

# Retail Space FOR LEASE

2039 Robertson Road,  
Ottawa



## Integrity. Dedication. Professionalism

District Realty  
Corporation Brokerage  
[districtrealty.com](http://districtrealty.com)

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

# 2039 Robertson Road

Ottawa

## Price

\$25.00/sf

## OPC

\$18.06/sf



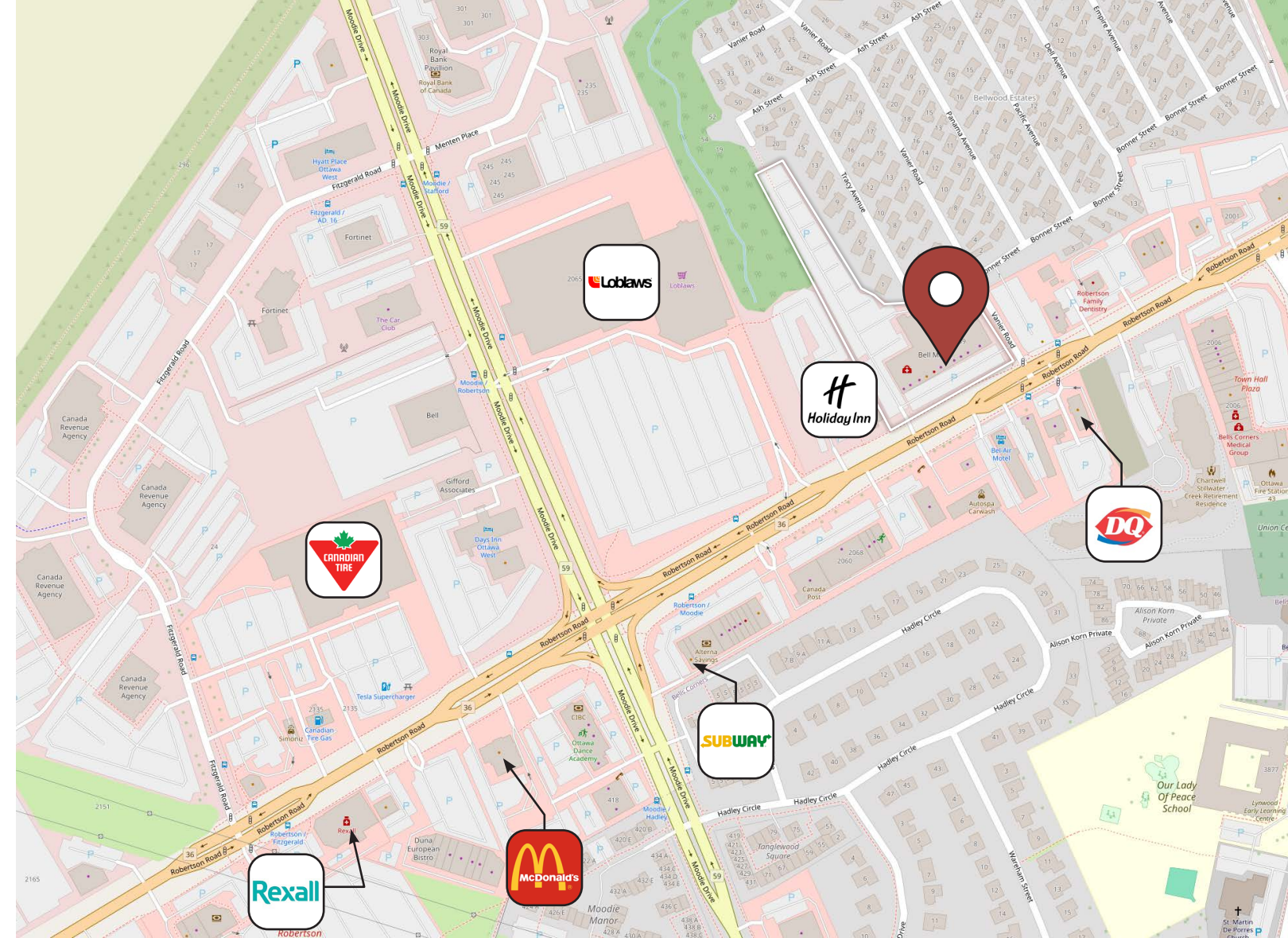
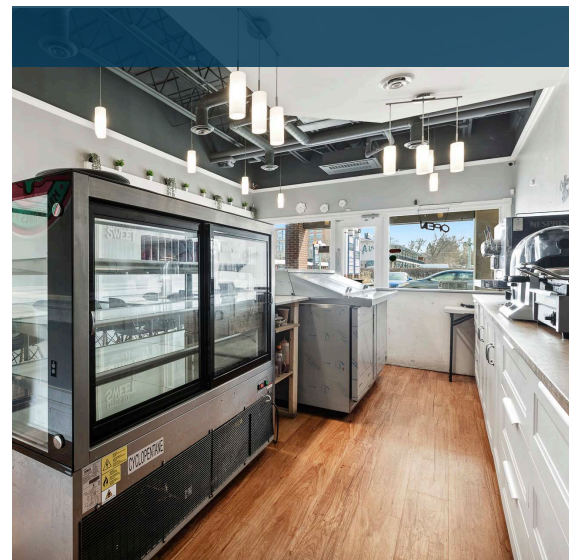
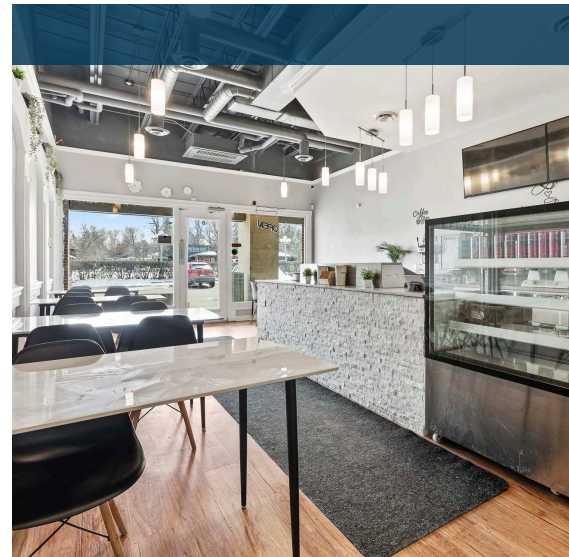
## Key Features

- Size** 1,071 sf • Building & pylon signage
- Zoning** MS2 • Ventilation in place
- Power** 120/208V, 225 Amps, 3 phase
- Wheelchair-accessible customer washroom (manual door)

## Highlights

Position your café in the heart of Bells Corners with this turn-key opportunity at 2039 Robertson Road. With both building and pylon signage available, your brand benefits from continuous visibility in a well-established commercial node, supported by ample on-site customer parking for ease and convenience.

Inside, the space is thoughtfully laid out for efficient day-to-day operations, featuring a dedicated prep area, storage room, private office, and separate customer and employee washrooms. High ceilings and modern lighting enhance the overall atmosphere, delivering a bright, contemporary setting that's ready to welcome customers from day one. This is a rare opportunity to step into a fully built-out café space and begin operating with minimal lead time.



## Location Overview

Situated within a dynamic mixed-use retail and office property, 2039 Robertson Road benefits from a steady flow of both local residents and daytime office users. The surrounding area offers a strong lineup of national retailers including Loblaws, FreshCo, and Canadian Tire, alongside popular quick-service options such as Tim Hortons, McDonald's, and Subway—creating a well-established commercial hub that naturally draws consistent traffic throughout the day.

With excellent visibility along busy Robertson Road, the location is ideally positioned to capture morning commuters, lunchtime demand, and afternoon visits, while ample on-site parking and a strong mix of neighbouring uses support convenient access and repeat customer activity.



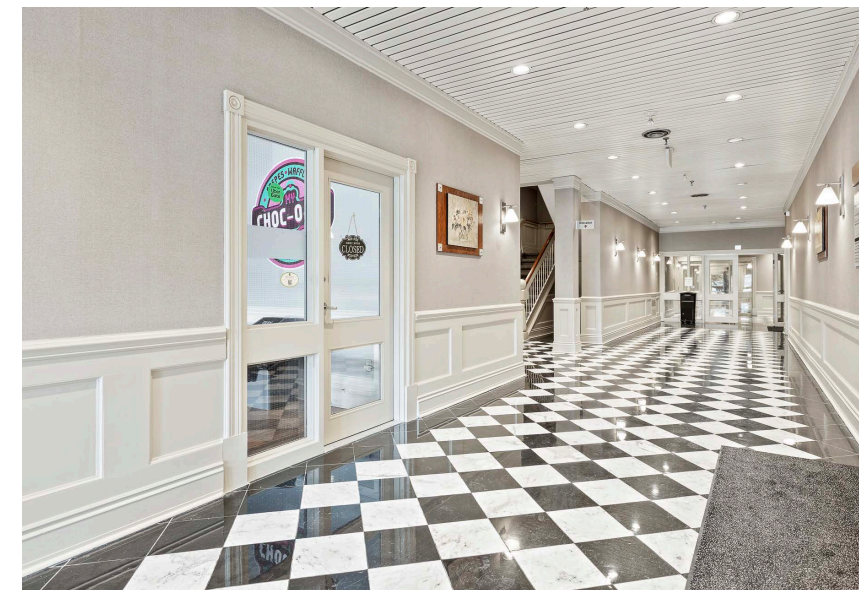
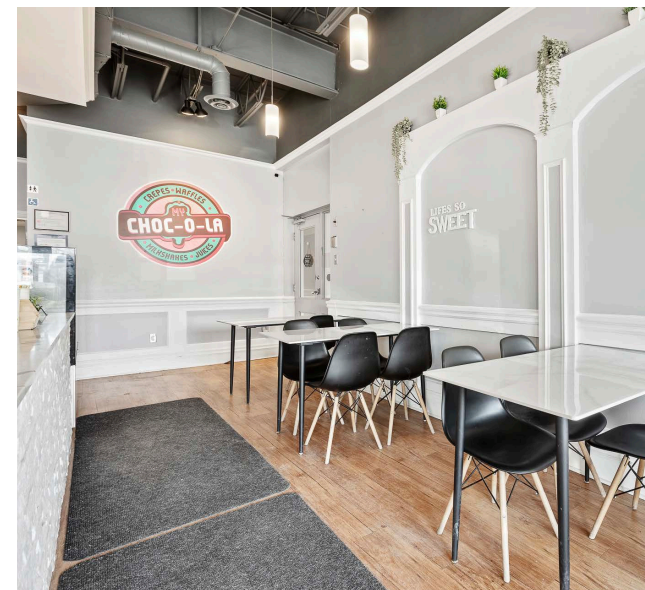
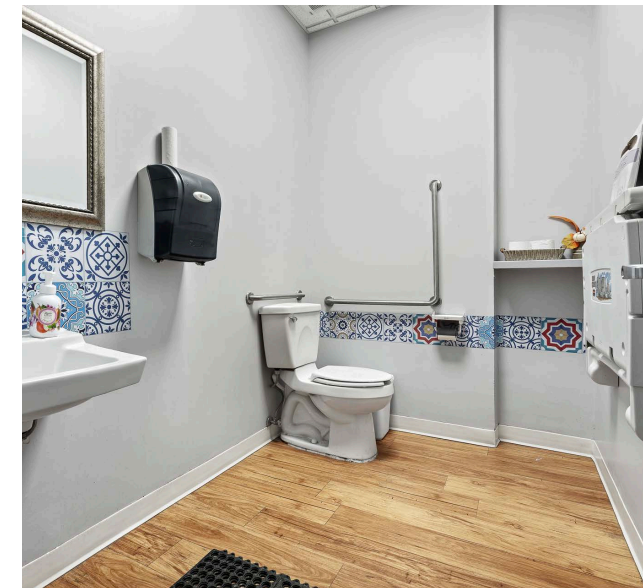
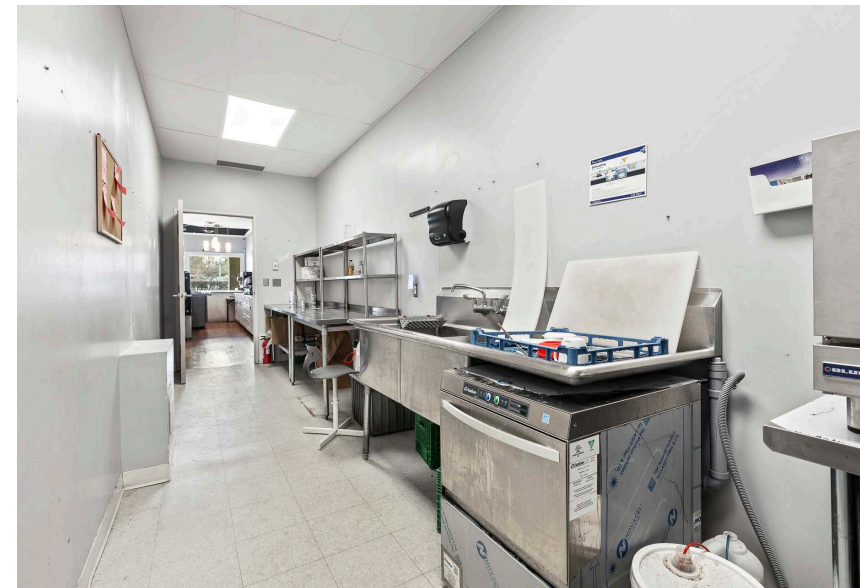
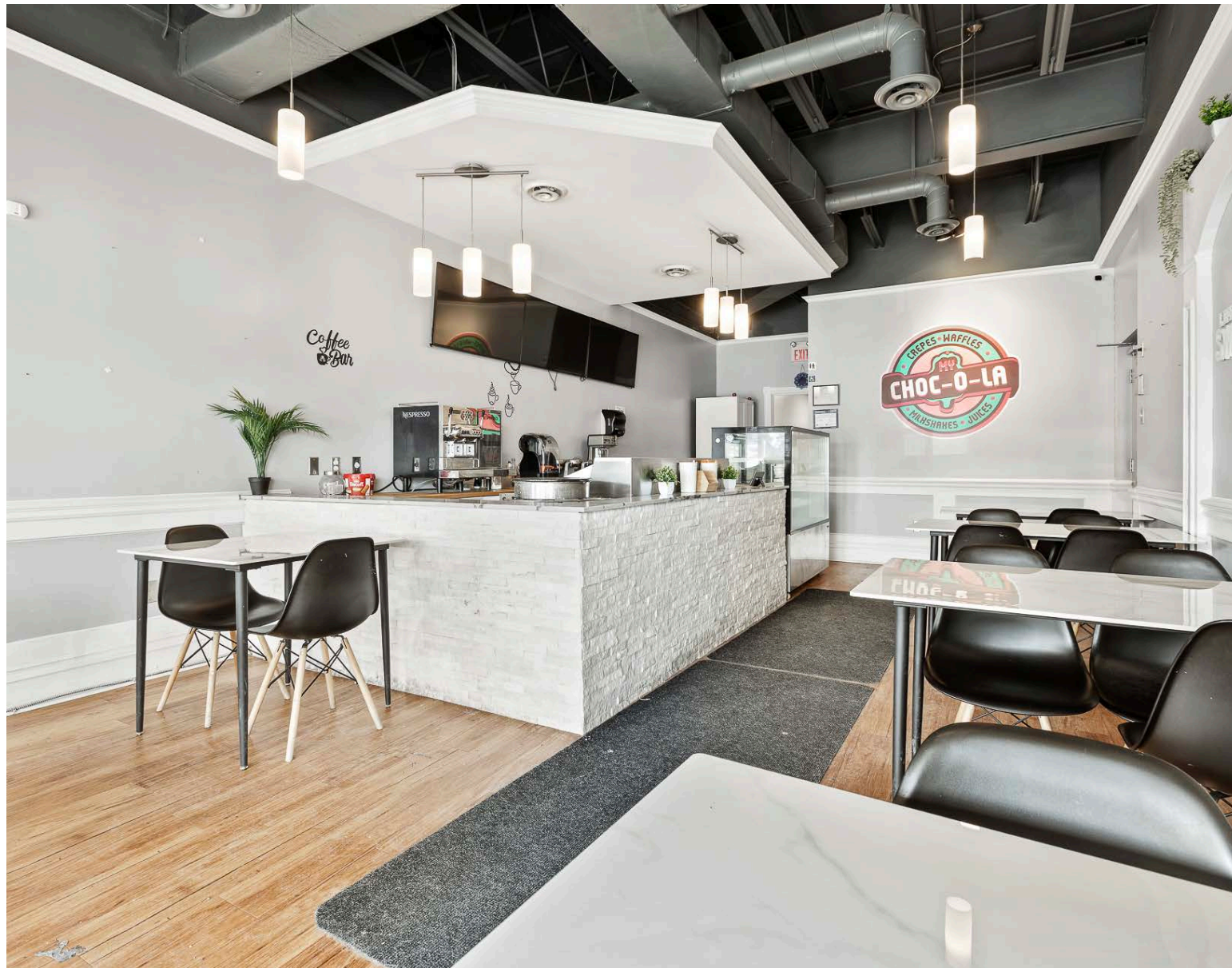
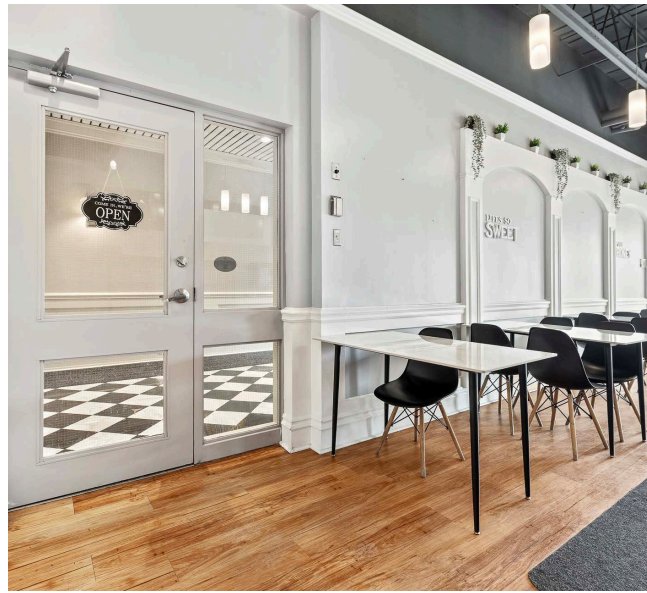
## CONTACT

613-759-8383  
leasing@districtrealty.com

District Realty Corporation Brokerage  
districtrealty.com

Jason Shinder, Broker of Record  
CEO

Charles Mirsky, Broker  
COO - Brokerage Services



**CONTACT**

613-759-8383  
leasing@districtrealty.com

District Realty Corporation Brokerage  
districtrealty.com

Jason Shinder, Broker of Record  
CEO

Charles Mirsky, Broker  
COO - Brokerage Services

# FLOOR PLAN

## UNIT 8 – 1,071 SF

Unit 8 presents a rare, fully built-out café opportunity within a professionally managed building. This 1,071 sq. ft. space is efficiently designed with an existing counter, prep areas, and back-of-house support, allowing for a smooth service flow and seamless customer experience from entry to seating.

Featuring both street-facing exposure and a direct connection to the building lobby in order to capture a built-in customer base of office tenants and visitors alike. With ceiling heights reaching approximately 11'2" in the main area, the space feels open and inviting. A true plug-and-play opportunity, it allows operators to bypass construction and focus immediately on business.

### Turnkey Café Buildout

Fully fixtured coffee shop with existing counter, prep areas, and back-of-house infrastructure in place—ready for immediate operation.

### Dual Exposure

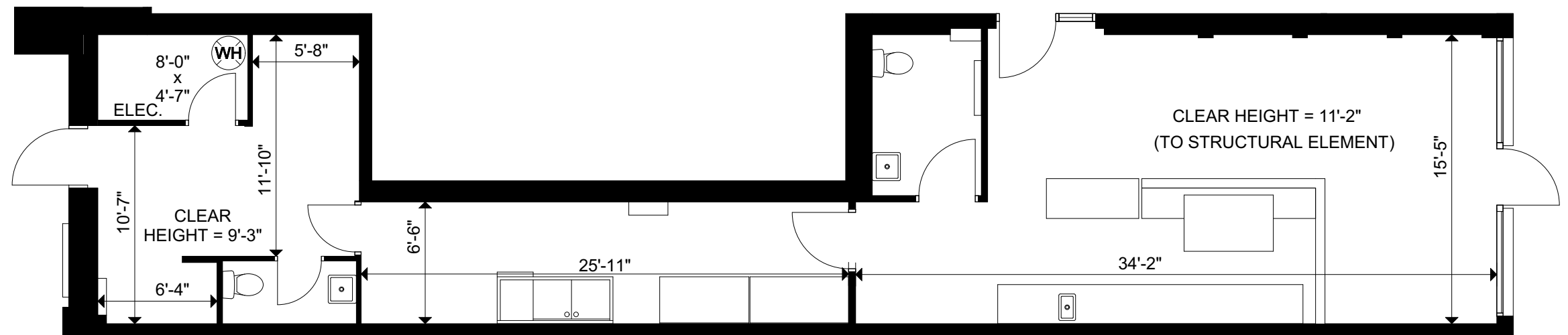
Retail frontage combined with interior lobby entrance maximizes visibility and accessibility from both street and building users.

### Functional Ceiling Heights

Clear heights up to approximately 11'2" in the main area enhance openness while maintaining a comfortable café scale.

### Plug-and-Play Opportunity

Minimal upfront capital required—ideal for operators looking to launch quickly without the delays of construction.



# AREA MAP

Positioned along the well-travelled Robertson Road corridor, this location offers retailers direct exposure to steady vehicular traffic and a strong surrounding customer base. Nearby amenities include national retailers, grocery anchors, and a variety of quick-service and casual dining options, creating a well-established commercial hub that draws consistent activity throughout the day. The area's convenient mix of uses supports continuous customer flow, making it an ideal setting for a café or retail concept looking to benefit from both destination and impulse visits.

## Established Business Environment

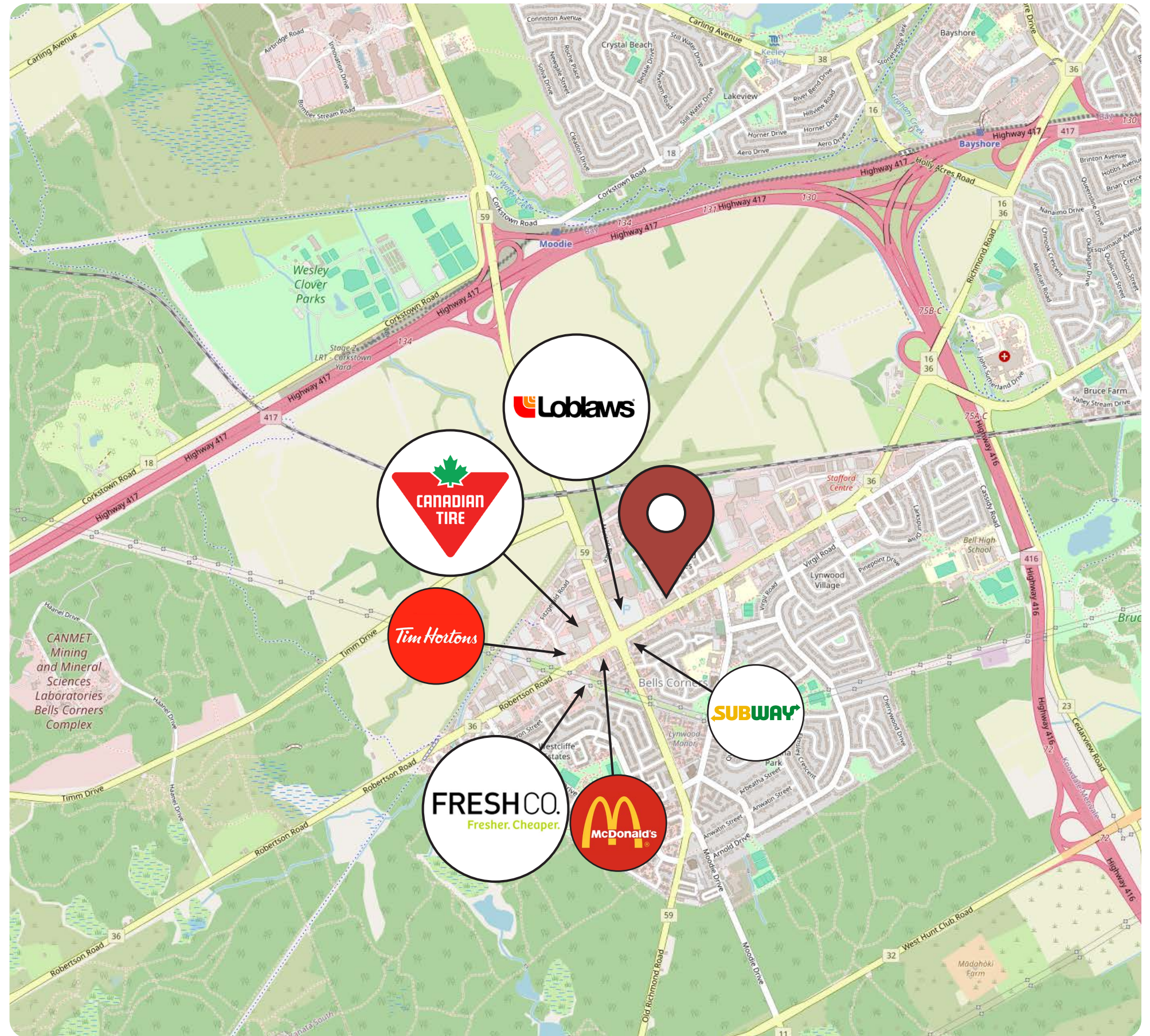
Positioned within a stable, mature community supported by nearby residential density and local services, creating a dependable environment for retail businesses.

## Connected for Success

Located along Robertson Road, a prominent arterial route, the property provides strong connectivity to surrounding neighbourhoods and key west-end commercial districts as well as quick access to HWY 417 and 416 and public transit routes.

## Convenience at Your Doorstep

Surrounded by major retailers, grocery stores, hotels, and a variety of quick-service dining options, the area offers convenient access to everyday services for employees and drive consistent traffic to the area.



# Demographic Data

Positioned within a well-established and steadily evolving west-end Ottawa neighbourhood, the 5 km trade area surrounding 2039 Robertson Road offers a compelling blend of stability and growth. The community is characterized by a balanced mix of young professionals, families, and long-time residents, creating consistent daytime and evening activity. A strong presence of educated, working professionals—particularly in business, healthcare, and technical fields—supports a customer base that values convenience, quality, and routine.

Households are predominantly mid- to upper-income with a tendency toward smaller household sizes, reinforcing demand for grab-and-go, premium, and habitual retail experiences. This translates into a dependable morning commuter rush, steady midday traffic, and loyal repeat clientele drawn from on-site tenants, nearby residential pockets, and surrounding employment nodes.

## Labor Force Participation

# 64%

within a 5 km radius, a highly active working demographic with most employed in sales & services, business, finance, admin, natural and applied sciences, social sciences, and education.

## Household Characteristics

One or two-person households dominate making up 57%, with household growth expected to reach

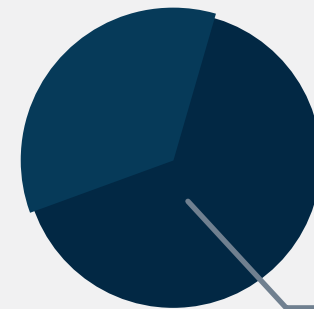
# 27.5% BY 2033



Over 8,953 new households are expected by 2033 – sustained demand that supports long term stability.

## Educational Attainment

Over 65% of residents hold a Bachelor's Degree or higher within a 5 km radius.



BACHELOR'S DEGREE OR HIGHER

## Income Levels

With 18% earning under \$40,000, the range of average household incomes is:

# \$85K TO \$116,917K

## Population Growth

The population within a 5 km radius is projected to reach 103,698 by 2033.

# 23% GROWTH BY 2033

## Age Distribution

The community is home to a balanced and established population, with 81% of the population under 65, reinforcing its strong working-age consumer base.


## MEDIAN AGE IS

# 40



20 James Street, Suite 100  
Ottawa, ON., K2P 0T6

 613.759.8383

 [LEASING@DISTRICTREALTY.COM](mailto:LEASING@DISTRICTREALTY.COM)