

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)

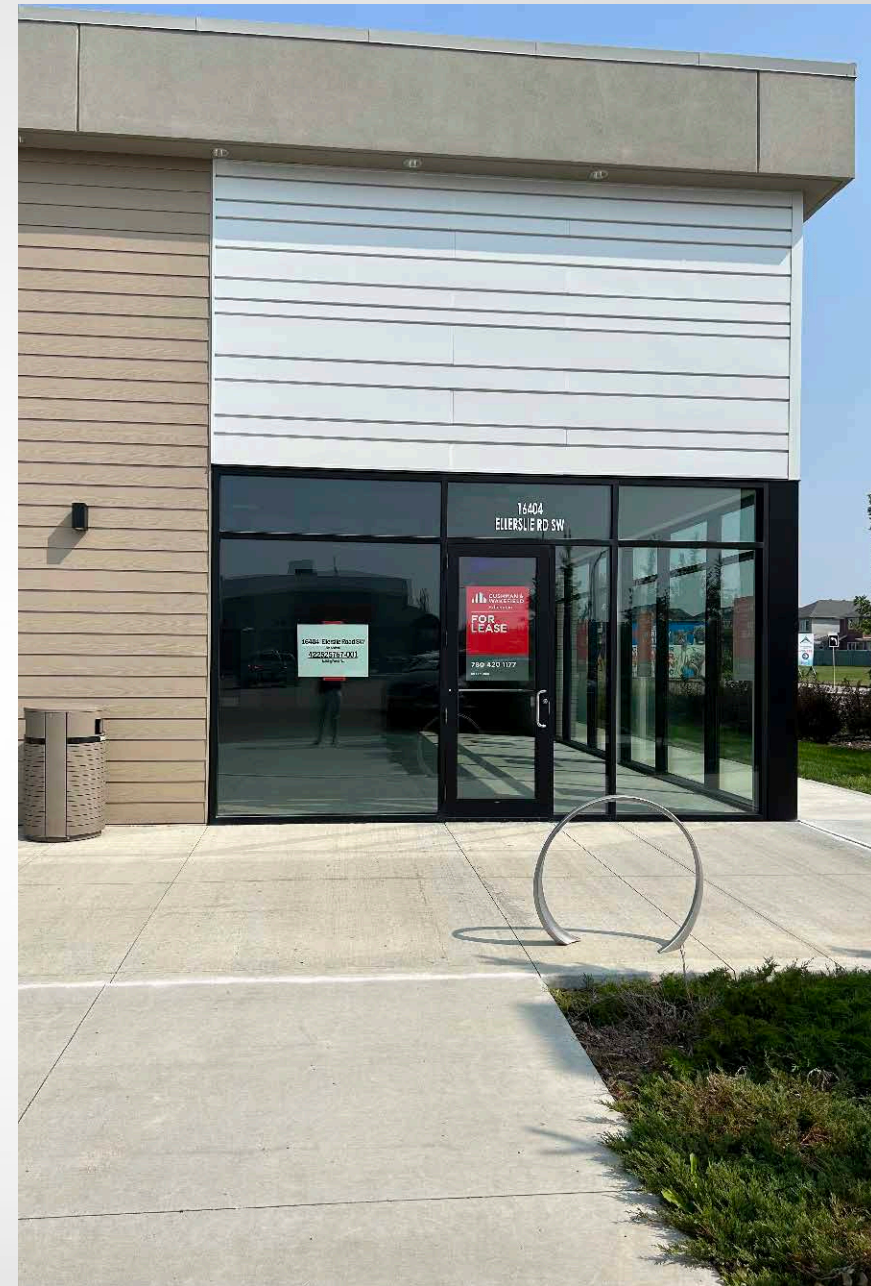
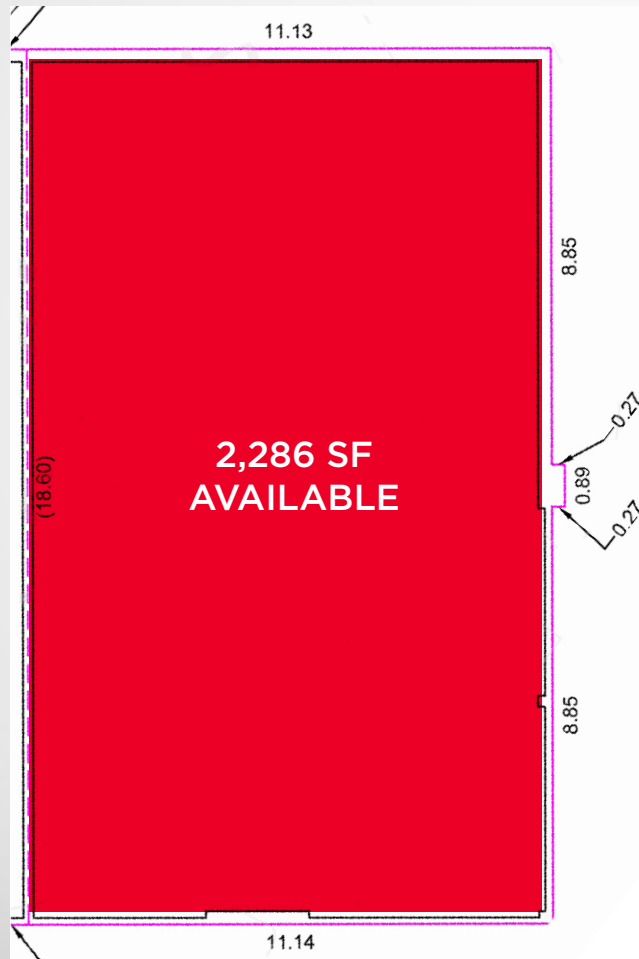
Excludes management fee

AVAILABILITIES

2,286 SF available immediately

SITE AREA

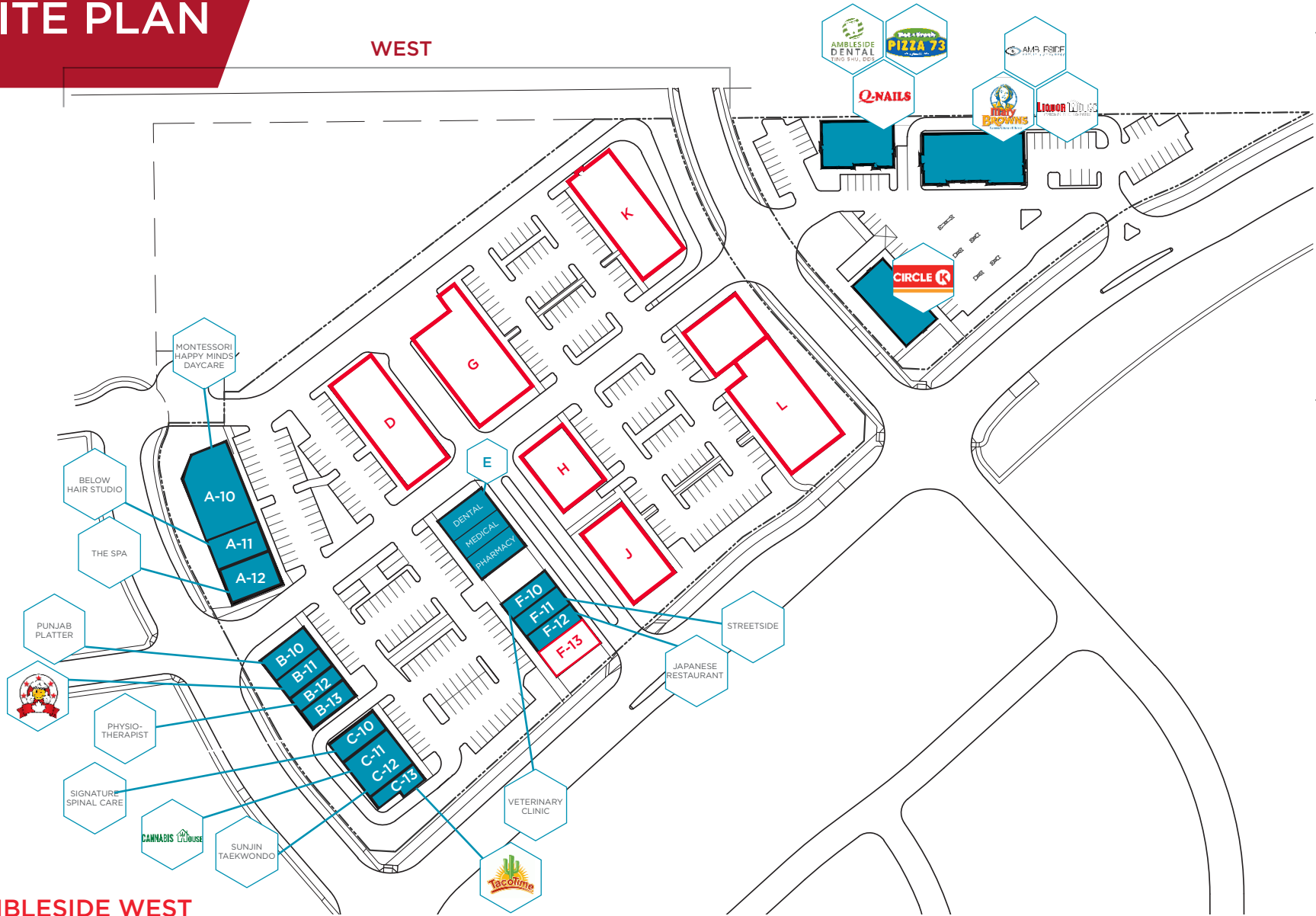
10 Acres



SITE PLAN

WEST

EAST



AMBLESIDE WEST

A-10	Montessori Happy Minds Daycare	5,000 SF		
A-11	Below Hair Studio	1,793 SF	B-12	Physiotherapist 1,474 SF
A-12	The Spa	3,321 SF	B-13	Cannabis House 1,452 SF
B-10	Punjab Platter	1,823 SF	C-10	Signature Spinal Care 1,500 SF
B-11	Buster's Pizza	1,151 SF	C-11	Cannabis House Sunjin 2,863 SF
			C-12	Taekwondo

C-13	Taco Time	1,495 SF	F-13	AVAILABLE	2,286 SF
D	AVAILABLE	6,000 SF	G	AVAILABLE	9,800 SF
E	Haven Medical Centre	4,989 SF	H	AVAILABLE	4,800 SF
F-10	Veterinary Clinic	1,500 SF	J	AVAILABLE	5,400 SF
F-11	Streetside	881 SF	K	AVAILABLE	5,500 SF
F-12	Japanese Restaurant	1,526 SF	L	AVAILABLE	10,800 SF

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



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