

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



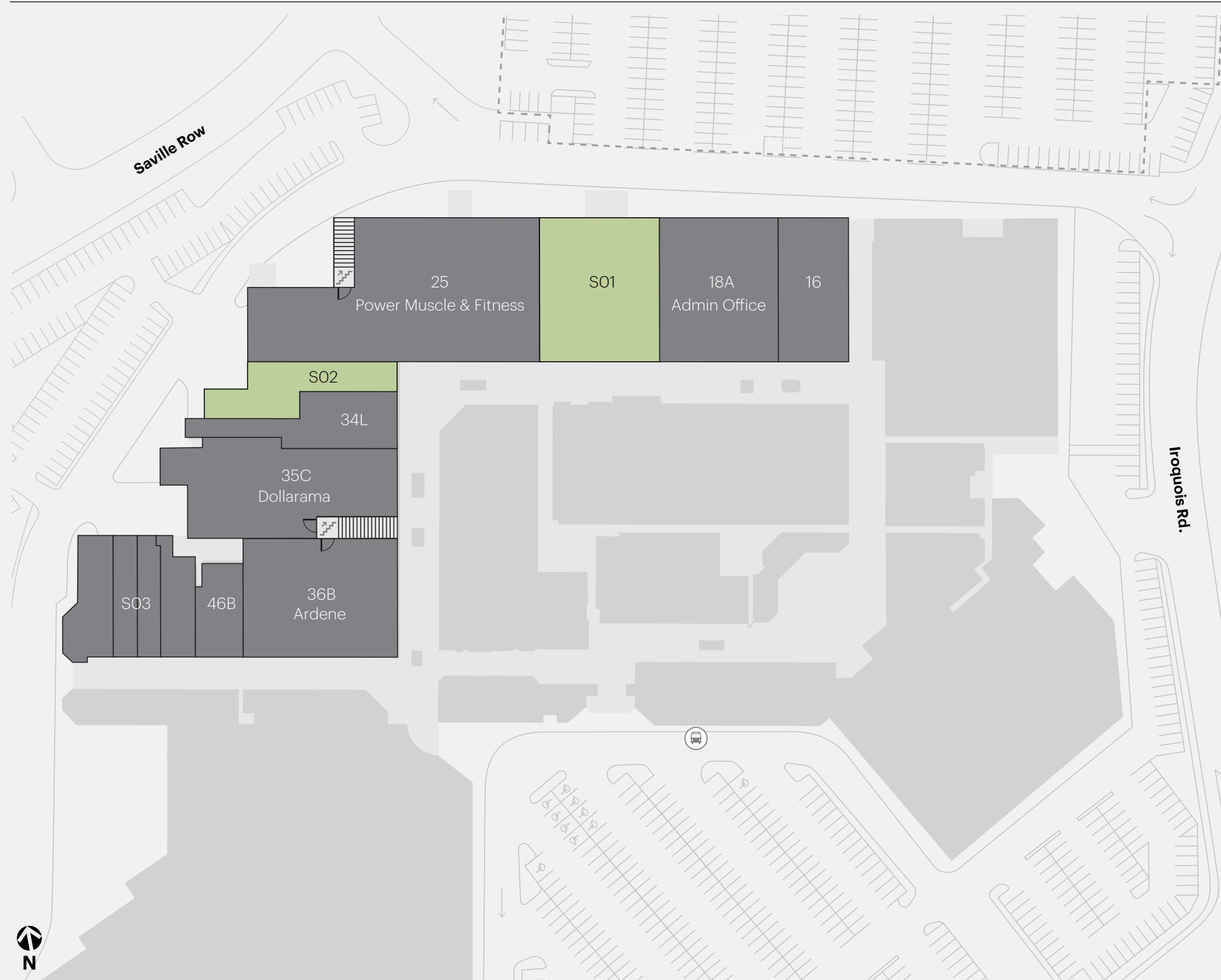
Main Level

Unit #	Sq.ft.	Tenant Name	Unit #	Sq.ft.	Tenant Name	Unit #	Sq.ft.	Tenant Name
1	263,470	Canadian Tire	37	3,354	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	Handmade Hive
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 (coming soon)	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	Eagle Furniture	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	OM Flow (coming soon)	725FC	294	D&B Poutine
31	2,268	Available	76	785	Aimee Boutique (coming soon)	K0701	102	CNIB Lottery Centre
32	2,311	Available	77	777	Chatr	K0704	200	Available
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			

Leased
 Available
 Short Term Tenants
 Common Areas
 Covered Parking
 i Customer Service
 🍴 Food Court

SITE PLAN

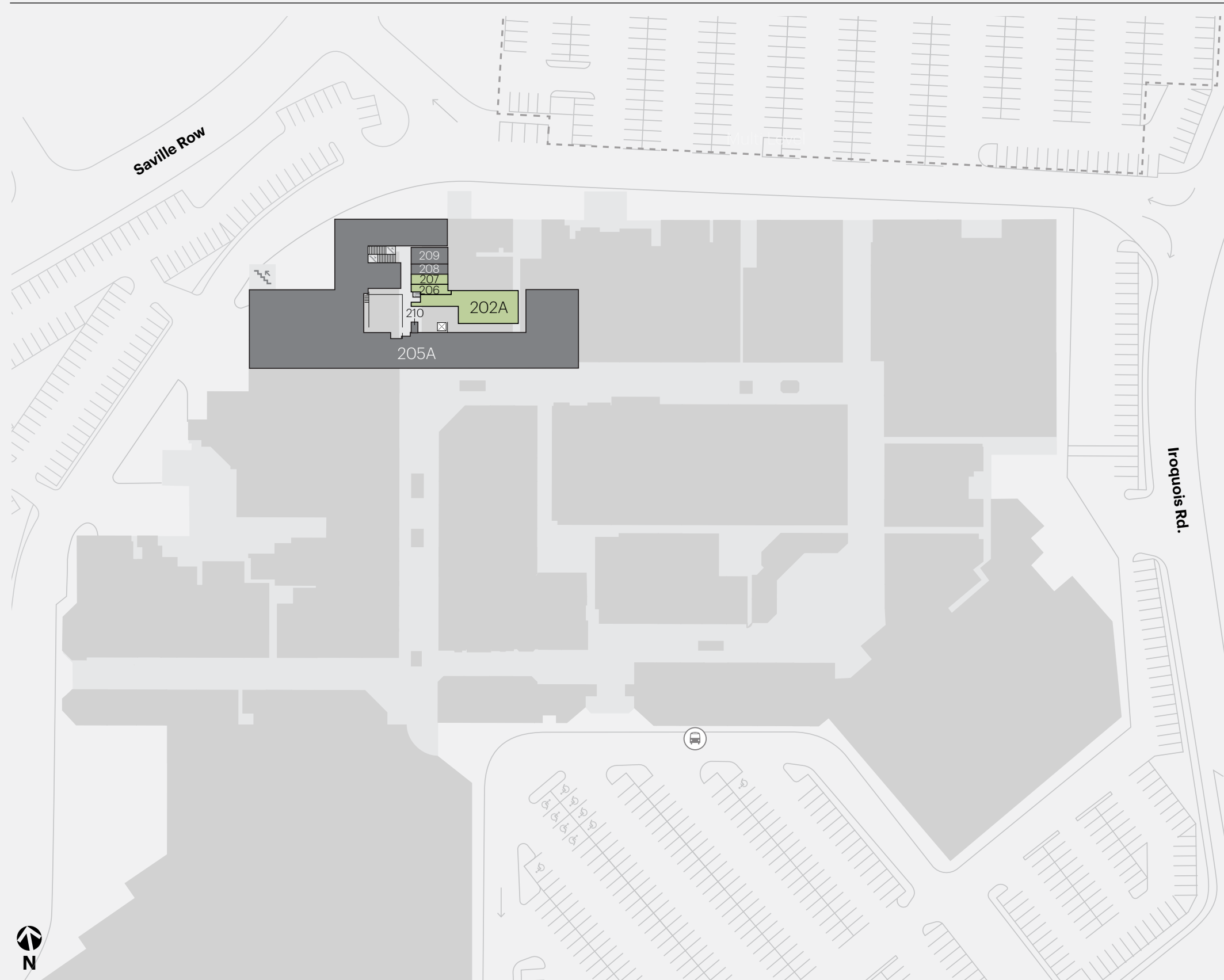
Lower Level



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

Leased
 Available
 Short Term Tenants
 Common Areas

SITE PLAN



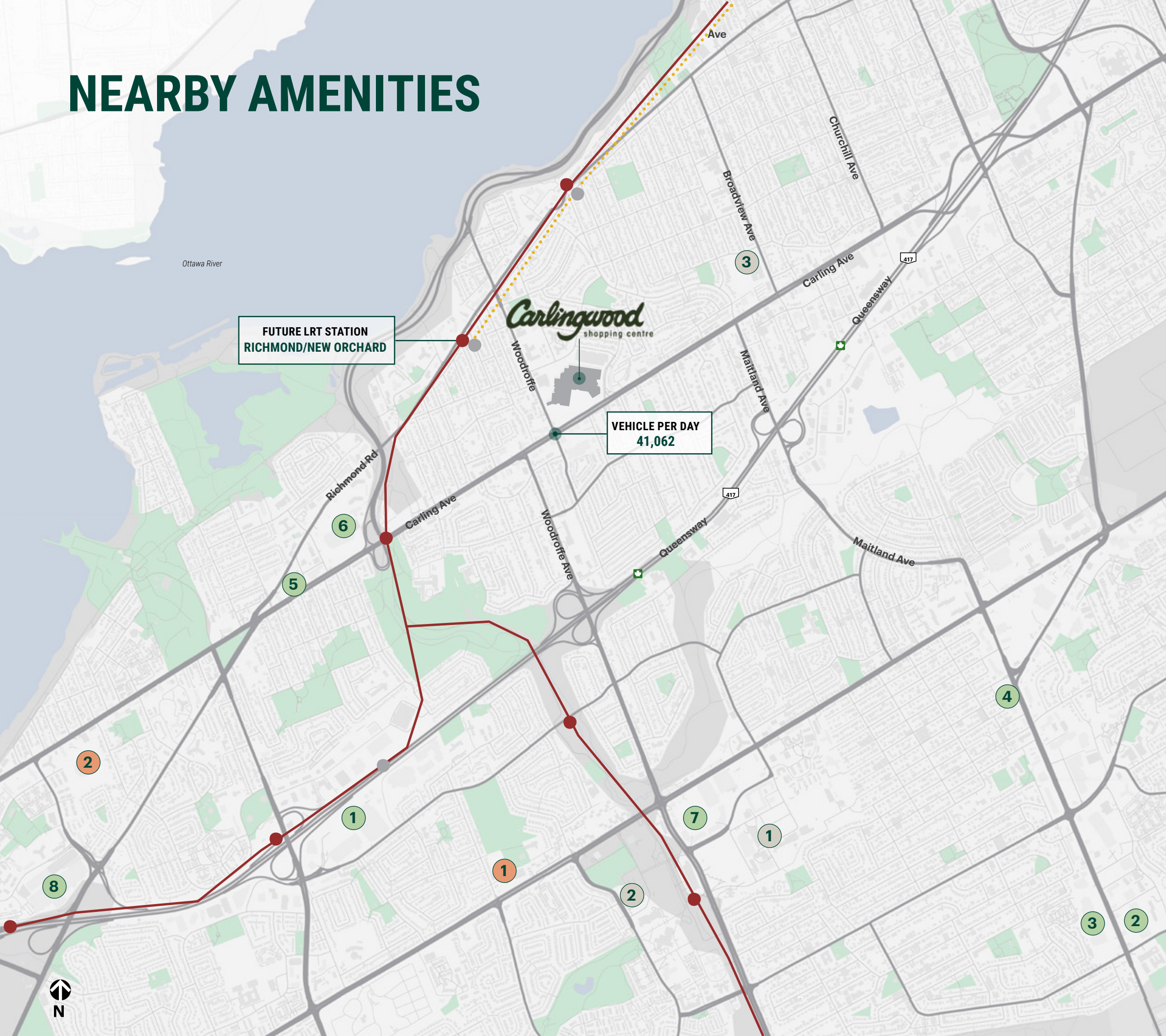
Leased
 Available
 Short Term Tenants
 Common Areas

Office Level



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	Softron Tax
21	50	Platform Salon & Spa

NEARBY AMENITIES



**FUTURE LRT STATION
RICHMOND/NEW ORCHARD**

**VEHICLE PER DAY
41,062**

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 more than 800+ people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 385 residential, commercial and retail projects across North America.

Our growing residential portfolio includes 41,700 homes that are complete, in design or under construction, from master planned mixed use residential and multifamily, to townhome, rental and single-family communities.

We own, co-own, manage or have previously owned over 11.5 million square feet of retail, industrial and office space. We have developed more than 60 communities across 9,800 acres of land in Alberta, British Columbia and California.

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](https://www.anthemproperties.com)



Station Square, Burnaby BC



South Yards, Burnaby BC



Highstreet at Cornerstone, Calgary AB

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