

FOR LEASE

AMBLESIDE  
CENTRE

Ellerslie Road SW & Allan Drive SW,  
Edmonton, AB

FULLY FIXTURED RESTAURANT AVAILABLE

NOW PRE-LEASING PHASE II

  
Feng  
Donburi  
JAPANESE RESTAURANT

16408  
ELLERSLIE RD SW

OPEN

Drive-In  
Curbside  
Pick-Up  
Take-Out

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
[cwedm.com](http://cwedm.com)

**John Shamey**  
Partner  
780 702 8079

[john.shamey@cwedm.com](mailto:john.shamey@cwedm.com)

**Gary Killips**  
Partner  
780 917 8332

[gary.killips@cwedm.com](mailto:gary.killips@cwedm.com)

**Cody Miner, B.COMM.**  
Sales Associate  
780 702 2982  
[cody.miner@cwedm.com](mailto:cody.miner@cwedm.com)

# 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



# DEMOGRAPHICS



## 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

# SITE PLAN



## 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

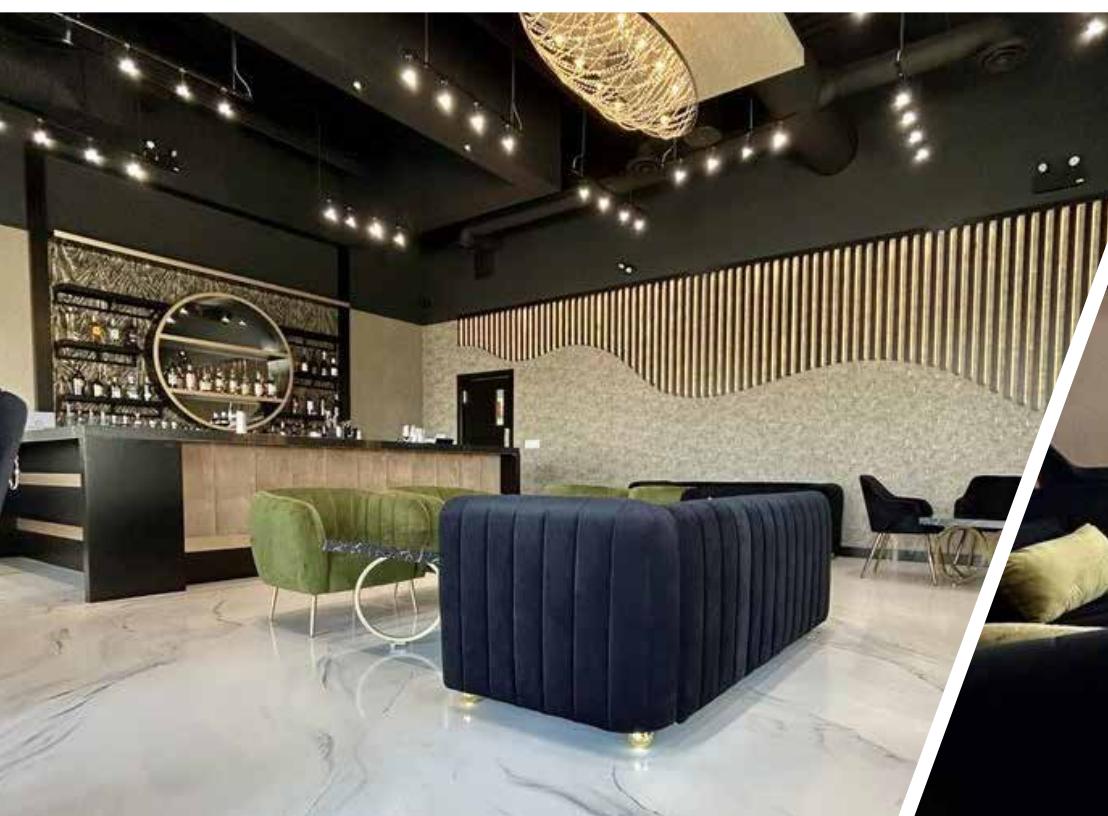
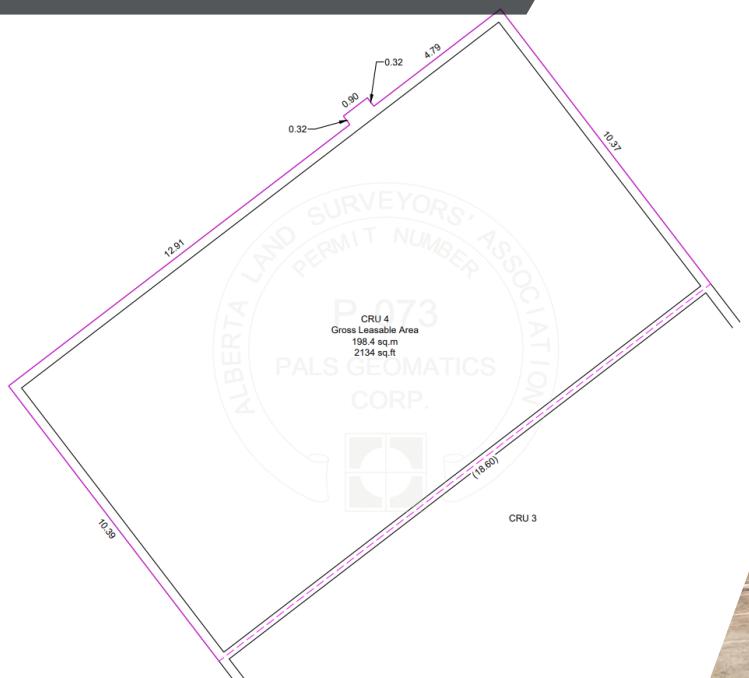
B-12	Physiotherapist	1,474 SF
B-13	Cannabis House	1,452 SF
C-10	Signature Spinal Care	1,500 SF
C-11/ C-12	Cannabis House/ Sunjin Taekwondo	2,863 SF
C-13	Taco Time	1,495 SF

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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