



# 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.



## + PROPERTY DETAILS



**SITE AREA**  
10 Acres



**RENTAL RATE**  
Market



**AVAILABILITY**  
Pre-Leasing West

\*Buildings A-E are built, available immediately



**GROSS BUILDING AREA**  
104,400 SF



**ADDITIONAL RENT**  
**West:** \$19.66/SF Total  
(Prop Tax: \$13.44, CAM: \$6.22\*)

**East:** \$22.45/SF Total  
(Prop Tax: \$13.47, CAM: \$8.98\*)

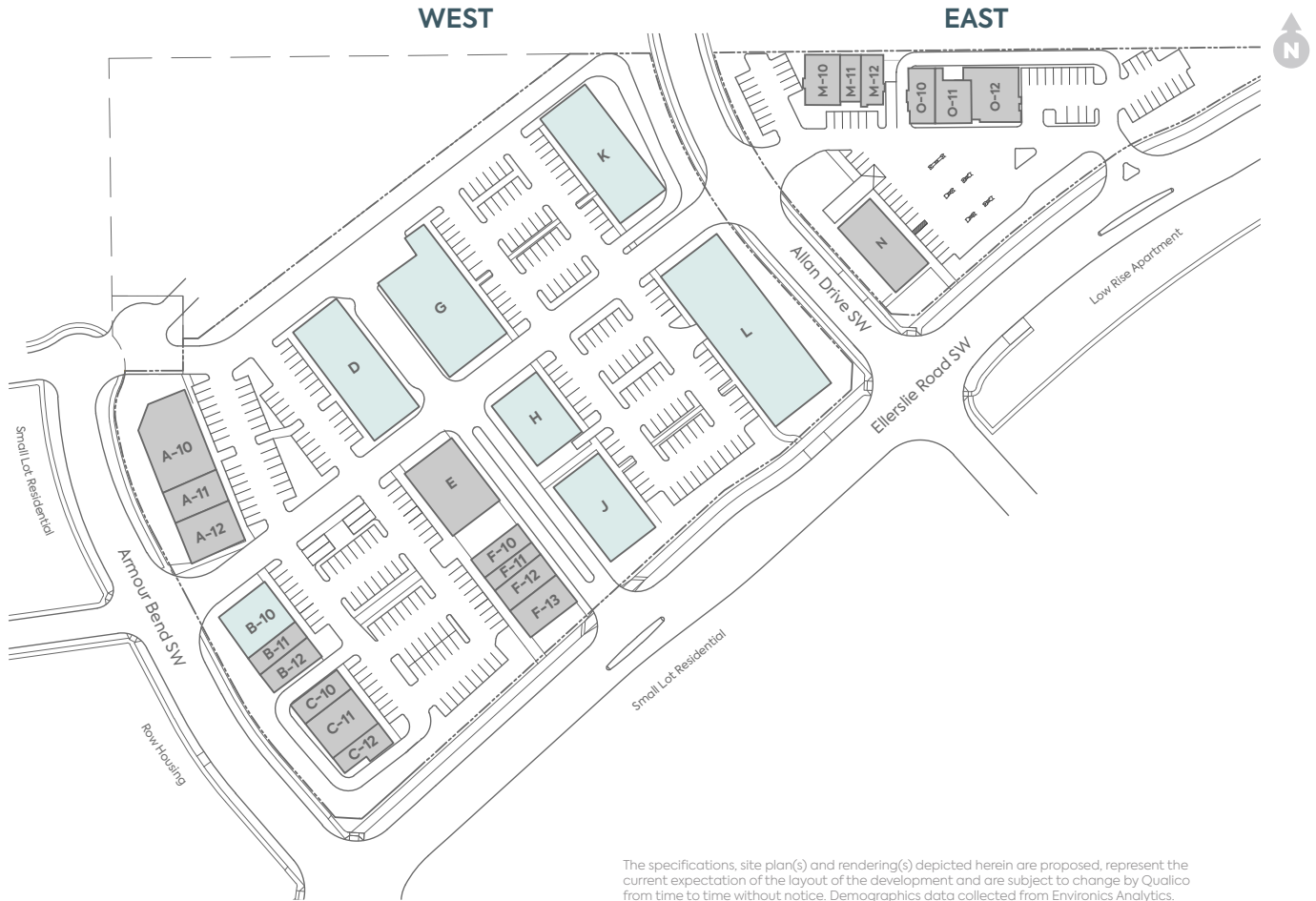
\*Plus admin fee



**PARKING RATIO**  
4.3/1,000 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	F-10	Veterinary Clinic	1,500 SF
A-11	Below Hair Studio	1,793 SF	F-11	Streetside Developments	881 SF
A-12	The Spa	3,321 SF	F-12	Japanese Restaurant	1,526 SF
B-10	AVAILABLE	2,134 SF	F-13	Utopia Cafe & Play	2,286 SF
B-11	Physiotherapist	1,474 SF	G	FUTURE DEVELOPMENT	9,800 SF
B-12	Cannabis House	1,452 SF	H	FUTURE DEVELOPMENT	4,800 SF
C-10	Signature Spinal Care	1,500 SF	J	FUTURE DEVELOPMENT	5,400 SF
C-11	Taekwondo Studio	2,863 SF	K	FUTURE DEVELOPMENT	5,500 SF
C-12	Taco Time	1,495 SF	L	FUTURE DEVELOPMENT	10,800 SF
D	FUTURE DEVELOPMENT	6,000 SF			
E	Haven Medical Centre	4,989 SF			

### AMBLESIDE CENTRE EAST [FULLY LEASED]

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			



## + AREA DEMOGRAPHICS

### Ambleside Centre



#### POPULATION

1 KM	3 KM	5 KM
13,573	58,745	111,772



#### HOUSEHOLDS

1 KM	3 KM	5 KM
4,543	20,377	38,330



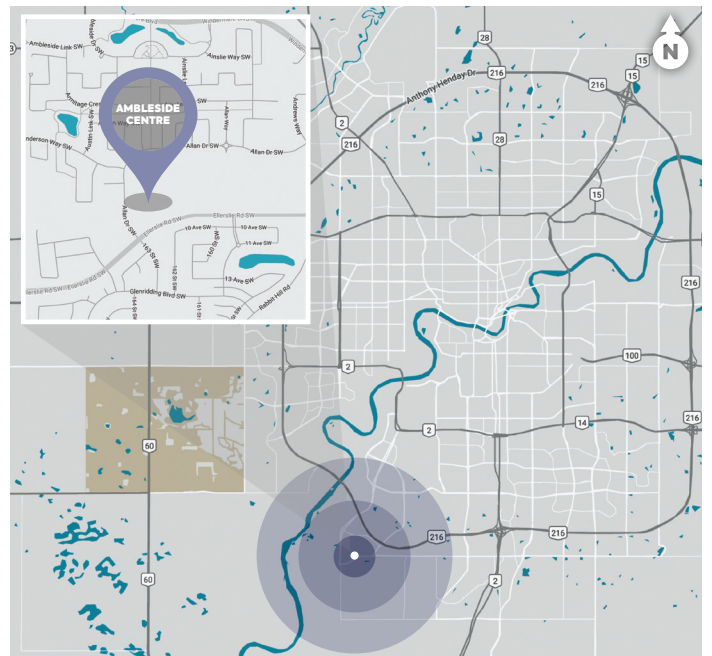
#### AVERAGE INCOME

1 KM	3 KM	5 KM
\$163,135	\$187,418	\$186,953



#### VEHICLES PER DAY

Approximately 9,500 on Ellerslie Road SW



## CONTACT



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**QUALICO**  
PROPERTIES

**Creating Spaces That Connect**  
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