

**FULLY FIXTURED RESTAURANT AVAILABLE**

**NOW PRE-LEASING PHASE II**

**FOR LEASE**

# **AMBLESIDE CENTRE**

Ellerslie Road SW & Allan Drive SW,  
Edmonton, AB

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## PROPERTY HIGHLIGHTS

- Situated in the desirable neighbourhood of Ambleside, along Ellerslie Road, Edmonton's Southside corridor
- Primary population within 3km is 33,623
- Average household income within 3km radius is \$161,847
- 10 Acre site with 86,600 SF of leasable retail space available
- Various options available including: end-caps, pads with drive-thru and stand alone buildings

## PROPERTY DETAILS

### MUNICIPAL ADDRESS

3990 Allan Drive SW, Edmonton, AB

### ZONING

CSC - Shopping Centre Zone

### LEGAL DESCRIPTION

Lot 1, Block 1, Plan 1321077

### SIGNAGE

Pylon sign available

### PARKING RATIO

4.3 per 1,000 SF

### OPERATING COSTS

\$20.39 per SF (est. 2025)  
Excludes management fee

### AVAILABILITIES

**Phase 1: 1 Opportunity**

**Phase 2: Now Pre-Leasing**

### SITE AREA

10 Acres



#### POPULATION

1KM	3KM	5KM
11,664	33,876	107,415



#### AVERAGE INCOME

1KM	3KM	5KM
\$146,125	\$162,024	\$168,939



#### HOUSEHOLD

1KM	3KM	5KM
4,044	19,399	36,472



#### VEHICLES PER DAY

9,167 on Ellerslie Road SW

## DEMOGRAPHICS



# SITE PLAN

WEST

EAST



## AMBLESIDE WEST

A-10	Montessori Happy Minds Daycare	5,000 SF
A-11	Below Hair Studio	1,793 SF
A-12	The Spa	3,321 SF
B-10	AVAILABLE	2,134 SF
B-11	Buster's Pizza	1,151 SF

B-12	Physiotherapist	1,474 SF
B-13	Cannabis House	1,452 SF
C-10	Signature Spinal Care	1,500 SF
C-11/ C-12	Cannabis House/ Sunjin Taekwondo	2,863 SF
C-13	Taco Time	1,495 SF

D	AVAILABLE	6,000 SF
E	Haven Medical Centre	4,989 SF
F-10	Veterinary Clinic	1,500 SF
F-11	Streetside	881 SF
F-12	Japanese Restaurant	1,526 SF
F-13	Utopia Play Cafe	2,286 SF

G	AVAILABLE	9,800 SF
H	AVAILABLE	4,800 SF
J	AVAILABLE	5,400 SF
K	AVAILABLE	5,500 SF
L	AVAILABLE	10,800 SF

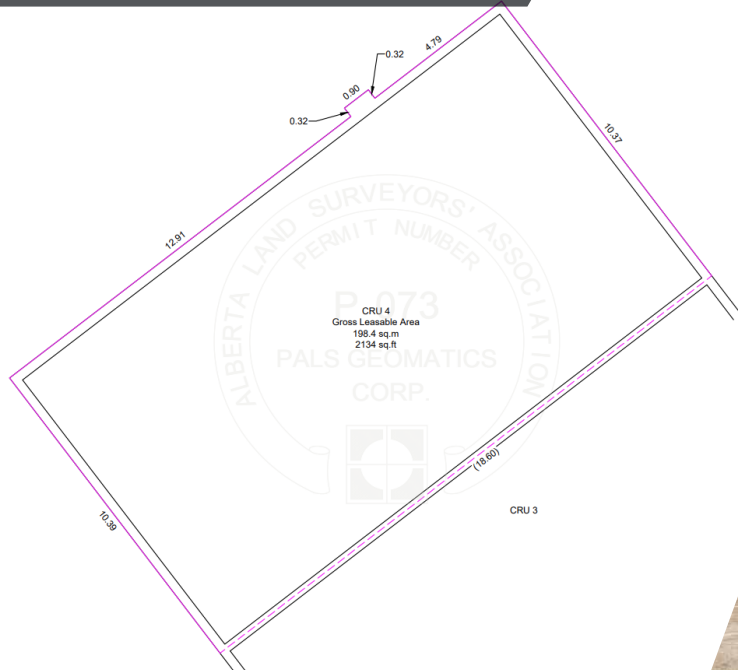


## PHASE 1





## FORMER JUNOON SPACE





PHASE 1 EAST





## AMBLESIDE EAST FULLY LEASED







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