

2,134 SF FIXTURED RESTAURANT

NOW PRE-LEASING PHASE II

FOR LEASE AMBLESIDE CENTRE

Ellerslie Road SW & Allan Drive
SW, Edmonton, AB

A G04 RETAIL TEAM LISTING LEAD AGENTS

John Shamey, B.COMM.
Partner
780 887 5646
john.shamey@cwedm.com

Cody Miner, B.COMM.
Associate
403 877 9431
cody.miner@cwedm.com

Gary Killips, B.COMM.
Partner
780 945 1987
gary.killips@cwedm.com

Brett Killips, B.COMM., CCIM
Partner
780 993 1676
brett.killips@cwedm.com

Jamie Topham
Partner
780 994 6916
jamie.topham@cwedm.com

Robin Chan
Associate
780 617 2426
robin.chan@cwedm.com

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.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

\$22.44 /SF (2026)

Excludes management fee

AVAILABILITIES

Phase 1: 2,134 SF

Phase 2: Now Pre-Leasing

AMBLESIDE WEST

PHASE 1

PHASE 2
NOW PRE-LEASING

AMBLESIDE EAST

ELLERSLIE ROAD

ALLAN DRIVE

DEMOGRAPHICS



POPULATION

1KM
11,664

3KM
33,876

5KM
107,415



AVERAGE INCOME

1KM
\$146,125

3KM
\$162,024

5KM
\$168,939



HOUSEHOLD

1KM
4,044

3KM
19,399

5KM
36,472

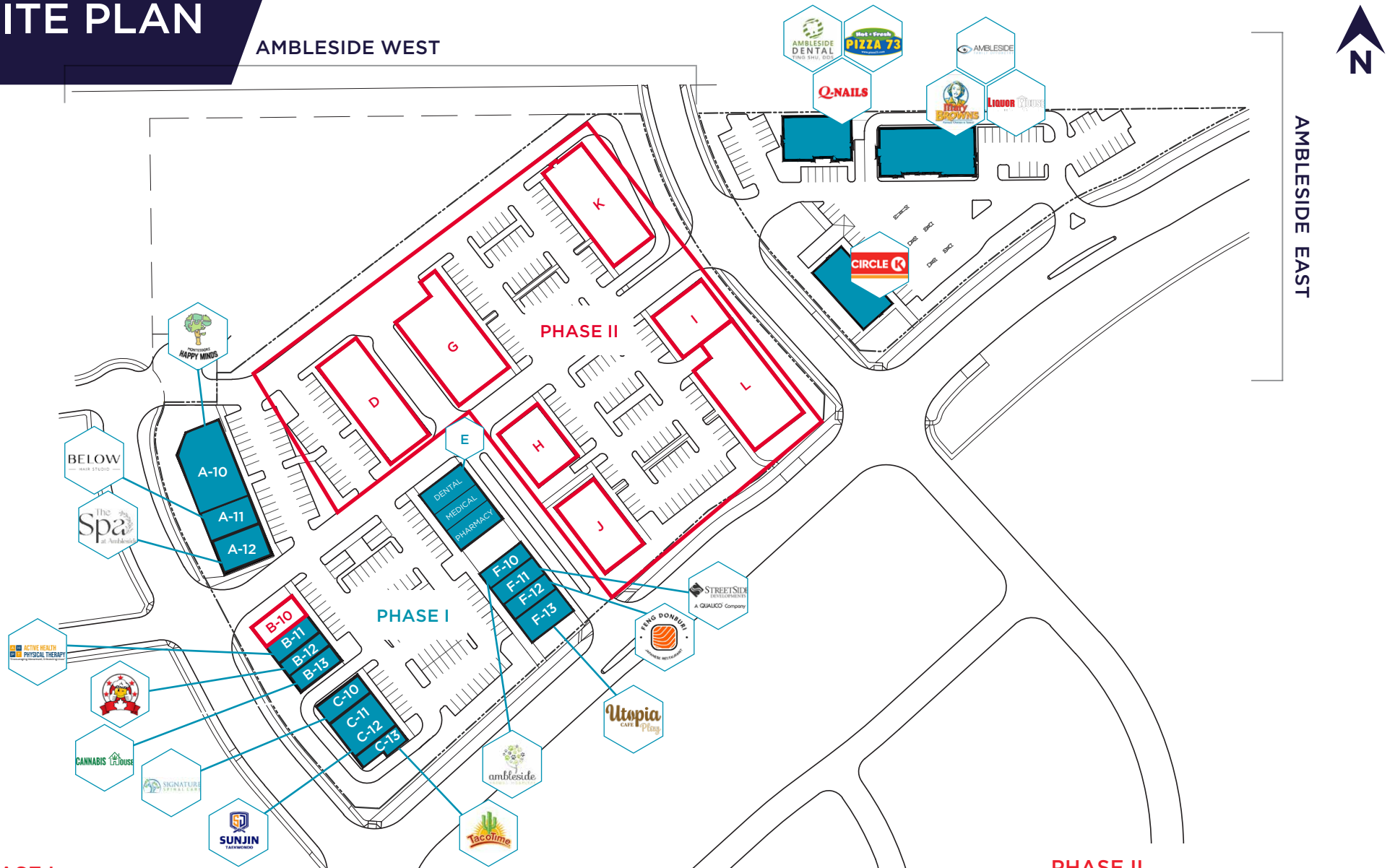


VEHICLES PER DAY

9,167 on Ellerslie Road
SW

SITE PLAN

AMBLESIDE WEST



PHASE I

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	Physiotherapist	1,151 SF

B-12	Buster's Pizza	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

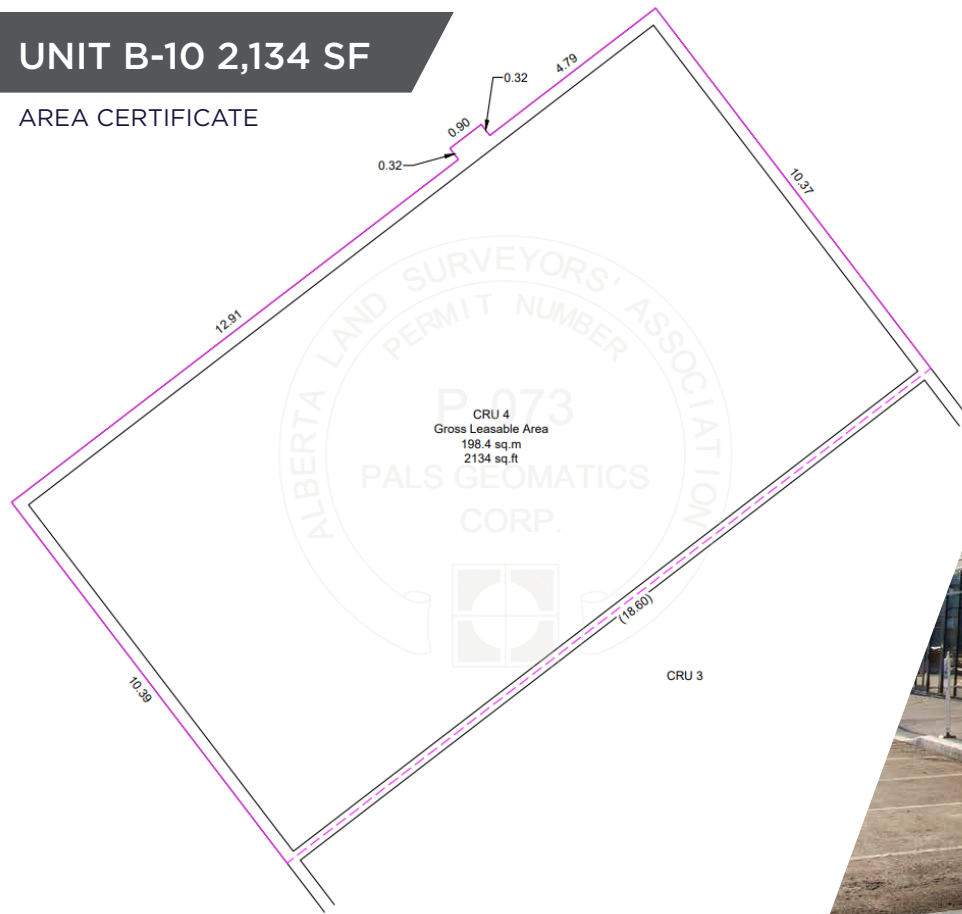
PHASE II

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

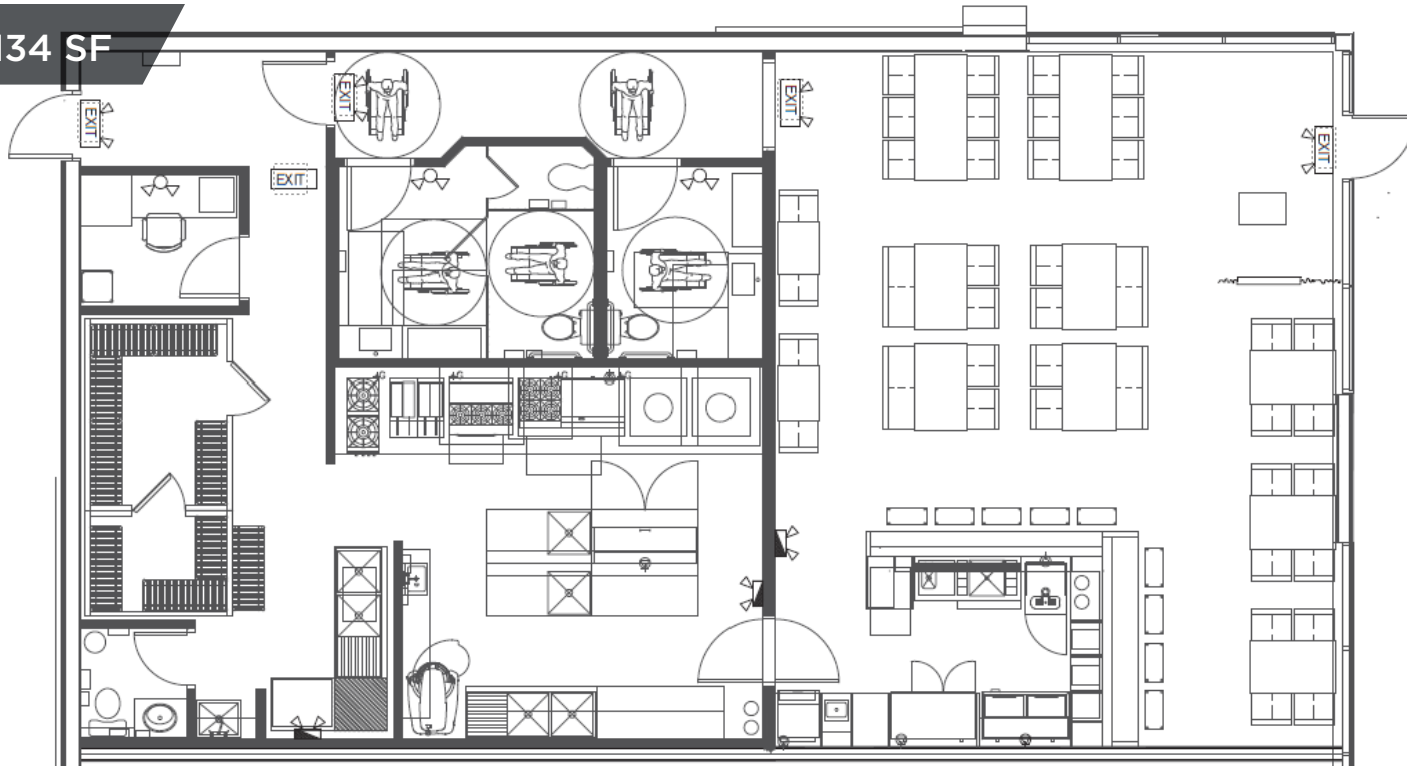
D	AVAILABLE	6,000 SF
G	AVAILABLE	9,800 SF
H	AVAILABLE	4,800 SF
J	AVAILABLE	5,400 SF
K	AVAILABLE	5,500 SF
L	AVAILABLE	10,800 SF

UNIT B-10 2,134 SF

AREA CERTIFICATE



UNIT B-10 - 2,134 SF



AMBLESIDE EAST





GLENRIDDING
HEIGHTS
POPULATION:
5,393

KESWICK
POPULATION:
4,576

WINDERMERE
POPULATION:
14,526

SITE

AMBLESIDE
POPULATION:
11,664

ELLERSLIE ROAD SW

RABBIT HILL ROAD SW

WINDERMERE BOULEVARD

ANTHONY HENDAY DR



**CUSHMAN &
WAKEFIELD**
Edmonton

A G04 RETAIL TEAM LISTING

LEAD AGENTS

John Shamey, B.COMM.
Partner
780 887 5646
john.shamey@cwedm.com

Cody Miner, B.COMM.
Associate
403 877 9431
cody.miner@cwedm.com

Gary Killips, B.COMM.
Partner
780 945 1987
gary.killips@cwedm.com

Brett Killips, B.COMM., CCIM
Partner
780 993 1676
brett.killips@cwedm.com

Jamie Topham
Partner
780 994 6916
jamie.topham@cwedm.com

Robin Chan
Associate
780 617 2426
robin.chan@cwedm.com