

FULLY FIXTURED RESTAURANT AVAILABLE

NOW PRE-LEASING PHASE II

FOR LEASE

**AMBLESIDE
CENTRE**

Ellerslie Road SW & Allan Drive SW,
Edmonton, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
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John Shamey
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Cody Miner, B.COMM.
Sales Associate
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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



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

WEST

EAST



AMBLESIDE WEST

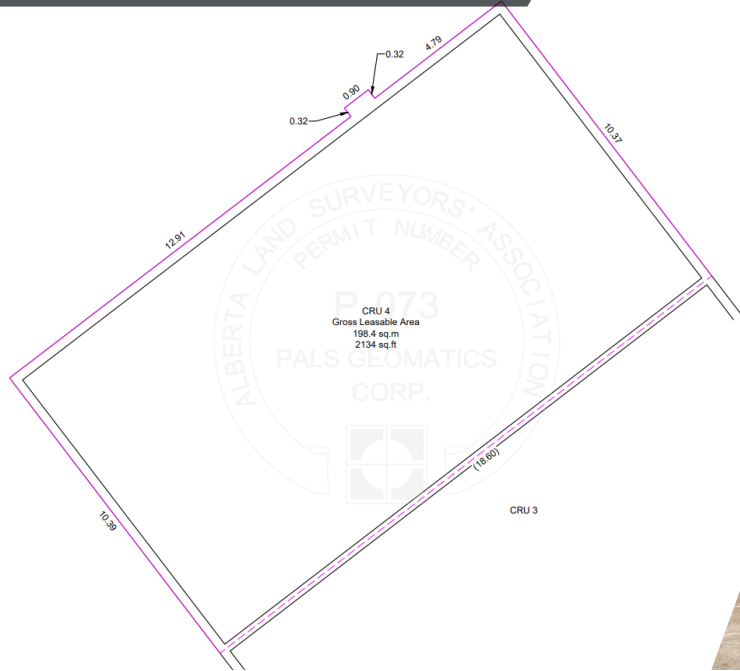
A-10	Montessori Happy Minds Daycare	5,000 SF
A-11	Below Hair Studio	1,793 SF
A-12	The Spa	3,321 SF
B-10	AVAILABLE	2,134 SF
B-11	Physiotherapist	1,151 SF

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

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

FORMER JUNOON SPACE



PHASE 1 EAST



AMBLESIDE EAST FULLY LEASED





**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



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