

FOR LEASE

# AMBLESIDE CENTRE

Ellerslie Road SW & Allan Drive SW,  
Edmonton, AB

Retail Bays & Pads from 2,286 SF and Up!

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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




## DEMOGRAPHICS

POPULATION	POPULATION		
	1km	3km	5km
	8,031	33,876	76,180

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$161,853	\$156,137	\$165,140

HOUSEHOLDS	HOUSEHOLDS		
	1km	3km	5km
	2,842	12,327	25,850

VEHICLES PER DAY	VEHICLES PER DAY		
		8,900 on Ellerslie Road SW in front of property in 2018	

# PROPERTY DETAILS

2,286 SF AVAILABLE IMMEDIATELY

## 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

\$14.48 per SF (est. 2024)

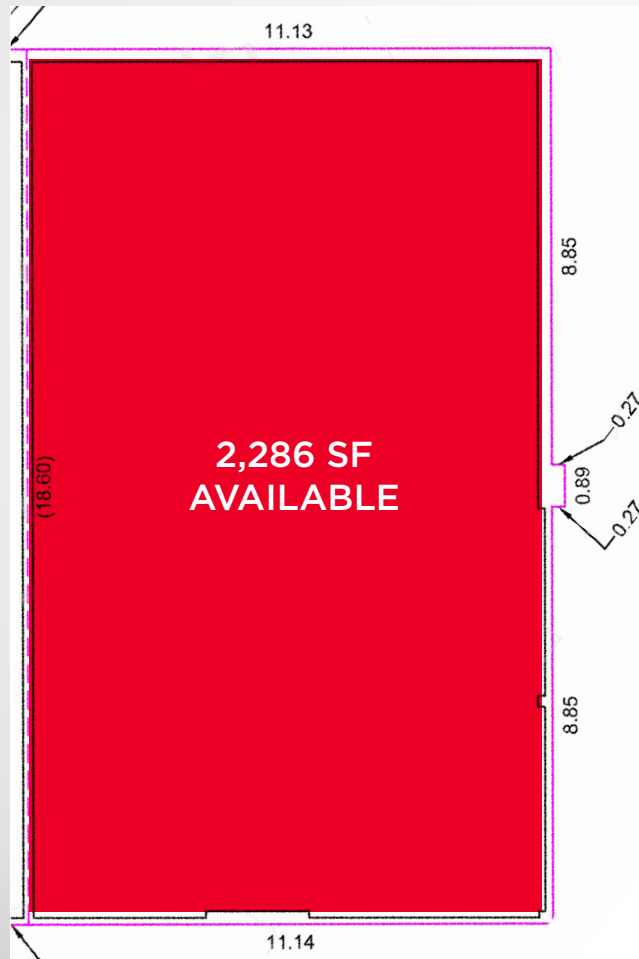
Excludes  
management fee

## AVAILABILITIES

2,286 SF available  
immediately

## SITE AREA

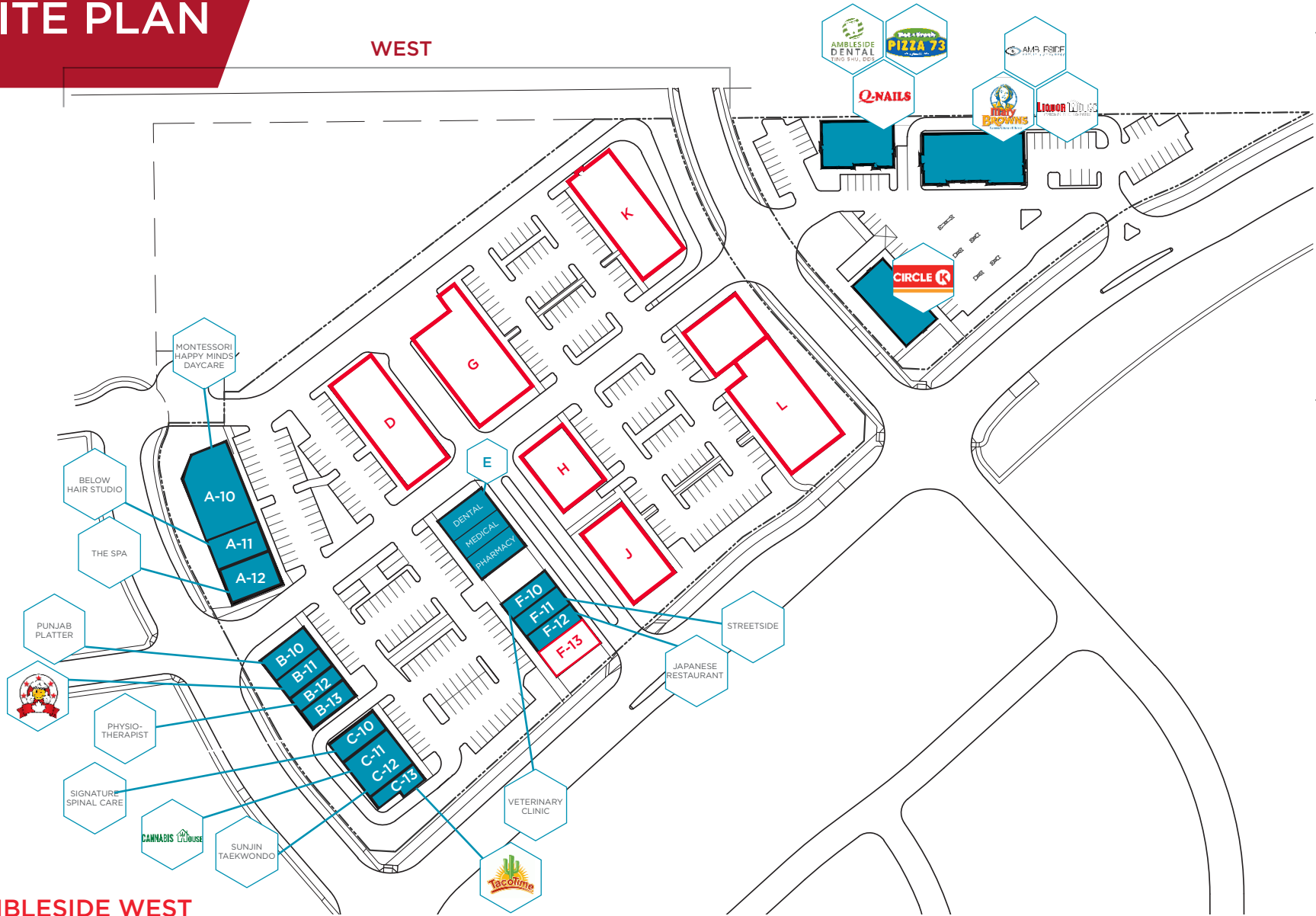
10 Acres



# SITE PLAN

WEST

EAST



## AMBLESIDE WEST

A-10	Montessori Happy Minds Daycare	5,000 SF	C-13	Taco Time	1,495 SF	F-13	AVAILABLE	2,286 SF
A-11	Below Hair Studio	1,793 SF	D	AVAILABLE	6,000 SF	G	AVAILABLE	9,800 SF
A-12	The Spa	3,321 SF	E	Haven Medical Centre	4,989 SF	H	AVAILABLE	4,800 SF
B-10	Punjab Platter	1,823 SF	F-10	Veterinary Clinic	1,500 SF	J	AVAILABLE	5,400 SF
B-11	Buster's Pizza	1,151 SF	F-11	Streetside	881 SF	K	AVAILABLE	5,500 SF
B-12	Physiotherapist	1,474 SF	F-12	Japanese Restaurant	1,526 SF	L	AVAILABLE	10,800 SF
B-13	Cannabis House	1,452 SF						
C-10	Signature Spinal Care	1,500 SF						
C-11	Cannabis House Sunjin	2,863 SF						
C-12	Taekwondo							

PROPERTY PHOTOS





AMBLESIDE EAST FULLY LEASED





**GLENRIDDING  
HEIGHTS  
POPULATION:  
4,945**

**KESWICK  
POPULATION:  
15,430**

**WINDERMERE  
POPULATION:  
16,836**

**SITE**

**AMBLESIDE  
POPULATION:  
9,377**

**ELLERSLIE ROAD SW**

**RABBIT HILL ROAD SW**

**WINDERMERE BOULEVARD**

**ANTHONY HENDAY DR**



**CUSHMAN &  
WAKEFIELD**  
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