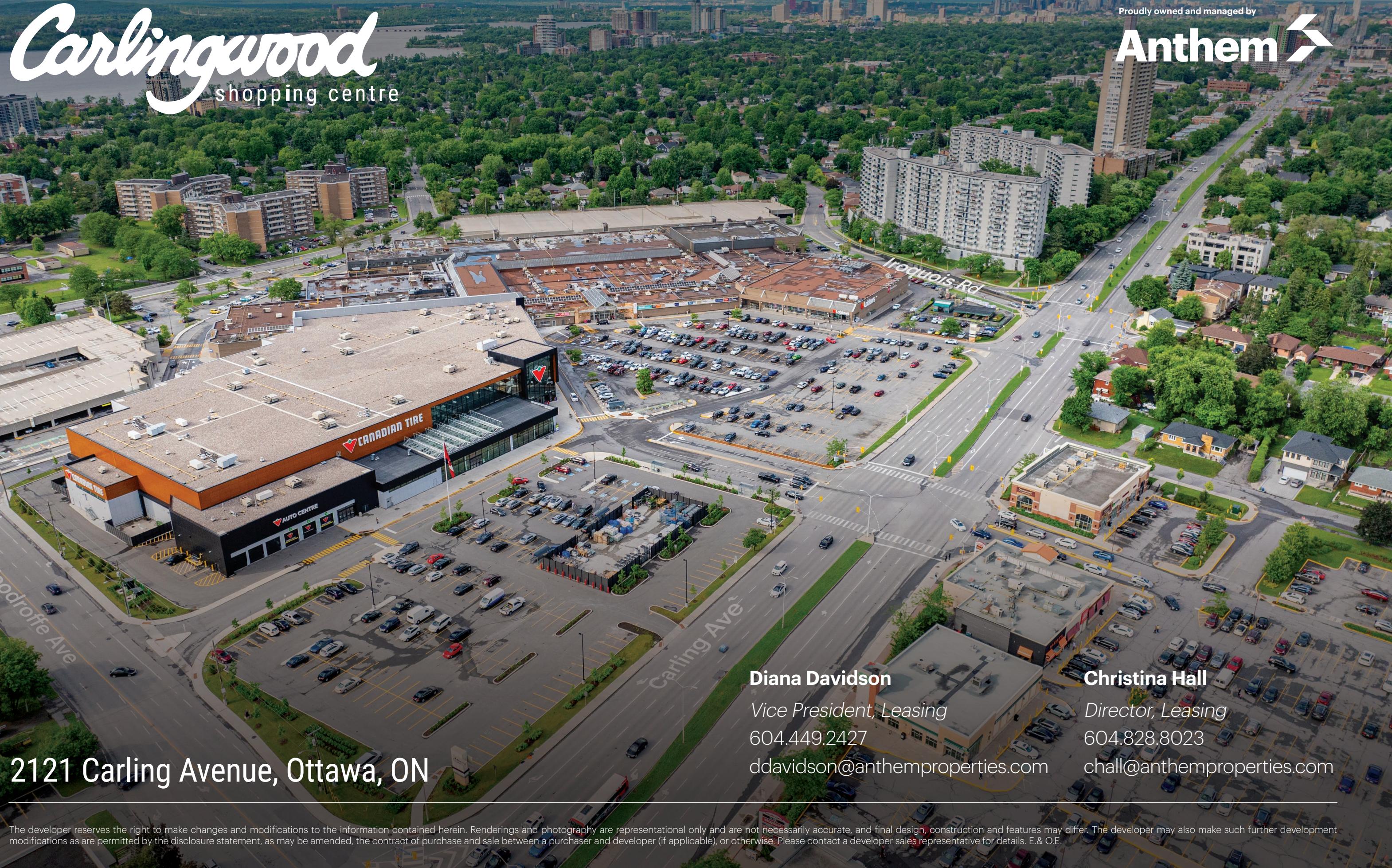


Carlingwood shopping centre

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 Loblaws, 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

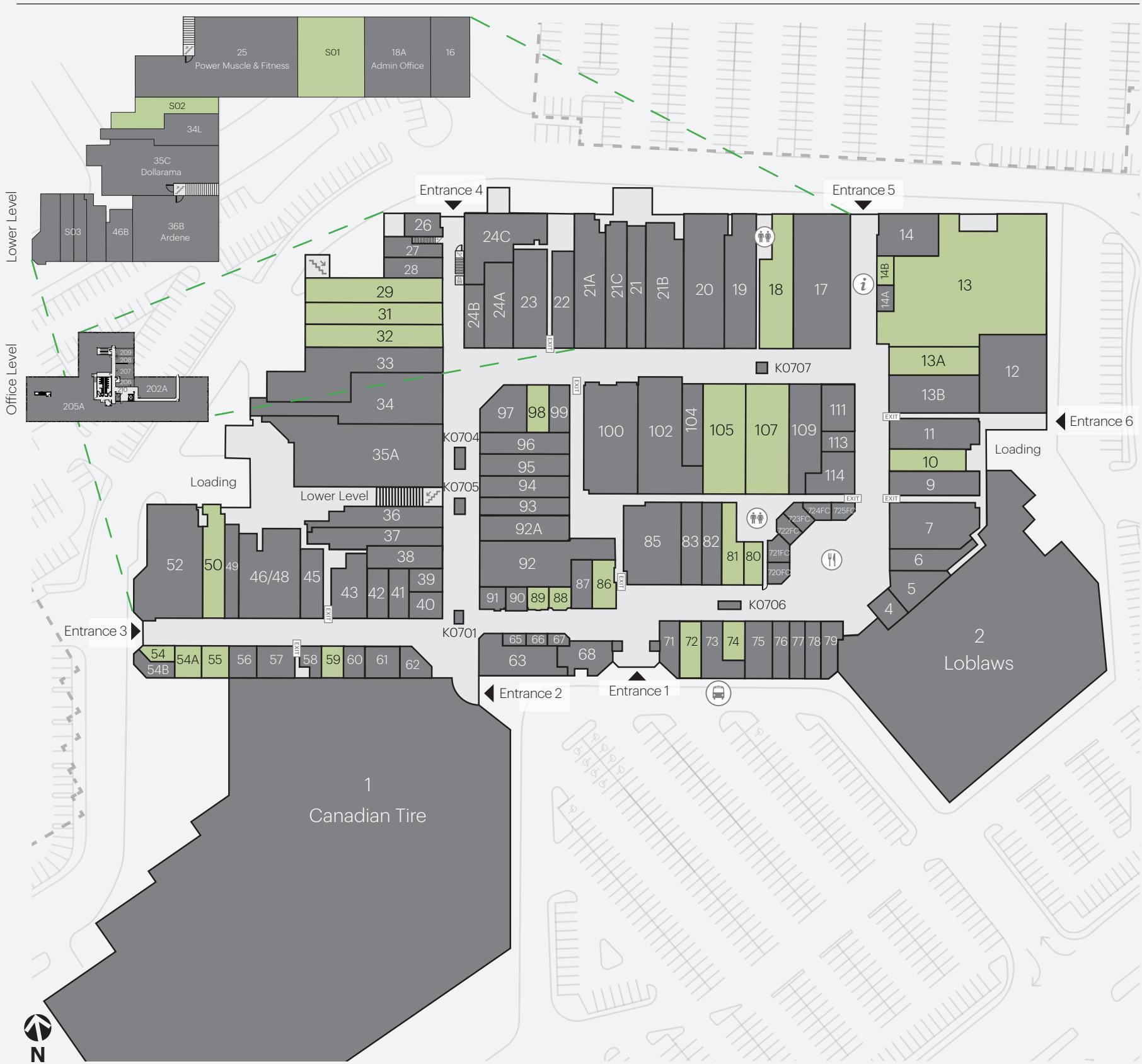
60



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	Westside Academy	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	Kurves (Coming Soon)	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	Available	45	1,323	Laurier Optical	90	342	Kernels
11	2,593	Cleo	46/48	4,354	Carlingwood Dental Centre	91	381	Mobile Snap
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	Canada Gold
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	ServiceOntario	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	Available
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	Continental
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	Travac Tours	74	706	Available	724FC	355	Shawarma Andalos
29	2,427	Available	75	1,301	OM Flow	725FC	294	D&B Poutine
31	2,268	Available	76	785	VaVa	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	Available	K0707	130	Kurves Brow Bar
36	2,525	Vallance Couture	81	1,323	Available			

SITE PLAN



Leased Available Short Term Tenants Common Areas

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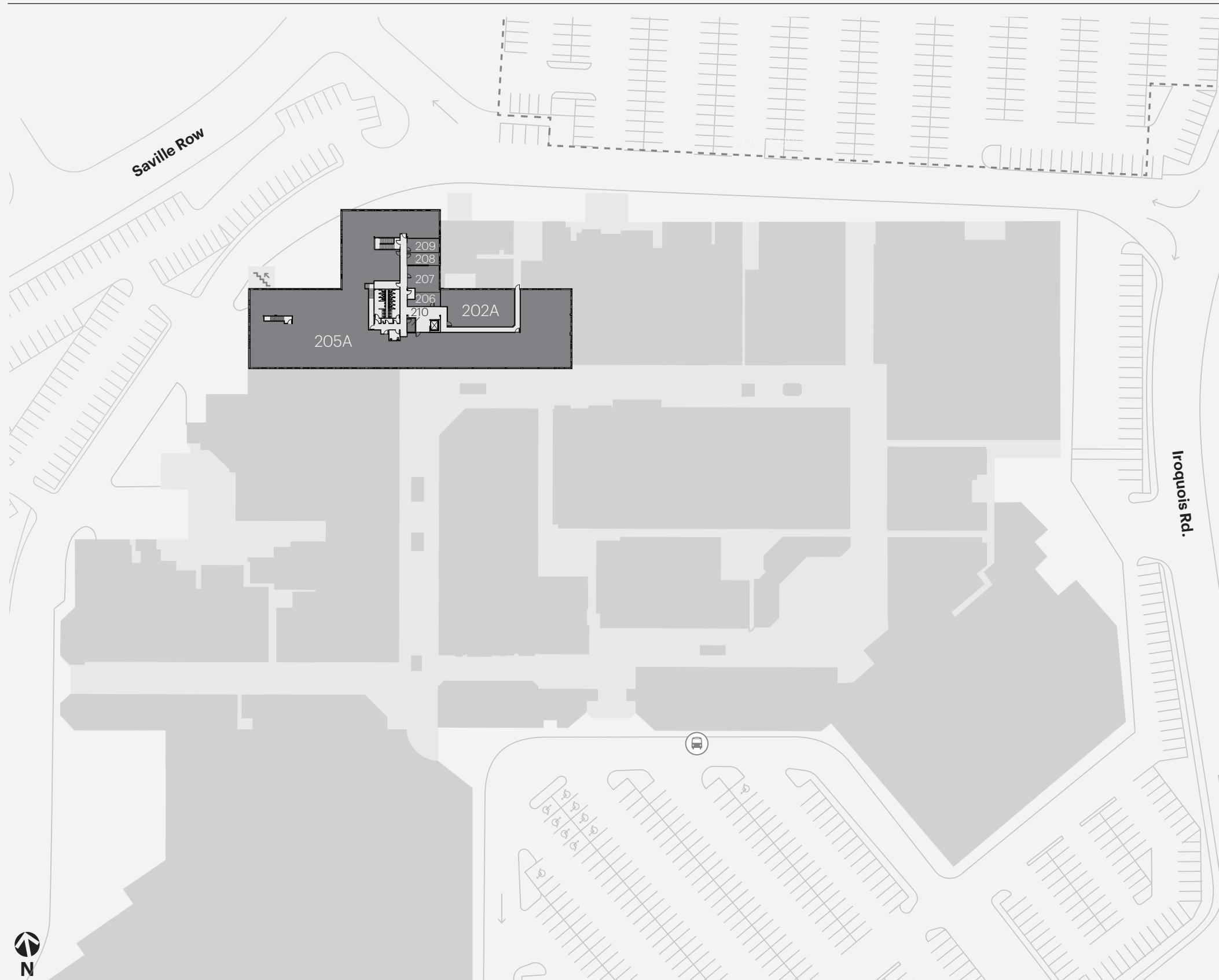
Lower Level

Carlingwood
shopping centre

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

CARLINGWOOD SHOPPING CENTRE

SITE PLAN



Leased Available Short Term Tenants Common Areas

V 01/15/26

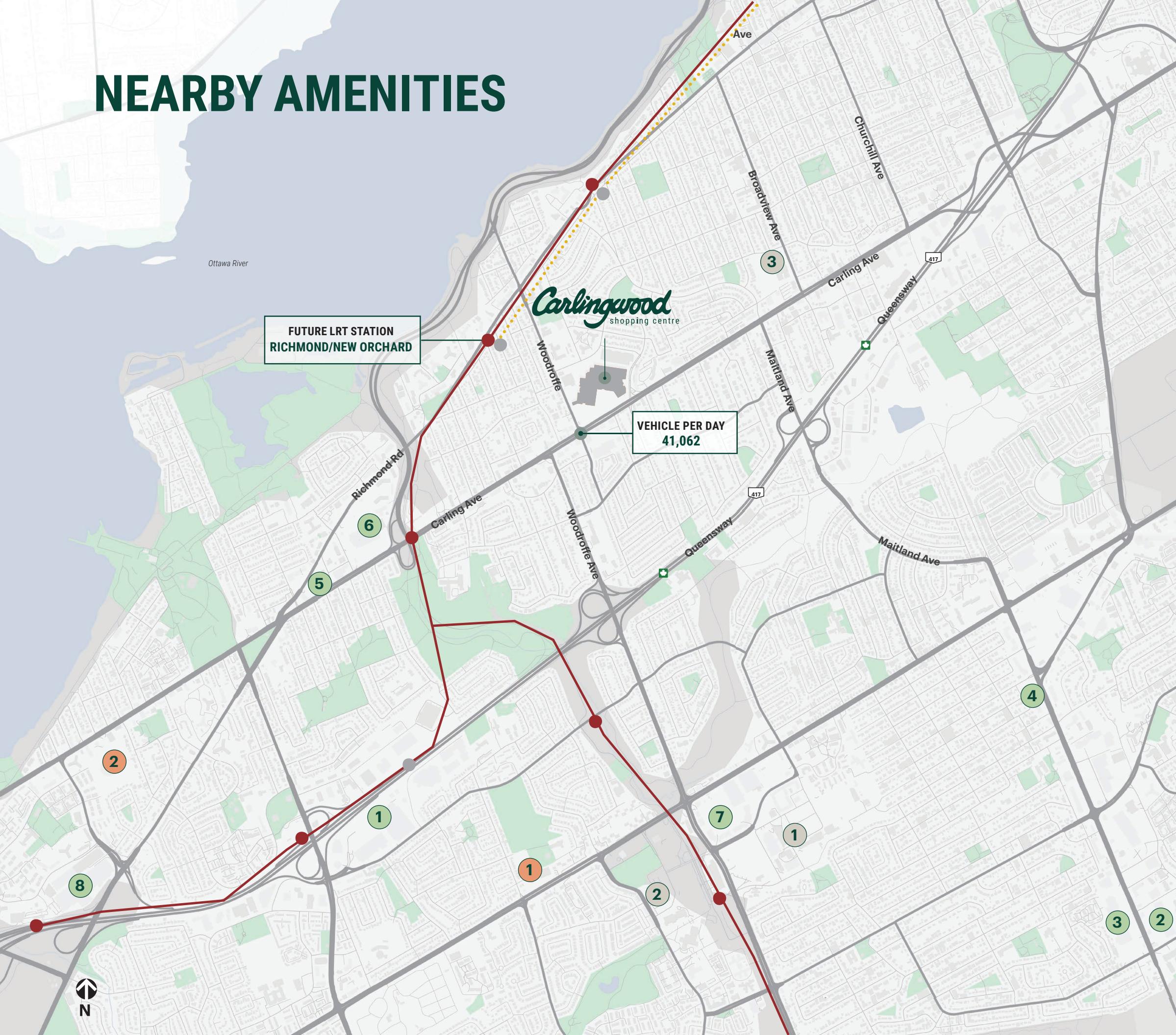
Office Level

Carlingwood
shopping centre

Unit #	Sq.ft.	Tenant Name
202A	1,498	The Royal Healthcare Group
205A	14,088	The Royal Healthcare Group
206	240	Davis Agency
207	480	Ridna Beauty
208	240	Carlingwood Tax Services
209	256	Softron Tax
210	50	Platform Salon & Spa

CARLINGWOOD SHOPPING CENTRE

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.**



South Yards, Burnaby BC



Highstreet at Cornerstone, Calgary AB

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