

**PHASE I FULLY LEASED**

**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  
cwedm.com

**John Shamey**  
Partner  
780 702 8079  
john.shamey@cwedm.com

**Gary Killips**  
Partner  
780 917 8332  
gary.killips@cwedm.com

**Cody Miner, B.COMM.**  
Sales Assistant  
780 702 2982  
cody.miner@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**  
\$20.39 per SF (est. 2025)  
Excludes management fee

**AVAILABILITIES**  
Phase 1: 100% Leased  
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



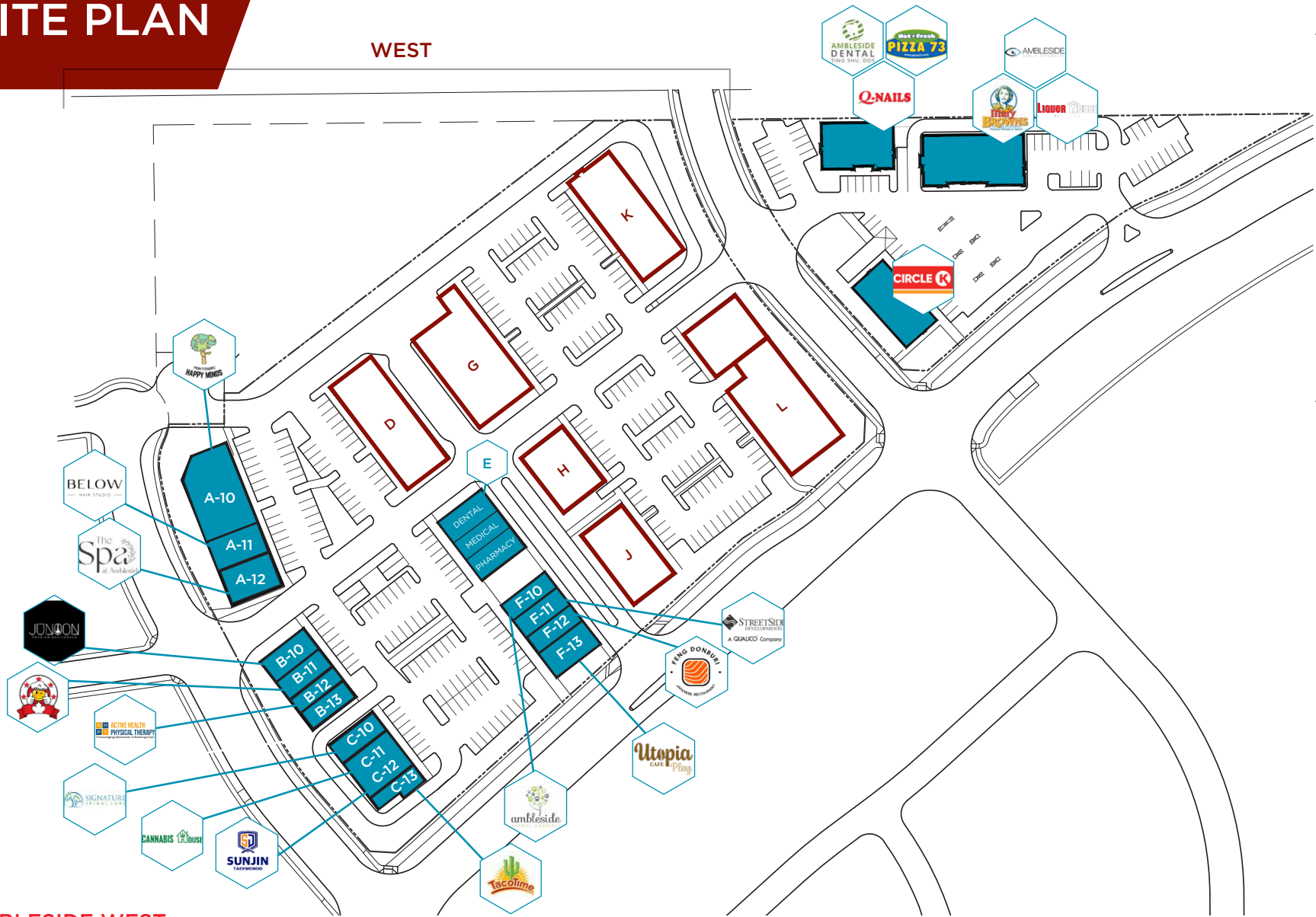
**VEHICLES PER DAY**

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	Junoon Lounge	1,823 SF
B-11	Buster's Pizza	1,151 SF

B-12	Physiotherapist	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





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**



**John Shamey**  
Partner

780 702 8079  
john.shamey@cwedm.com

**Gary Killips**  
Partner

780 917 8332  
gary.killips@cwedm.com

**Cody Miner, B.COMM.**  
Sales Assistant

780 702 2982  
cody.miner@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. December, 2024