

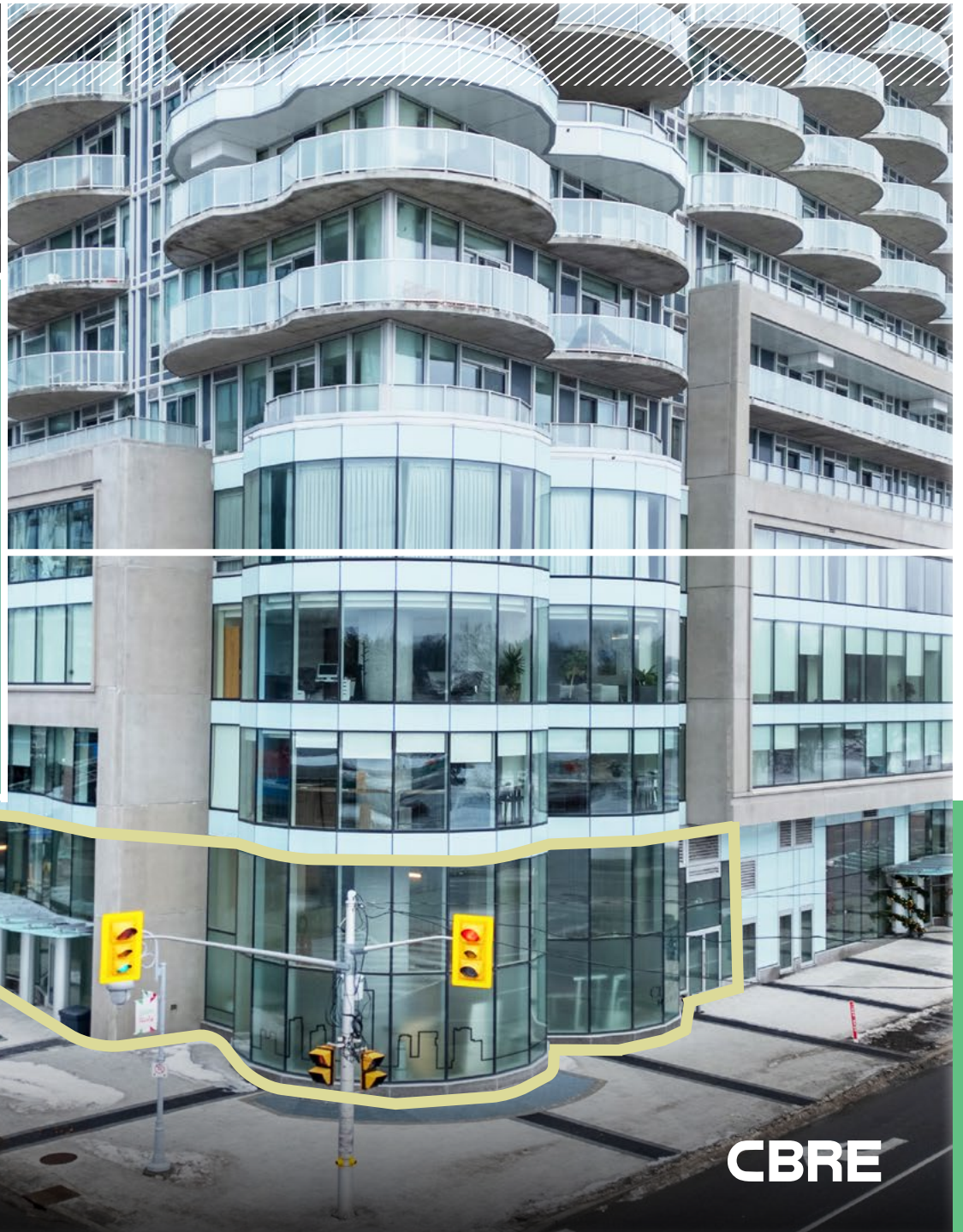
FOR LEASE

OTTAWA, ONTARIO

805

Carling Avenue

GROUND FLOOR RETAIL
OPPORTUNITY



*Outline Not to Scale

CBRE



EXECUTIVE SUMMARY

This rare opportunity is located on the ground floor corner unit of Ottawa's tallest residential building. Immediately adjacent is Dow's Lake, the Dominion Arboretum, Ottawa's new hospital Campus and Little Italy. This space is prominently positioned at the high traffic intersection of Carling Avenue and Preston Street. The unit comes with 18' ceiling heights, with floor to ceiling windows along Preston and Carling, creating an incredible presence at this intersection. The surrounding high density urban area has a mix of residential, student and office towers, and is a key destination for tourism.

PROPERTY OVERVIEW

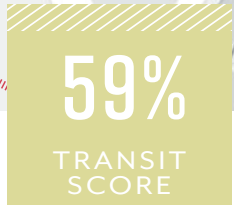
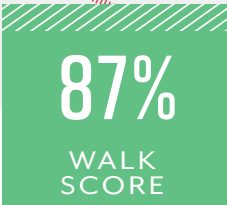
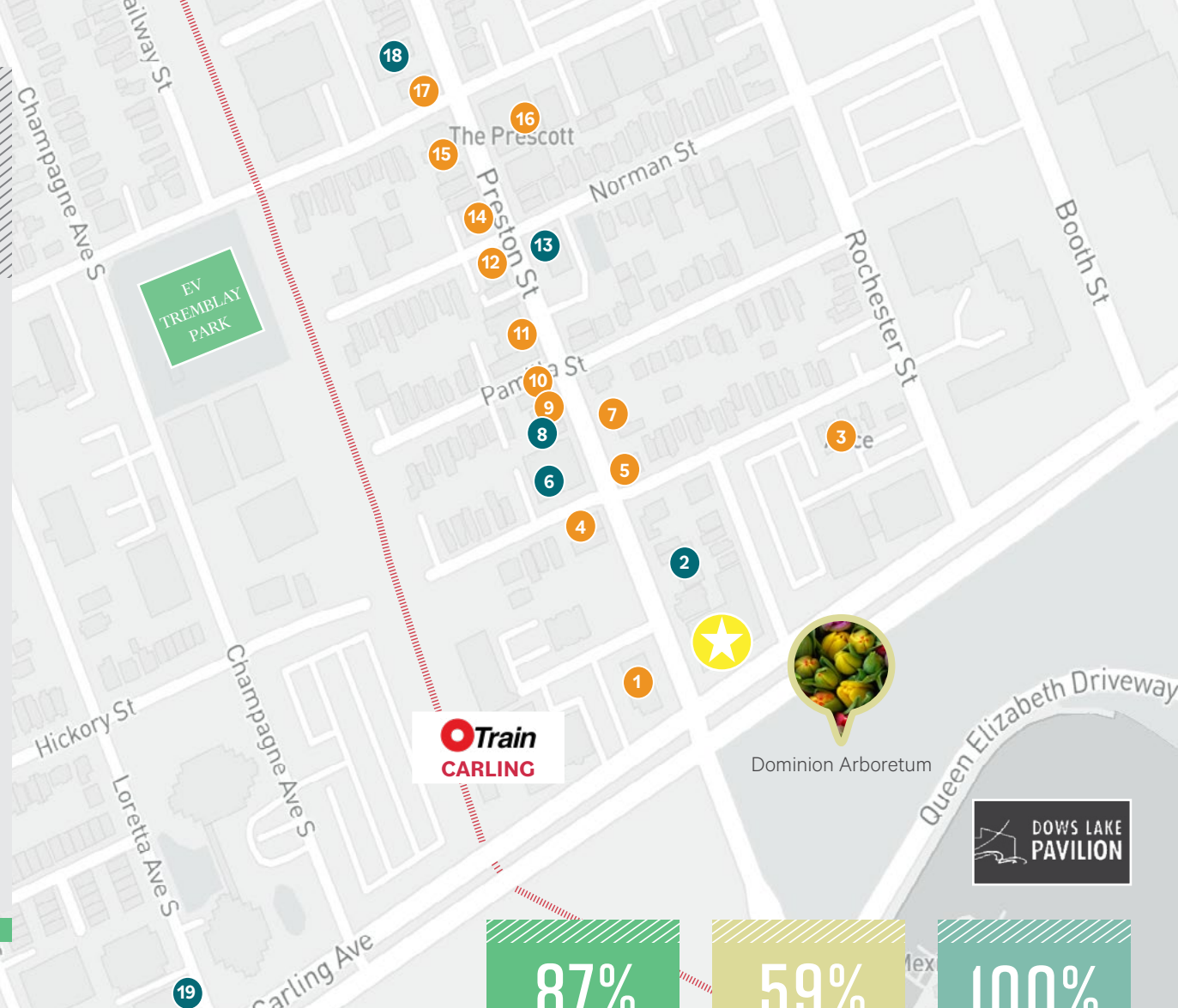
Full Address	805 Carling Avenue, Ottawa, ON K1S 5W9
Zoning	AM[2032] H(143)
Retail SF	3,365 SF
Unit Count	1 Unit, ground floor
Lease Rate	\$45.00 PSF / per annum
Additional Rent	\$31.16 PSF
Lease Type	NET



LOCATION OVERVIEW

This prominent retail unit is at the corner of Carling Avenue and Preston Street. Located on the ground floor of the Claridge Icon, this unit has amazing street presence. Just steps away you can find all the restaurants and bars that Little Italy has to offer.

This location boasts an excellent walk and bike score, convenient for local commuters. For those further away, 805 Carling is within close proximity to the Carling O-Train.



NEARBY AMENITIES

- | | | | | |
|---------------------------|-------------------------|------------------------------|------------------------|---------------------------|
| 1 CIBC | 5 Meadows Diner | 9 The Moonroom | 13 Scotiabank | 17 Del Piacere |
| 2 Pelso Cleaners | 6 Form Furniture | 10 Evoo Greek Kitchen | 14 Mati | 18 Absolute Comedy |
| 3 Alice | 7 K, Let's Eat | 11 Pub Italia | 15 Kuidaore | 19 Anytime Fitness |
| 4 Dows Lake Dental | 8 Hasami Salon | 12 La Roma | 16 The Prescott | |



805
Carling Avenue

19,245
TRAFFIC
COUNT

20,031
TRAFFIC
COUNT

PRESTON STREET

CARLING AVENUE



NEIGHBOURHOOD OVERVIEW | LITTLE ITALY

Located just outside of Ottawa’s downtown core, Little Italy is an established urban neighbourhood with an eclectic mix of boutiques, cafés, bars and award-winning restaurants. Preston Street, also known as “Corso Italia”, serves as the main artery for pedestrian and vehicular traffic leading right to Dow’s Lake at its southern end. Little Italy is a short walk or ride to some of Ottawa’s most picturesque walking and cycling trails including; Experimental Farm, Rideau River, Rideau Canal and Ottawa River Pathways. The O-Train “Trillium Line” runs parallel to Preston Street and will connect Little Italy to the rest of the City via Bayview Station.

DEMOGRAPHIC COMPREHENSIVE	1 KM	2 KM	3 KM
POPULATION			
2023 Population Estimated	19,922	55,629	106,058
2028 Population - Projection	22,121	60,966	116,147
2018-2023 Population Change	7.7%	7.8%	9.2%
2023-2028 Projected Change	11.0%	9.6%	9.5%
TOTAL HOUSING			
2023 Estimated	10,266	29,622	57,180
2028 Projected	11,378	32,532	62,822
HOUSEHOLD INCOME			
2023 Average Household Income	\$114,944	\$106,736	\$103,800
OCCUPIED DWELLINGS			
2023 Owner-Occupied Housing	33.1%	32.7%	31.2%
2023 Renter-Occupied Housing	66.9%	67.3%	68.8%

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Carling Avenue

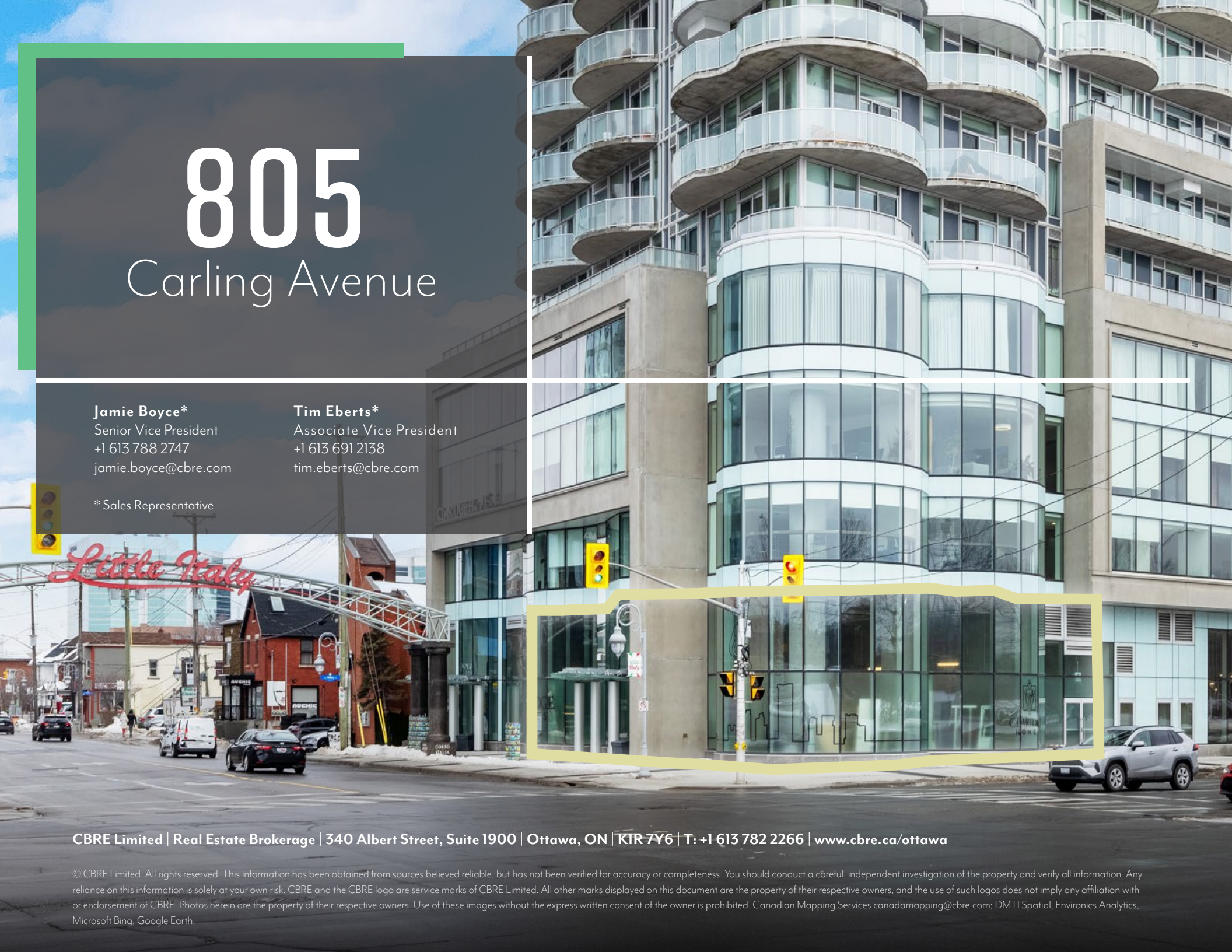
Jamie Boyce*

Senior Vice President
+1 613 788 2747
jamie.boyce@cbre.com

Tim Eberts*

Associate Vice President
+1 613 691 2138
tim.eberts@cbre.com

* Sales Representative



CBRE Limited | Real Estate Brokerage | 340 Albert Street, Suite 1900 | Ottawa, ON | K1R 7Y6 | T: +1 613 782 2266 | www.cbre.ca/ottawa

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