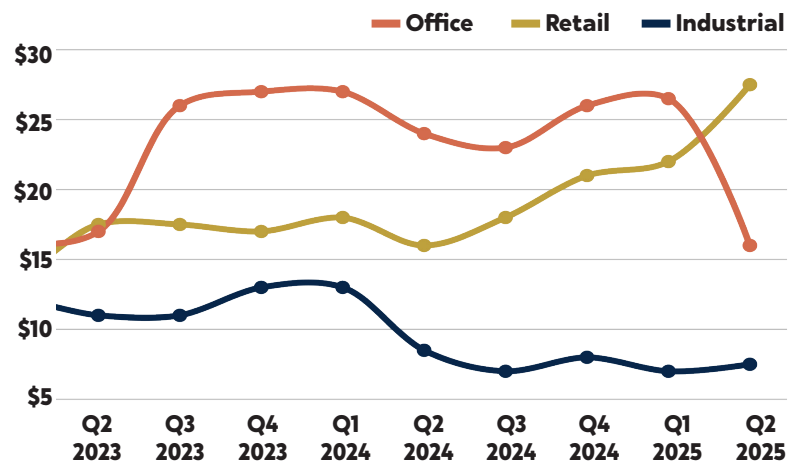
- Total business openings and closings were **18** and the change had a total address turnover of **20** units<sup>1</sup>.
- Of the top 10 industries, **2** lost businesses, **3** gained and others stayed the same. Industries that had a net gain are Construction, Professional, Scientific & technical services, and Other. Accommodation & Foods, and Manufacturing had a net loss.

Note 1: Address Turnover: A unit is counted as being turned over if it was occupied by a new tenant (source: CMHC)

# Average Lease Rates by Space Type

Market rates for office and retail lease is often comparable:

- List price for the address 595 Clifton Street raised average price in office lease since 2023 Q3 to 2025 Q1. Now, it has come down to around the longterm average of \$17.
- Both of the properties, 835 Notre Dame Avenue and 620 Ellice Avenue are ticking average listing price higher for retail leasing starting 2024 Q2.



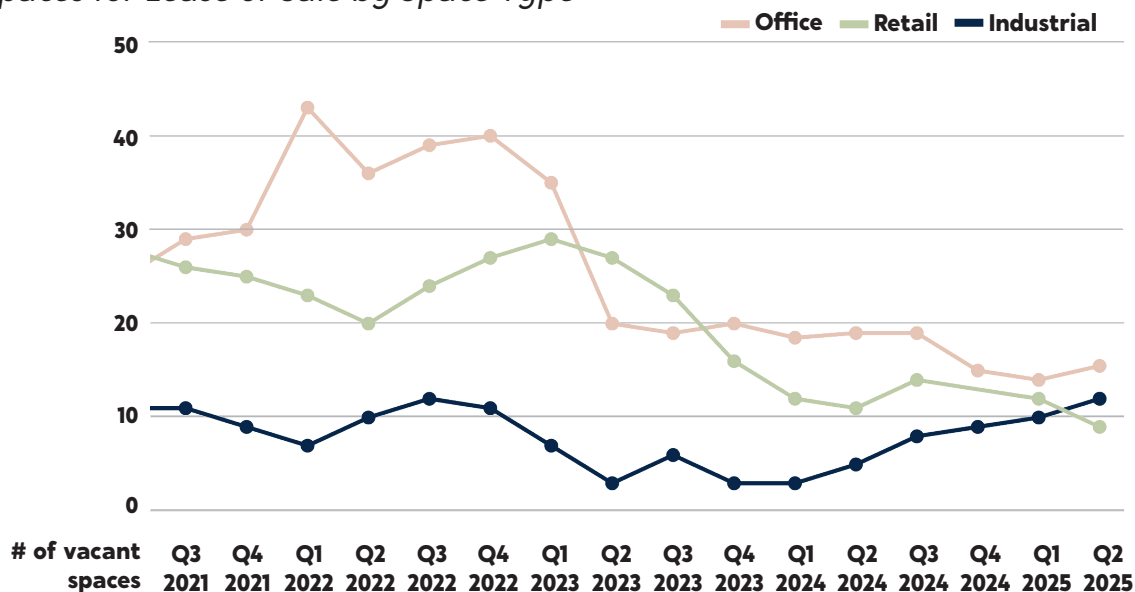
## Current Space Use and Vacancy

### Current Mix of Uses

Retail	45.82%	Industrial	27.29%	Office	26.89%
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- The distribution of businesses in the above spaces are quite similar from quarter to quarter. This year so far, retail spaces have opened up proportionally more than other spaces compared to last year.

### Spaces for Lease or Sale by Space Type



- With more retail spaces being occupied, availability has seen a slight decrease this quarter.

# New Businesses Opened this Quarter

A-tech Auto LTD  
593 Ellice Ave

Auto Sales

NT Painting and Decoration inc  
957 Notre Dame Ave

Interior Designers

Cafe Nul Bakery & Cafe  
6-794 Sargent

Coffee Shops

Pop & Pick Convenience Store  
620 Ellice Ave

Convenience Stores

Flow Massage & Spa  
1104-912 Portage Ave

Personal Aesthetics

Sunshine Medical Clinic  
U1-676 Portage Ave

Clinics

Lance Painting & Refinishing inc  
U2-957 Notre Dame Ave

Painting

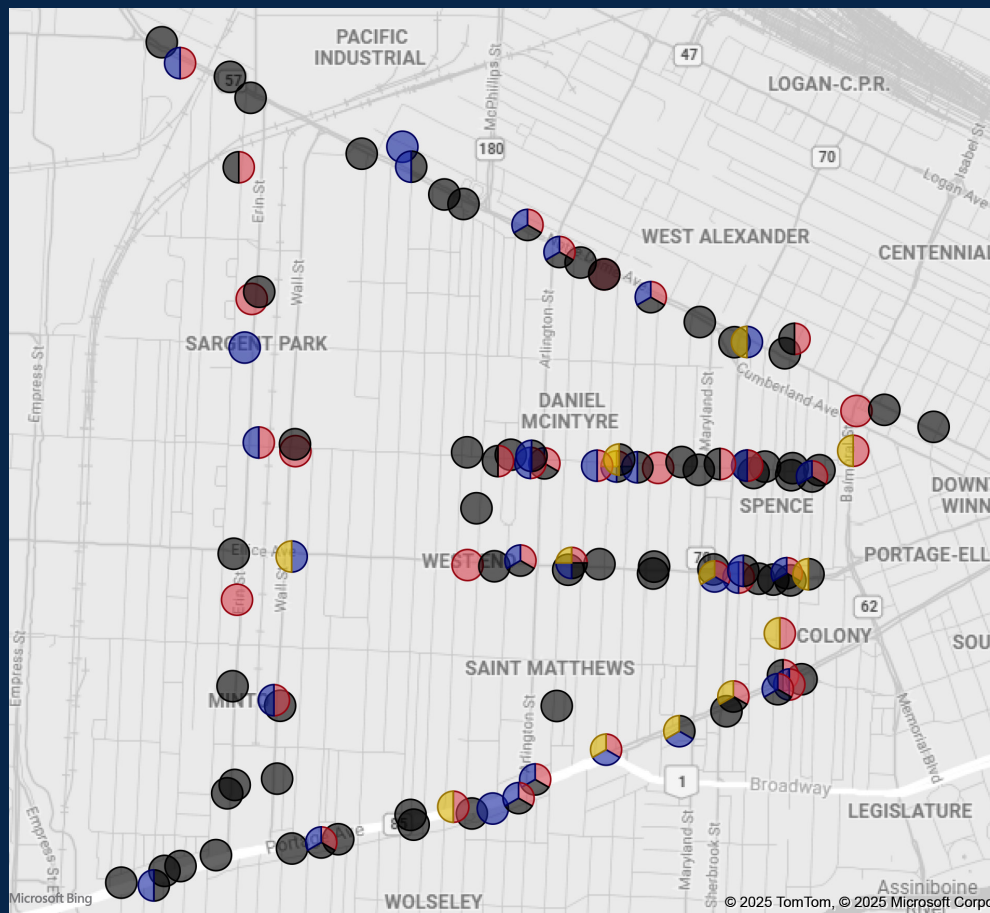
Waange Coffee & Restaurant  
869 Portage Ave

Restaurants

Midas Auto Services (Notre Dame)  
PT-1075 Notre Dame Ave

Auto Repair

## Quarterly Feature - Accommodation & Food



Since 2020	Data Points
Closed	23.08%
Continued	49.23%
Opened	21.03%
Reopened	6.67%

- The map shows the locations of businesses in the Accommodation & Foods Industry that have continued, opened, closed, and reopened since January 2020. The industry is the second largest in the West End and businesses surface all over the zone. Mostly locally owned, they returned strong after the pandemic.

## Currently Available Properties\*

Address	Sq footage	Space Type	Neighborhood	Leasing Details
419 Notre Dame Ave	3700	Office	West Alexander	<a href="#">Link</a>
538 Ellice Ave		Retail	St. Matthews	<a href="#">Link</a>
576 Ellice Ave	1900	Office	St. Matthews	<a href="#">Link</a>
712 Portage Ave	13821	Retail	Wolseley	<a href="#">Link</a>
110-790 Sherbrook St	952	Office	West Alexander	<a href="#">Link</a>
791 Erin St	950	Office	Minto	<a href="#">Link</a>
810 Beverley St	2800	Retail	Daniel McIntyre	<a href="#">Link</a>
831 Portage Ave	42840	Office	St. Matthews	<a href="#">Link</a>
945 Erin St	29592	Industrial	Minto	<a href="#">Link</a>

\*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  
[www.westendbiz.ca](http://www.westendbiz.ca)

