

Carlingwood

shopping centre

Proudly owned and managed by
Anthem

2121 Carling Avenue, Ottawa, ON

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OPPORTUNITY

2121 Carling Ave, Ottawa, ON

Located in the heart of a diverse community, Carlingwood Shopping Centre is comprised of 632,750 sf of net rentable area on a 30-acre site.

Carlingwood Shopping Centre is the vibrant heart of Ottawa's west end, located at 2121 Carling Avenue. Boasting over 521,000 sq ft of space, this premier destination offers a diverse array of over 166 stores and services, anchored by Loblaws and a flagship Canadian Tire store. Whether you're in search of fashion, groceries, or essential services, our diverse tenants include popular brands and local favourites. With amenities including chartered banks, a food court, a pharmacy, and a fitness centre, Carlingwood Shopping Centre offers unparalleled convenience and accessibility for both shoppers and tenants.



Highlights

- A 632,750 sq. ft. Community shopping centre
- Over 166 diverse stores, food, and service offerings
- Anchored by Loblaw, Rexall, and Canadian Tire Flagship
- 2,140 ample surface parking



DEMOGRAPHICS

2023*

*Source: 2023 Environics Analytics (5km radius)



POPULATION

198,638



PROJECTED POPULATION
GROWTH OVER THE NEXT 5 YEARS

+ 7.5%



MEDIAN AGE

39



HOUSEHOLDS

84,231



AVERAGE HOUSEHOLD INCOME

\$126,118



WALK SCORE

96



TRANSIT SCORE

60



BIKE SCORE

74

SITE PLAN



Main Level



| Unit # | Sq.ft. | Tenant Name | Unit # | Sq.ft. | Tenant Name | Unit # | Sq.ft. | Tenant Name |
|--------|---------|----------------------------|--------|--------|------------------------------------|--------|--------|----------------------|
| 1 | 263,470 | Canadian Tire | 37 | 3,354 | Empire Linen Plus | 82 | 1,488 | Bentley |
| 2 | 33,546 | Loblaws | 38 | 1,376 | Showcase | 83 | 1,543 | Chemin de Moda |
| 4 | 711 | Saffron Ice Cream | 39 | 647 | Available | 85 | 3,961 | Melanie Lyne |
| 5 | 1,248 | Freedom Mobile | 40 | 696 | Purdy's Chocolatier | 86 | 925 | Available |
| 6 | 1,384 | Sunrise Records | 41 | 777 | Nutrition House | 87 | 843 | Rogers |
| 7 | 3,335 | Soft Moc | 42 | 833 | Hearing Solutions | 88 | 302 | Available |
| 9 | 1,662 | Fantaisie | 43 | 1,827 | Derand Motorsports | 89 | 327 | Available |
| 10 | 1,366 | Tazexim | 45 | 1,323 | Laurier Optical | 90 | 342 | Kernels |
| 11 | 2,593 | Cleo | 46/48 | 4,354 | Carlingwood Dental Centre | 91 | 381 | Available |
| 12 | 3,998 | Lifemark Physiotherapy | 49 | 1,189 | Tappa Hair Salon | 92 | 4,829 | The Children's Place |
| 13 | 15,473 | Available | 50 | 1,000 | Available | 92A | 1,739 | Available |
| 13A | 3,352 | Available | 52 | 6,701 | RBC | 93 | 1,657 | Complete CPAP Care |
| 13B | 1,127 | Le Sabo | 54 | 408 | Available | 94 | 1,689 | Specsavers |
| 14 | 2,127 | Available | 54A | 674 | Available | 95 | 1,729 | Bell |
| 14A | 268 | Moneysworth & Best Quality | 54B | 619 | Brown's Cleaners | 96 | 1,679 | Pearle Vision |
| 14B | 460 | Available | 55 | 747 | Available | 97 | 1,654 | Peoples Jewellers |
| 17 | 6,238 | Scotiabank | 56 | 746 | Subway | 98 | 873 | Available |
| 18 | 2,716 | Available | 57 | 995 | Tim Horton's | 99 | 901 | Carlingwood Nail Spa |
| 19 | 3,700 | Fairweather | 58 | 521 | Fast Time Watch & Jewellery Repair | 100 | 5,268 | Coats Co. |
| 20 | 4,209 | Marise | 59 | 595 | Available | 102 | 4,648 | Maurices |
| 21 | 2,175 | Northern Reflection | 60 | 594 | Second Cup | 104 | 1,573 | Quilts Etc. |
| 21A | 3,420 | Hallmark | 61 | 674 | Chayanak Crafts | 105 | 4,133 | Laura |
| 21B | 3,920 | Champs Sports | 62 | 800 | Real Fruit Bubble Tea | 107 | 4,122 | Available |
| 21C | 2,270 | Scrubs for Them | 63 | 2,242 | Stacked Pancakes | 109 | 2,791 | Ricki's |
| 22 | 1,746 | Rieker | 65 | 186 | Cellular X | 111 | 1,414 | Stuffy Riders |
| 23 | 2,368 | Cole's | 66 | 189 | Alkadour Sweets | 113 | 620 | Ink Plus |
| 24A | 2,513 | Bonita Collection | 67 | 154 | Virgin Mobile | 114 | 1,525 | Just Cozy |
| 24B | 1,143 | Telus | 68 | 1,420 | Cazza Petite | 720FC | 352 | Jimmy The Greek |
| 24C | 3,243 | Saco Salon.Spa | 71 | 855 | Griffin Jewellers Designs | 721FC | 434 | Thai Express |
| 26 | 706 | Francesco Hairstyles | 72 | 1,044 | Available | 722FC | 378 | A&W |
| 27 | 769 | Stitch It | 73 | 1,400 | Hakim Optical | 723FC | 419 | Manchu Wok |
| 28 | 973 | Available | 74 | 706 | Wireless Wave | 724FC | 355 | Shawarma Andalos |
| 29 | 2,427 | Available | 75 | 1,301 | Available | 725FC | 294 | D&B Poutine |
| 31 | 2,268 | Available | 76 | 785 | Available | K0701 | 102 | CNIB Lottery Centre |
| 32 | 2,311 | Available | 77 | 777 | Chatr | K0704 | 200 | Silver Touch |
| 33 | 4,970 | New Desi Zaiqa Restaurant | 78 | 789 | Future Tech | K0705 | 145 | WOW Mobile |
| 34 | 4,325 | CIBC | 79 | 848 | Studio 700 | K0706 | 150 | Fido |
| 35A | 9,500 | Rexall | 80 | 662 | Laura Secord | K0707 | 130 | Kurves Brow Bar |
| 36 | 2,525 | Vallance Couture | 81 | 1,323 | Available | | | |

SITE PLAN



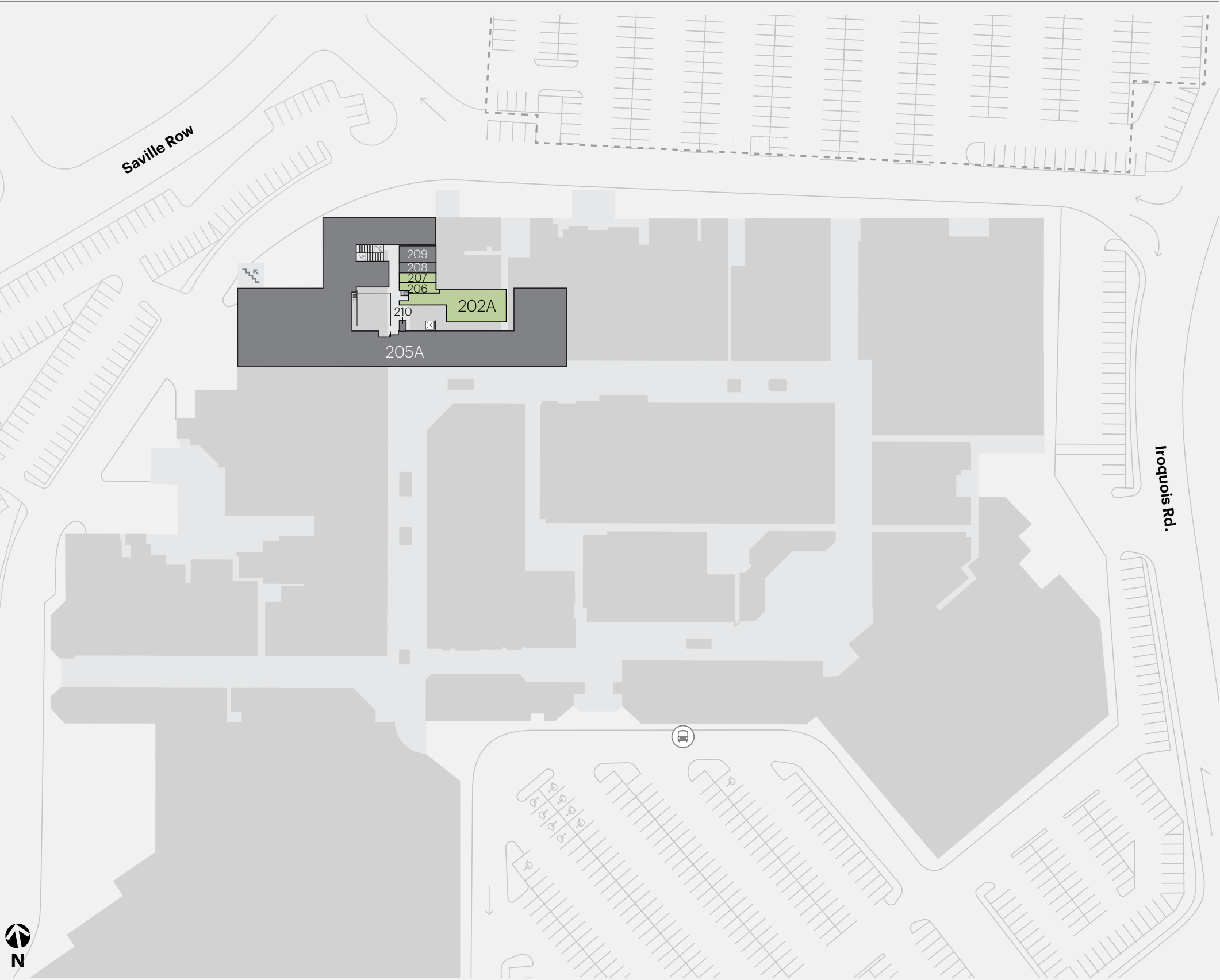
Leased Available Short Term Tenants Common Areas

Lower Level



| Unit # | Sq.ft. | Tenant Name |
|--------|--------|-----------------------------------|
| 16 | 6,070 | Scotiabank Offices |
| 18A | 11,017 | Administration & Security Offices |
| S01 | - | Storage Available |
| 25 | 23,562 | Power Muscle & Fitness |
| S02 | - | Storage Available |
| 34L | 4,861 | CIBC offices |
| 35C | 17,218 | Dollarama |
| 36B | 12,273 | Ardene |
| 46B | 10,000 | Carlingwood Dental Offices |
| S03 | - | Storage |

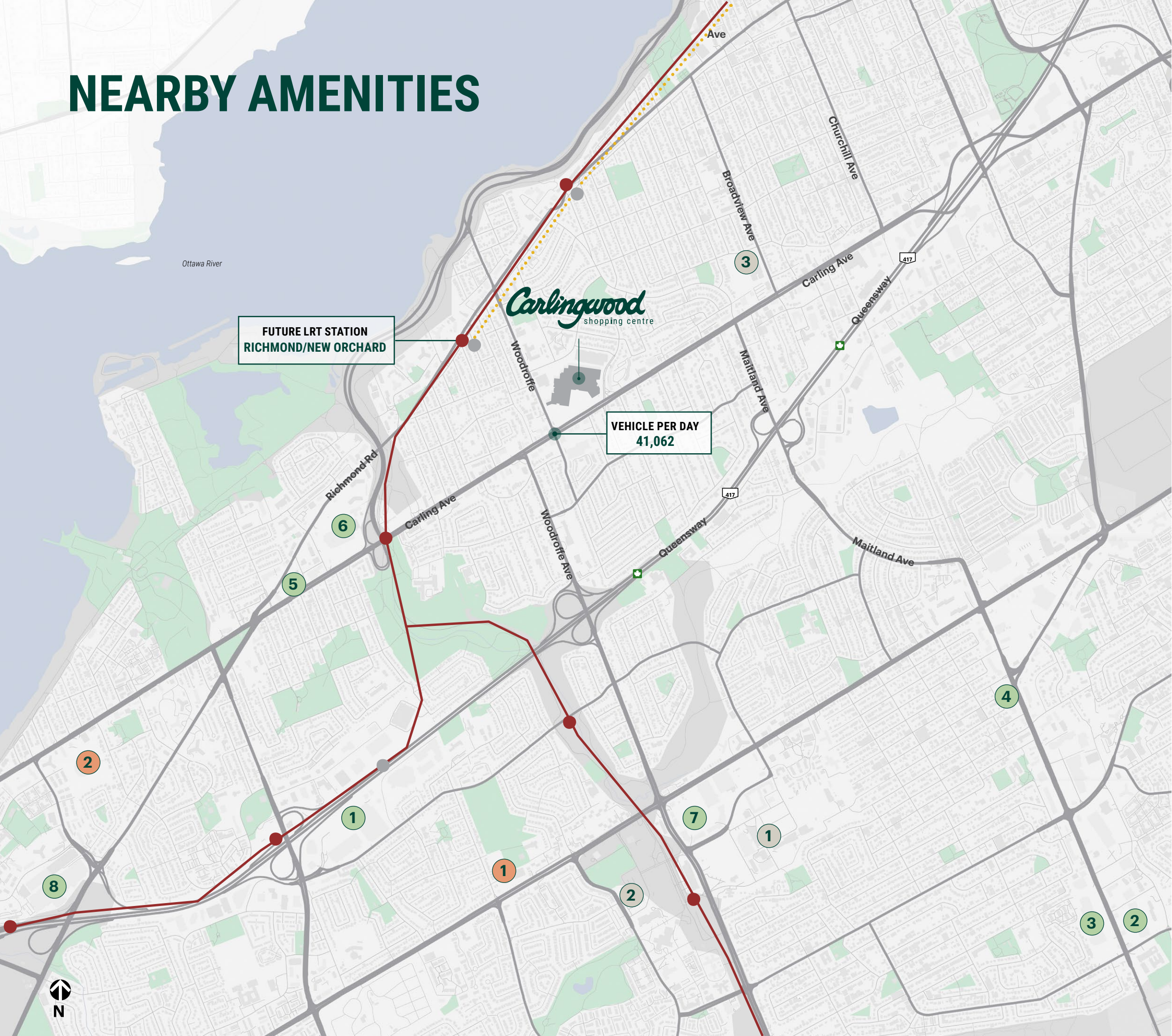
SITE PLAN



Leased Available Short Term Tenants Common Areas

| Unit # | Sq.ft. | Tenant Name |
|--------|--------|----------------------------|
| 202A | 1,761 | Available |
| 205A | 14,088 | The Royal Healthcare Group |
| 206 | 240 | Available |
| 207 | 240 | Available |
| 208 | 240 | Carlingwood Tax Services |
| 209 | 256 | Softtron Tax |
| 21 | 50 | Platform Salon & Spa |

NEARBY AMENITIES



SHOPPING MALL

- 1 Pinecrest Shopping Centre
- 2 Viewmount Centre
- 3 Merivale Mall
- 4 City View Plaza
- 5 Town and Country Plaza
- 6 Metro
- 7 College Square Mall
- 8 Bayshore Shopping Centre

ENTERTAINMENT AND RECREATION

- 1 Pinecrest Recreation Complex
- 2 Cineplex Cinemas Ottawa

EDUCATION

- 1 Algonquin College – Ottawa Campus
- 2 Sir Guy Carleton Secondary School
- 3 Notre Dame High School

TRANSIT

- LRT Confederation/Trillium Line
- Future LRT (2019 - 2026)
- Future LRT Stations

TRAVEL DISTANCE

- Downtown Ottawa: 11.5 km | 15 min drive
- Highway 417: 2.1 km | 4 min drive
- Future LRT Station: 800 meters | 4 min drive



Founded in 1991, Anthem is a team of 850+ people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 400 residential and commercial projects across North America.

Our growing residential portfolio includes 44,000 homes that are complete, in design or under construction, from mixed-use residential to townhome, rental and single-family homes.

We own, co-own, manage or have previously owned 12 million square feet of retail, industrial and office space, and our land portfolio includes more than 60 communities, spanning 9,100 acres across Canada and the United States.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities. **We are Growing Places.**

anthemproperties.com



Station Square, Burnaby BC



South Yards, Burnaby BC



Highstreet at Cornerstone, Calgary AB

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