



Ambleside Centre East (Fully leased)



# AMBLESIDE CENTRE

ELLERSLIE ROAD SW & ALLAN DRIVE SW | EDMONTON, AB

## + RETAIL SPACE FOR LEASE

Ambleside Centre is well-positioned within Edmonton's growing southwest, providing retailers with an expanding market and solid customer base.

The development is easily accessible from the Anthony Henday and neighbours the communities of Ambleside, Glenriding Heights, and Windermere. The west side of the site is in active development and is quickly being leased up as new parcels are constructed.





## IDEAL USES +

- Physiotherapy
- Massage Therapy
- Coffee Shop
- Educational



## PROPERTY DETAILS +



**SITE AREA**  
10 Acres



**RENTAL RATE**  
\$36.00–\$38.00/SF  
(est.)



**AVAILABILITY**  
Pre-Leasing West  
\*Buildings A–E are built,  
available immediately



**PROPERTY TAXES**  
\$8.85/SF (est. 2022)



**PARKING RATIO**  
4.3/1,000 SF



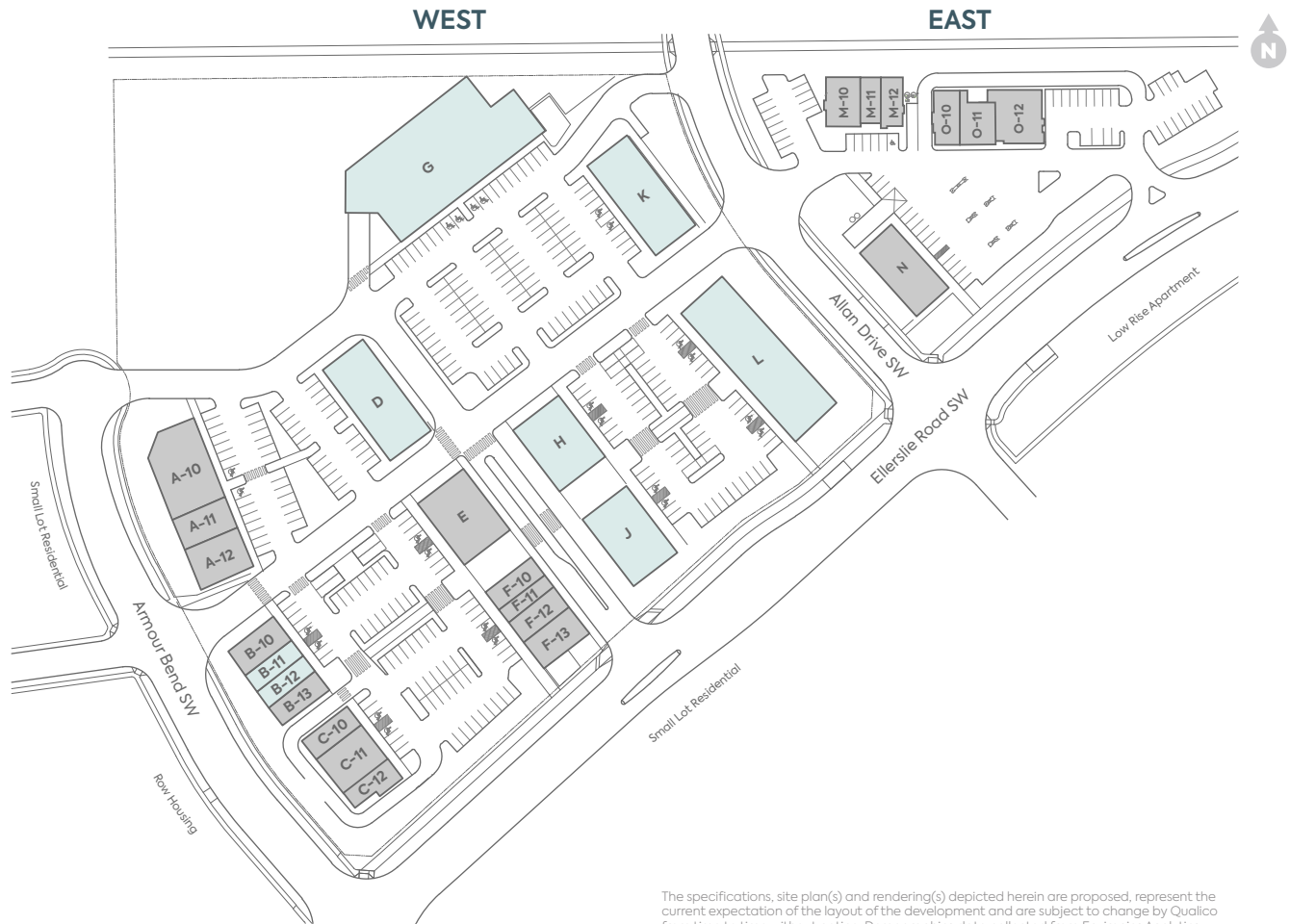
**OPERATING COSTS**  
\$10.21/SF (est. 2022)



**GROSS BUILDING AREA**  
104,400 SF

# SITE PLAN +

Ambleside Centre



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Envirionics Analytics.

## AMBLESIDE CENTRE WEST

A-10	Montessori Happy Minds Daycare	5,000 SF	E	Haven Medical Centre	4,989 SF
A-11	Below Hair Studio	1,793 SF	F-10	Veterinary Clinic	1,500 SF
A-12	The Spa	3,321 SF	F-11	Streetside Developments	881 SF
B-10	East Indian Restaurant	1,828 SF	F-12	Japanese Restaurant	1,526 SF
B-11	AVAILABLE	1,151 SF	F-13	Rosebowl Pizza	2,000 SF
B-12	AVAILABLE	1,474 SF	G	AVAILABLE	17,300 SF
B-13	Cannabis House	1,452 SF	H	AVAILABLE	4,800 SF
C-10	Signature Spinal Care	1,500 SF	J	AVAILABLE	5,400 SF
C-11	Taekwondo Studio	2,863 SF	K	AVAILABLE	5,500 SF
C-12	Taco Time	1,495 SF	L	AVAILABLE	10,800 SF
D	AVAILABLE	6,000 SF			

## AMBLESIDE CENTRE EAST

M-10	Ambleside Dental	1,900 SF	O-10	Mary Brown's Chicken	1,560 SF
M-11	Q Nails	1,102 SF	O-11	Ambleside Optometry	1,608 SF
M-12	Pizza 73	1,028 SF	O-12	Liquor House	3,022 SF
N	Circle K	4,046 SF			

FULLY LEASED





## AREA DEMOGRAPHICS +

### Ambleside Centre



#### POPULATION

1 KM	3 KM	5 KM
8,727	37,254	81,809



#### HOUSEHOLDS

1 KM	3 KM	5 KM
3,096	13,486	27,977



#### AVERAGE INCOME

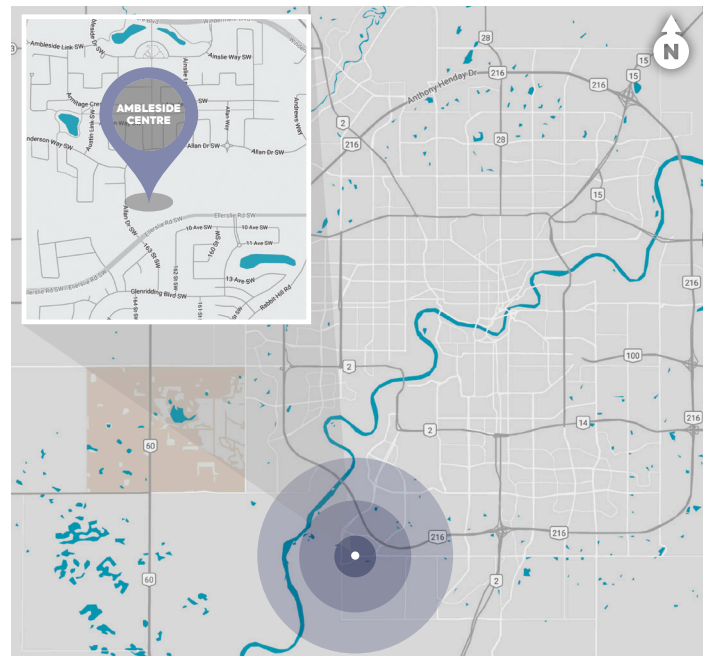
1 KM	3 KM	5 KM
\$173,569	\$164,920	\$172,943



#### VEHICLES PER DAY

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

\*Most recent data available



## CONTACT



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