

High Visibility QSR Opportunities **FOR LEASE**

146 Rideau Street,
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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146 Rideau Street
Ottawa

Price
\$44.00/sf
OPC
\$11.32/sf



Beside **CF Rideau Centre** • Across from **Byward Market** • Steps from **HISTORY**

Zoning HI S58

Ceiling 9'3" clear

- Frontage on Rideau Street
- Customizable canopy covered entrances
- Adjacent to Ogilvy Square, a unique public space featuring events and rotating art

Availability: April 1, 2027

Proposed Unit Sizes: 2,764 sf, 1,406 sf, & 1,379 sf

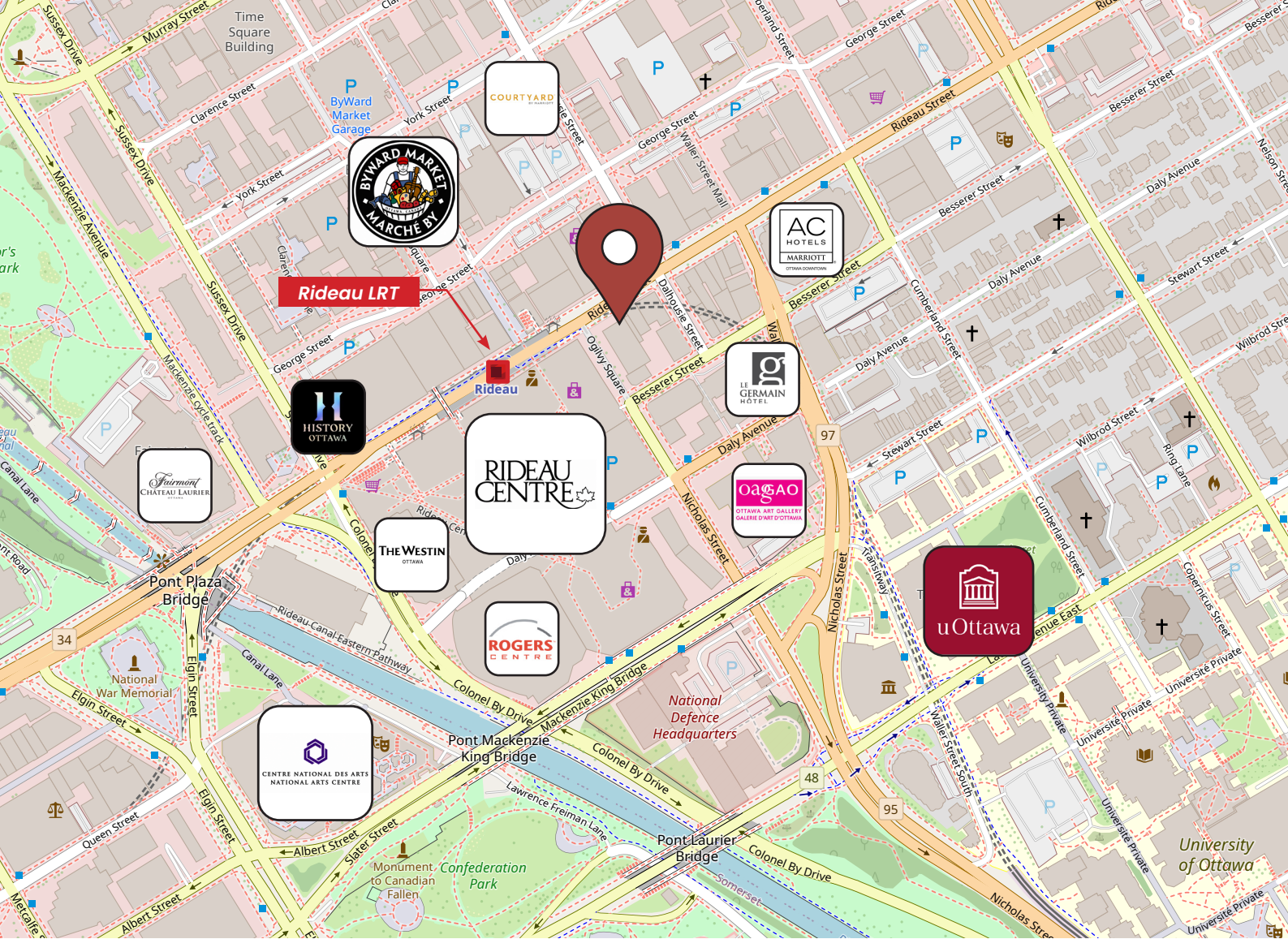
- Large display windows
- Suitable for a variety of QSR concepts
- Strong daytime and evening traffic shoppers, tourists, commuters, students and residents

Highlights

A future QSR leasing opportunity in the very core of downtown Ottawa, available April 1, 2027. The existing premises are planned for demolition and redevelopment into three customizable shell units of approximately 2,674.88 SF., 1,406.17 SF. and 1,379.41 SF., providing flexible options for a range of quick-service restaurant concepts.

Prominently positioned along **64 feet of Rideau Street frontage**, 146 Rideau Street sits **directly beside CF Rideau Centre**, **across from the entrance to the ByWard Market** and **steps from the new HISTORY Ottawa live entertainment venue**. This strategic address places operators at the intersection of Ottawa's most established retail, tourism and entertainment destinations.

Expansive display windows and **customizable canopies** will provide each brand with strong street-level visibility and exposure to continuous pedestrian and vehicle traffic.



Location Overview

Benefit from immediate proximity to national anchors, destination dining, nightlife and year-round tourism, the kind of neighbouring draw that converts foot traffic into walk-ins.

Adjacent to Ogilvy Square, a public gathering space that encourages pedestrians to pause and spend time, the location gains valuable dwell time and daily activity. Steps from Rideau LRT Station and with quick access to Highway 417, the site benefits from consistent traffic from commuters, students, office workers and nearby residents.

For retailers, this layered exposure extends from morning through evening. CF Rideau Centre shoppers, ByWard Market pedestrians, Ogilvy Square visitors, transit riders and passing motorists all converge here, delivering sustained visibility and a consistent flow of potential customers.



CONTACT

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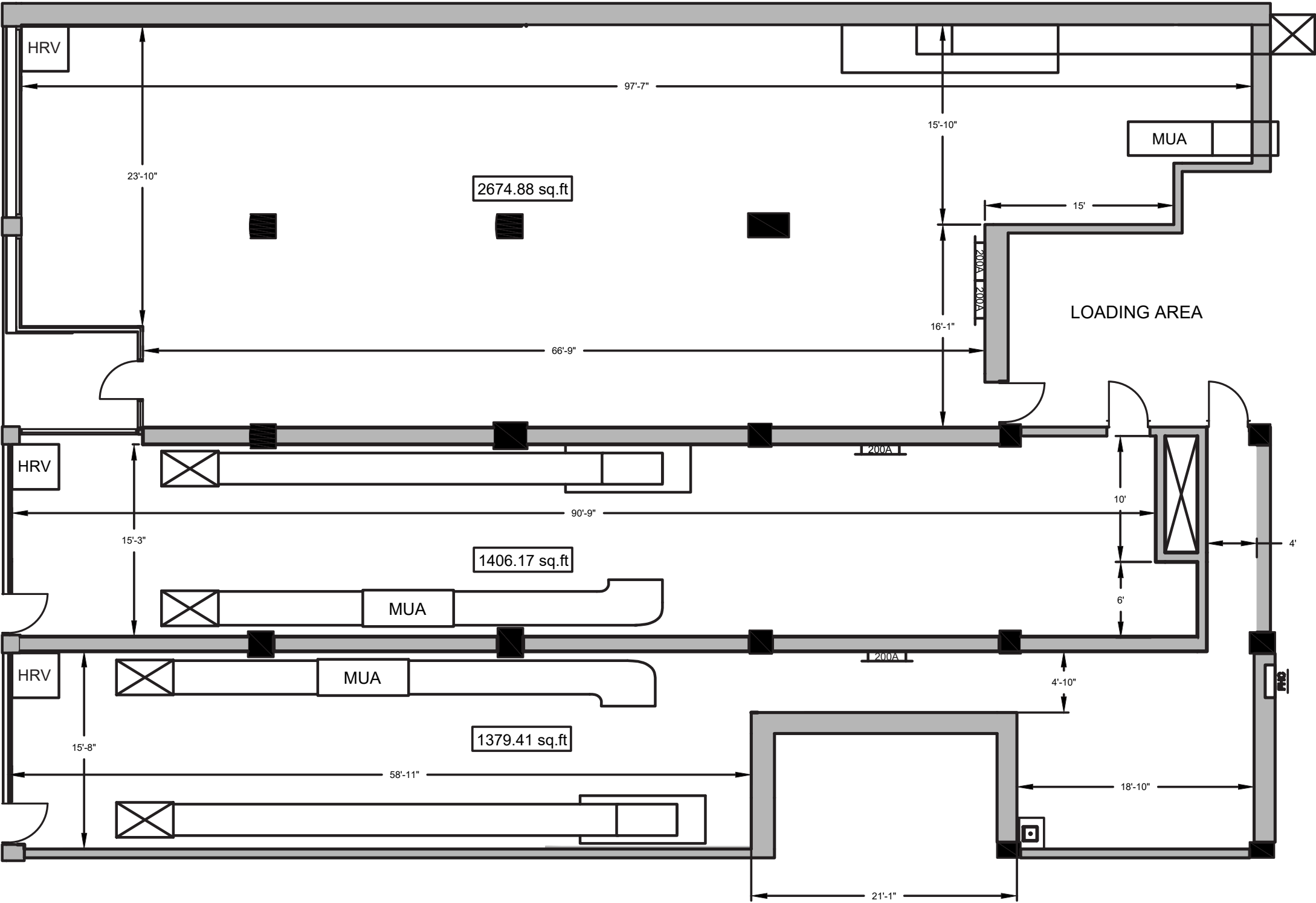
Justin Levine, Broker
Sr. Advisor, Leasing & Investment Sales

Charles Mirsky, Broker
COO - Brokerage Services

Jason Shinder, Broker of Record
CEO

QSR OPPORTUNITIES

- Availability** April 1, 2027
- Proposed Size** 2,764 sf, 1,408 sf, & 1,379 sf
- Ceiling** 9'3" clear
- Frontage on Rideau Street
 - Large display windows
 - Customizable canopy
 - Suitable for a variety of QSR concepts
 - Strong daytime and evening traffic shoppers, tourists, commuters, students and residents
 - Water hook-up can be created where required



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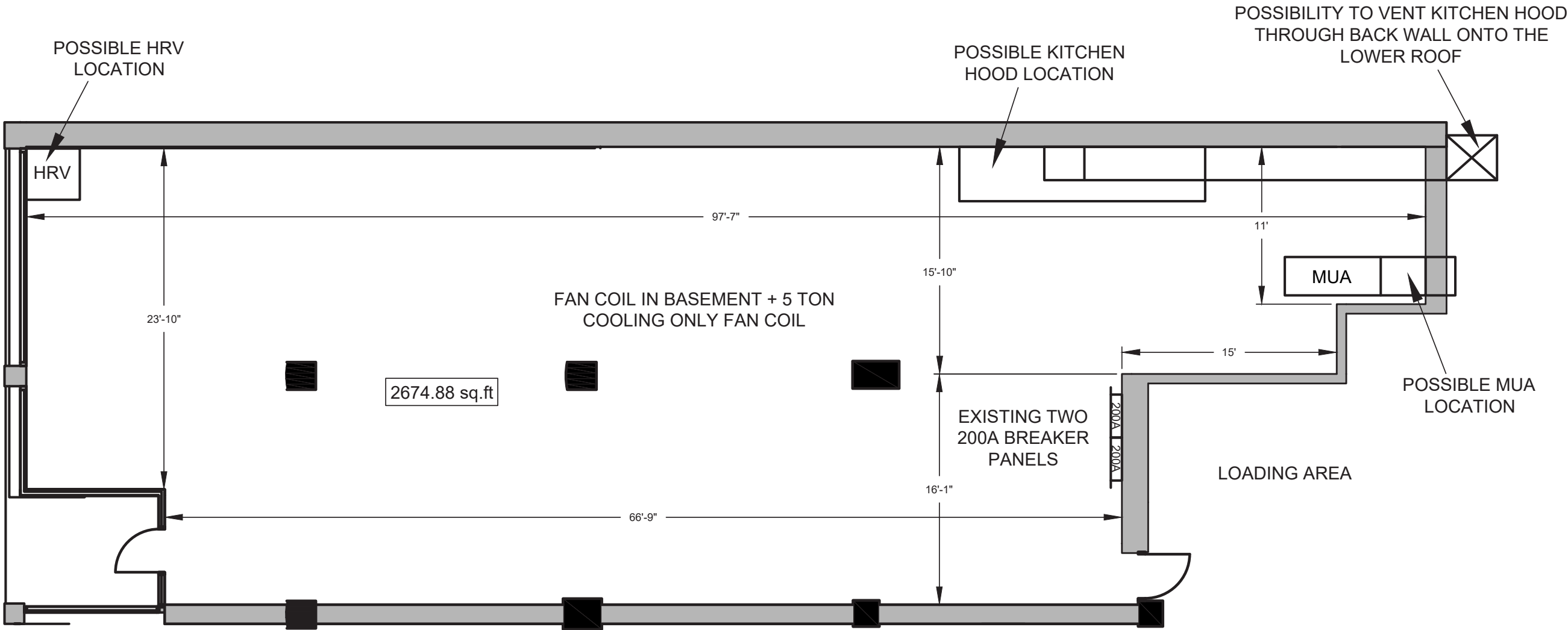
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Unit A

2,674.88 SF

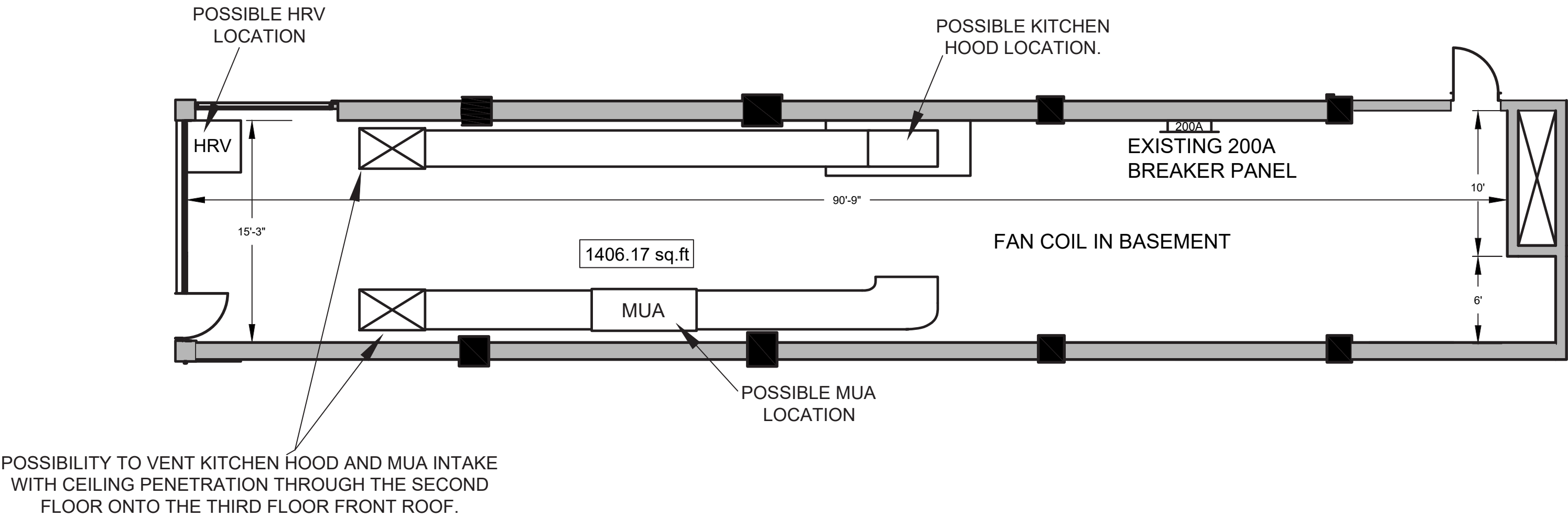
- 1. POSSIBILITY OF 600V POWER
- 2. HEATING PROVIDED BY BUILDING PLANT VIA HEATING WATER. FAN COILS LOCTED IN THE BASEMENT.
- 3. COOLING PROVIDED BY BUILDING PLANT VIA CHILLED WATER. FAN COILS LOCATED IN THE BASEMENT.



Unit B

1,406.17 SF

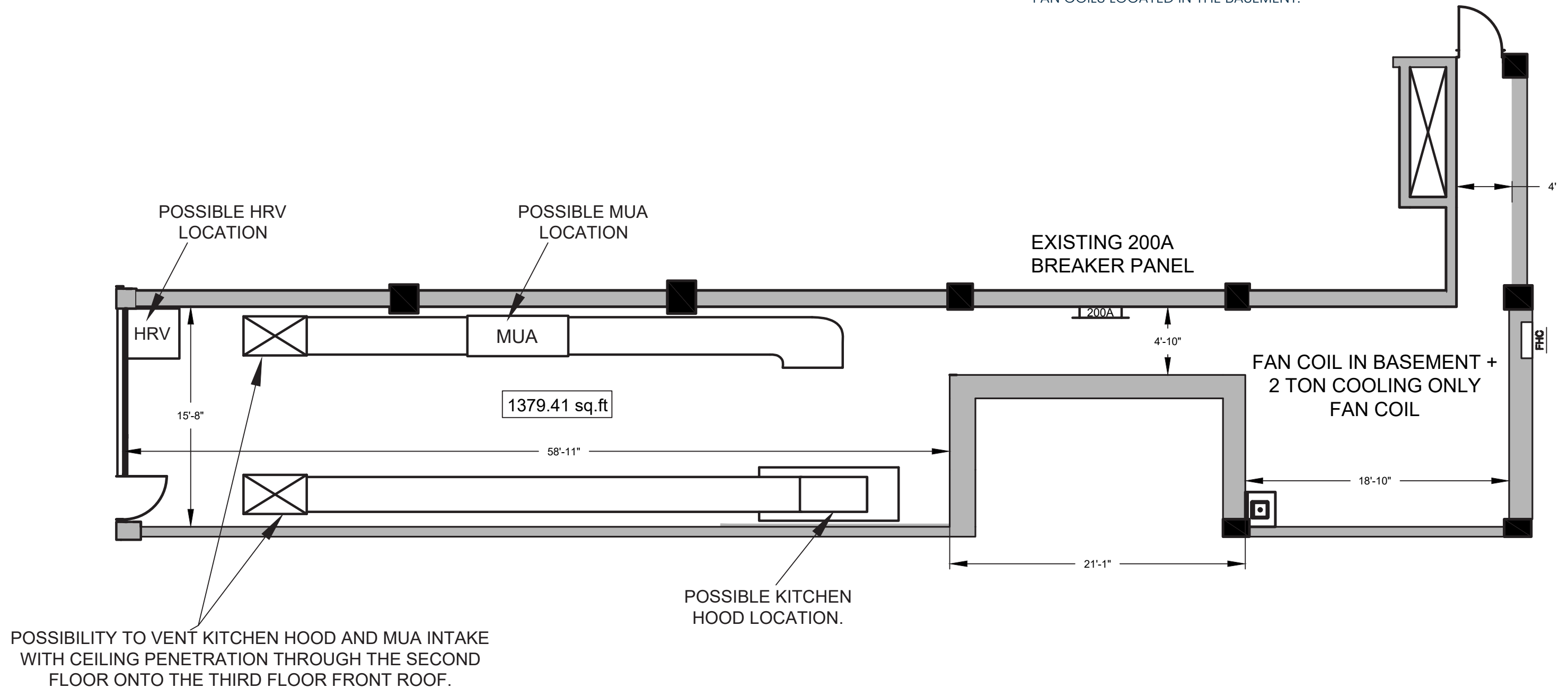
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Unit C

1,379.41 SF

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3. COOLING PROVIDED BY BUILDING PLANT VIA CHILLED WATER. FAN COILS LOCATED IN THE BASEMENT.



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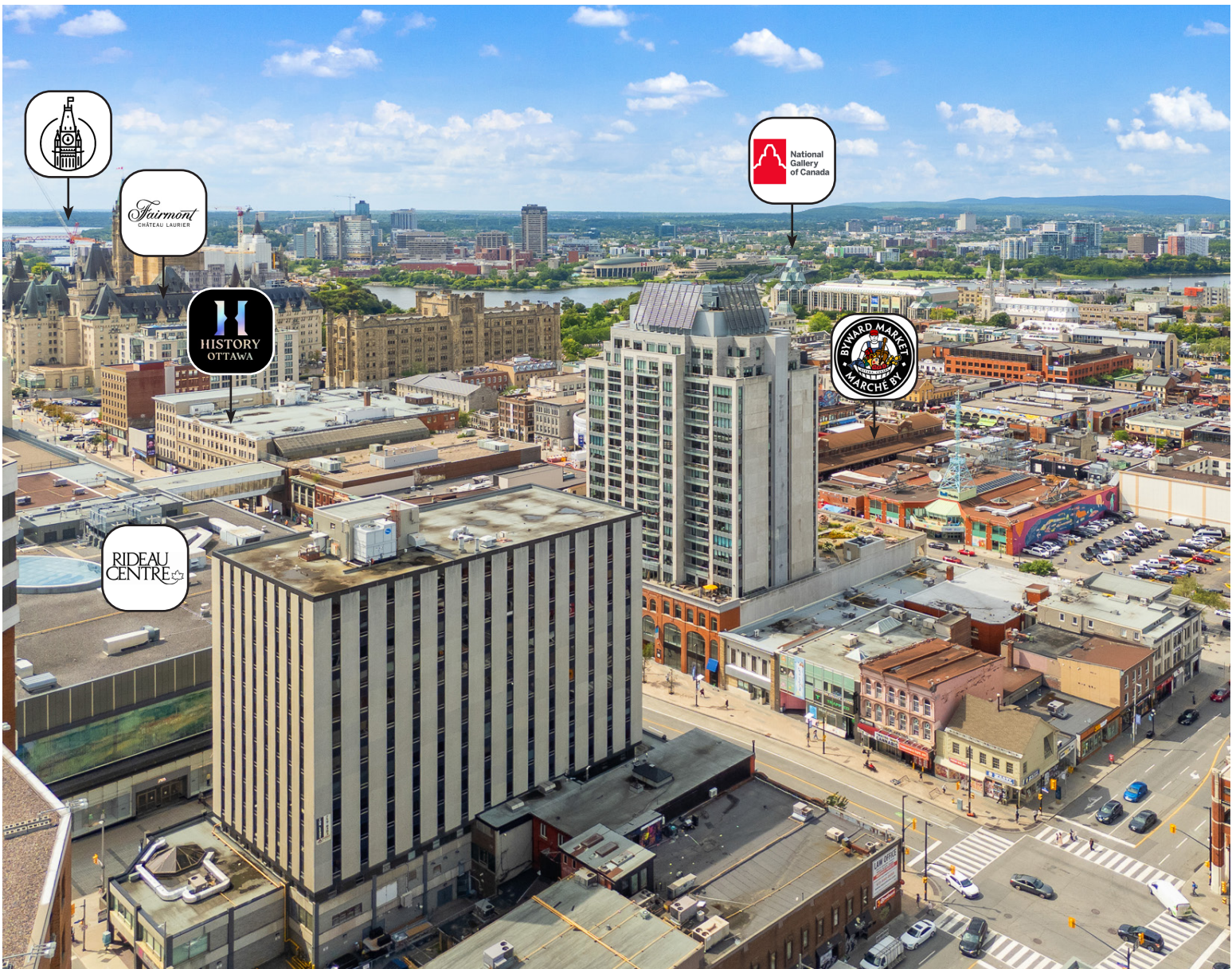
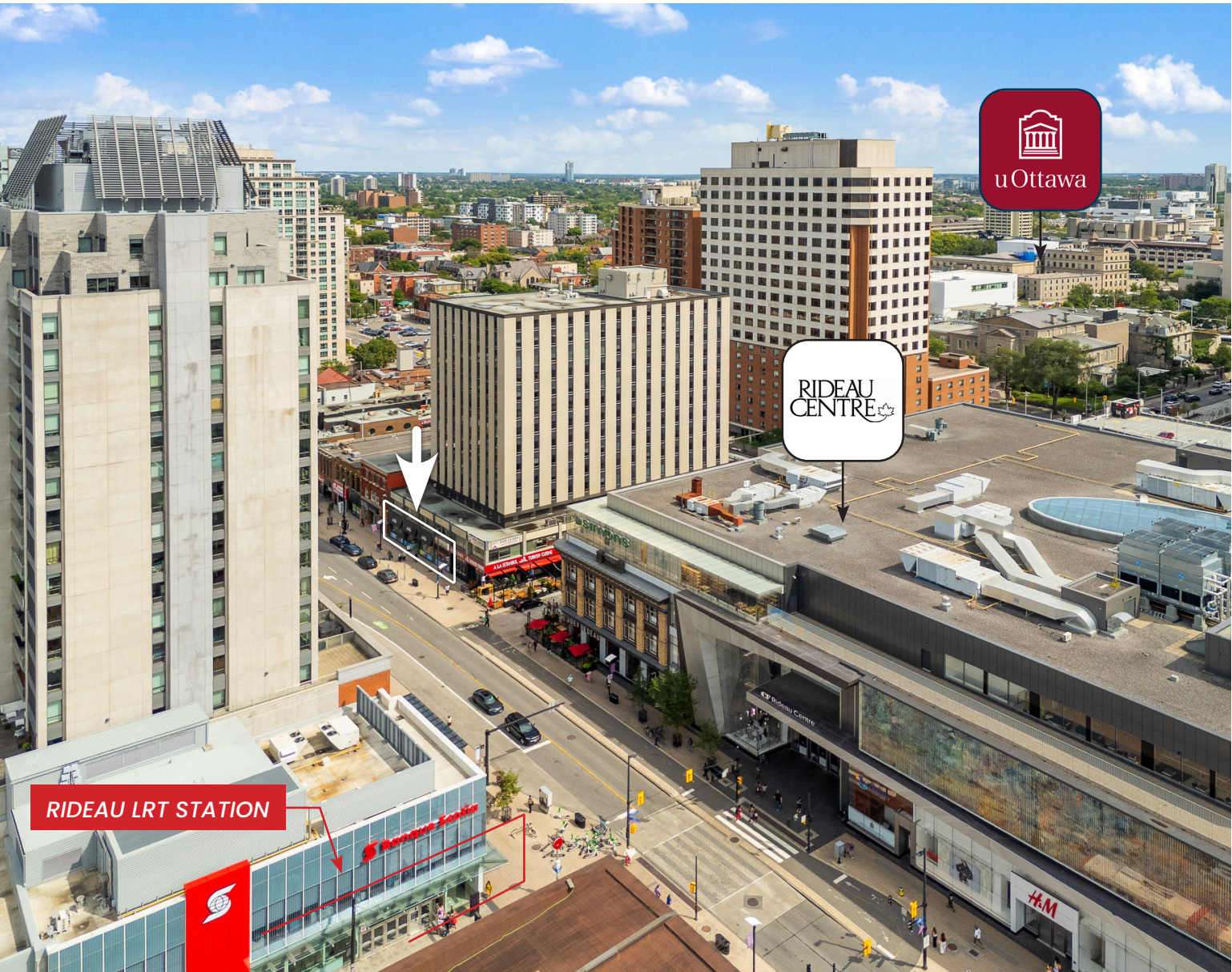
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AREA MAP

Set in the heart of Ottawa's downtown core, this location draws from a dense, growing urban population anchored by working professionals, students, and active residents in their prime earning years. The surrounding neighbourhood delivers consistent daytime and evening traffic, supported by nearby high-rise residential, government offices, and a well-educated customer base with strong purchasing power.

Steps from Rideau LRT Station, moments from Highway 417, and embedded within one of the city's most walkable districts, the site offers seamless access by transit, vehicle, and foot. Positioned beside CF Rideau Centre and across from the ByWard Market, the property benefits from established retail anchors, tourism, nightlife, and daily commuter flow — creating sustained visibility and dependable consumer demand for retailers.

Your Brand, Front and Centre

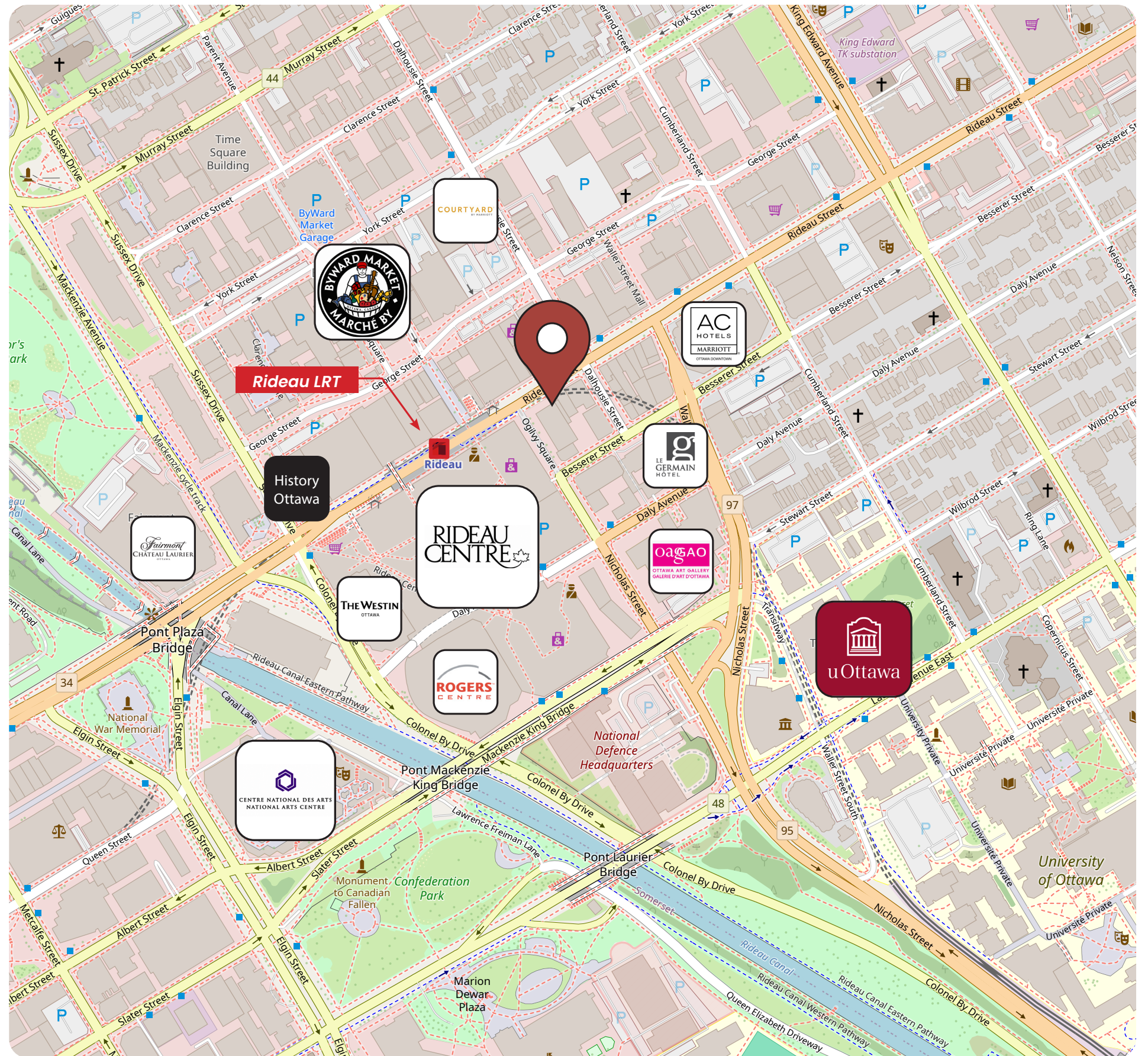
Position your business in a location designed for visibility. Prominent exposure and strong street presence ensure your brand captures attention and remains top of mind with both daily commuters and destination visitors.

Where Ottawa Comes Together

Positioned at the intersection of shopping, transit, dining, and daily life, this location captures the steady flow of residents, commuters, students, and visitors who shape downtown Ottawa's energy.

Connected for Success

Seamless access to transit and major roadways, strong street frontage, and an established retail corridor combine to deliver reliable exposure and performance-driven positioning for your brand.



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Demographic Data

CoStar Demographics (2026)

Age Distribution

The neighbourhood is overwhelmingly working age, with over 83% of the population under 65, a strong base of young professionals and active adults driving consistent retail demand.

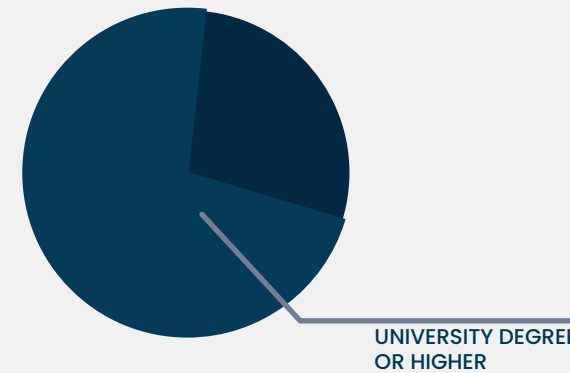
MEDIAN AGE IS

38



Educational Attainment

Over 89,922 residents hold a University Degree or higher within a 3 km radius.



Income Levels

Within a 3 km radius, the trade area reflects a stable and diverse income profile anchored by working professionals and urban households.

The average household income is approximately

\$87,632

with a median household income of

\$56,609

supporting steady day-to-day retail spending.

Notably, more than 30% of households earn over

\$80,000

annually, including a meaningful segment above \$100,000, reinforcing the area's capacity to support both necessity-based and discretionary retail concepts.



Labor Force Participation

67%

within a 3 km radius, a highly active working demographic with most employed in sales & services, government, education, finance, administration, and management.

Household Characteristics

One or two-person households dominate making up 83%, with household growth expected to reach

22%
BY 2033



Over 16,359 new households are expected by 2033 – sustained demand that supports long term leasing stability.

Population Growth

The population within a 3 km radius is projected to reach 153,382 by 2033.

18.8%
GROWTH
BY 2033

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