

**400 Albert Street
Ottawa, Ontario**

Retail Offering

Confidential



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400 Albert

Site Context

The property is located in the western half of Ottawa's downtown core bordering the edge of where the downtown office node (Constitution Square, Minto Place, and Place de Ville) meets Centretown-West's residential area offering a dynamic mix of both daytime and evening activity around the site.

The unique character of the location is enhanced by tourism, hotel and institutional uses nearby. Supply of retail space in the trade area is clearly lacking as office and residential densities continue to grow, creating a strong business case for consumer and service related businesses to support the increasing demand.

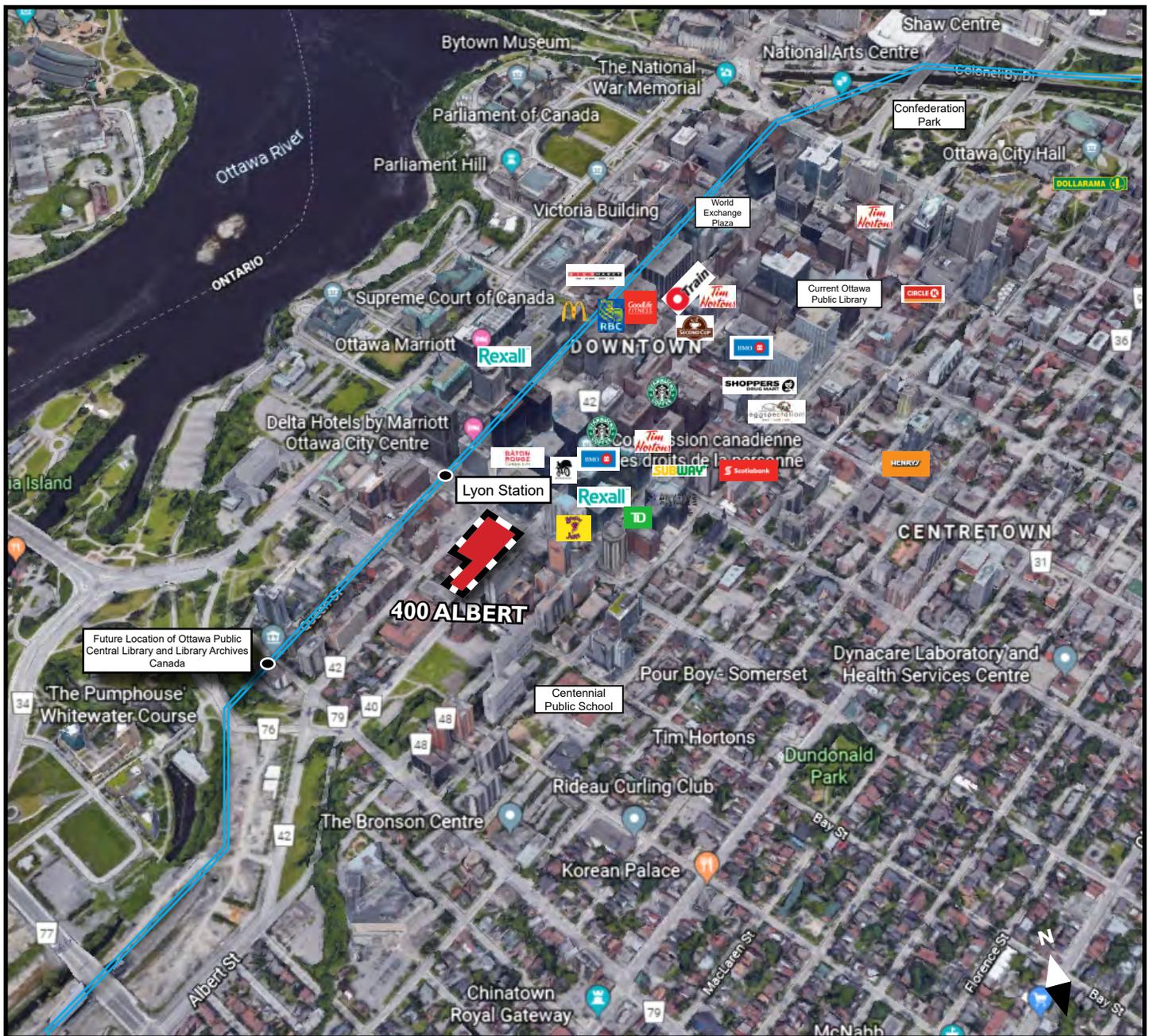
400 Albert is a 1.5 acre site that is being developed into a multi-family mixed-use complex with construction expected to commence in 2021. Of particular importance to the plan is the newly constructed Ottawa Confederation LRT with its Lyon Street Station, accessible by underground tunnel, opposite the site which adds another dimension to the nearby trade area.

400 Albert will offer a uniquely urban and comfortable atmosphere for residents to live, work and shop. This site is an advantageous opportunity for retailers to acquire prime retail space in Ottawa's downtown core, with transit connectivity and an increasing population base.



400 Albert

Location Overview



Location Highlights:

- Steps away from Lyon Street station of Ottawa’s newest light rail transit line
- 500 meters away from new \$170M Ottawa Central Library and LeBreton Flats a 55 acre Master Planned Community
- Easy access to Highway Sir John A. Macdonald Parkway and major arterial roads
- Situated where the AAA class office node meets high density residential area

Walk Score	Transit Score	Bike Score
 93	 100	 75



400 Albert

Demographics¹

Total Population	Trade Area (1km radius)
2016 Population	18,058
Population Change (2011-2016)	15%
Total Daytime Population	59,200
Daytime Population at Home (aged 15-65)	5,762
Daytime Population at Work	53,437
Total Households	11,463
Average Family Size	2.4
Median Age	37
Female Average Age	40.2
Male Average Age	40.1
Total Population Income	Trade Area (1km radius)
Average Household Income	\$70,362
Median Household Income	\$55,544

¹ Demographic data is based on the most up-to-date census information available from Statistics Canada collected by PinPoint.





400 Albert

Multi-family mixed-use complex



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400 Albert

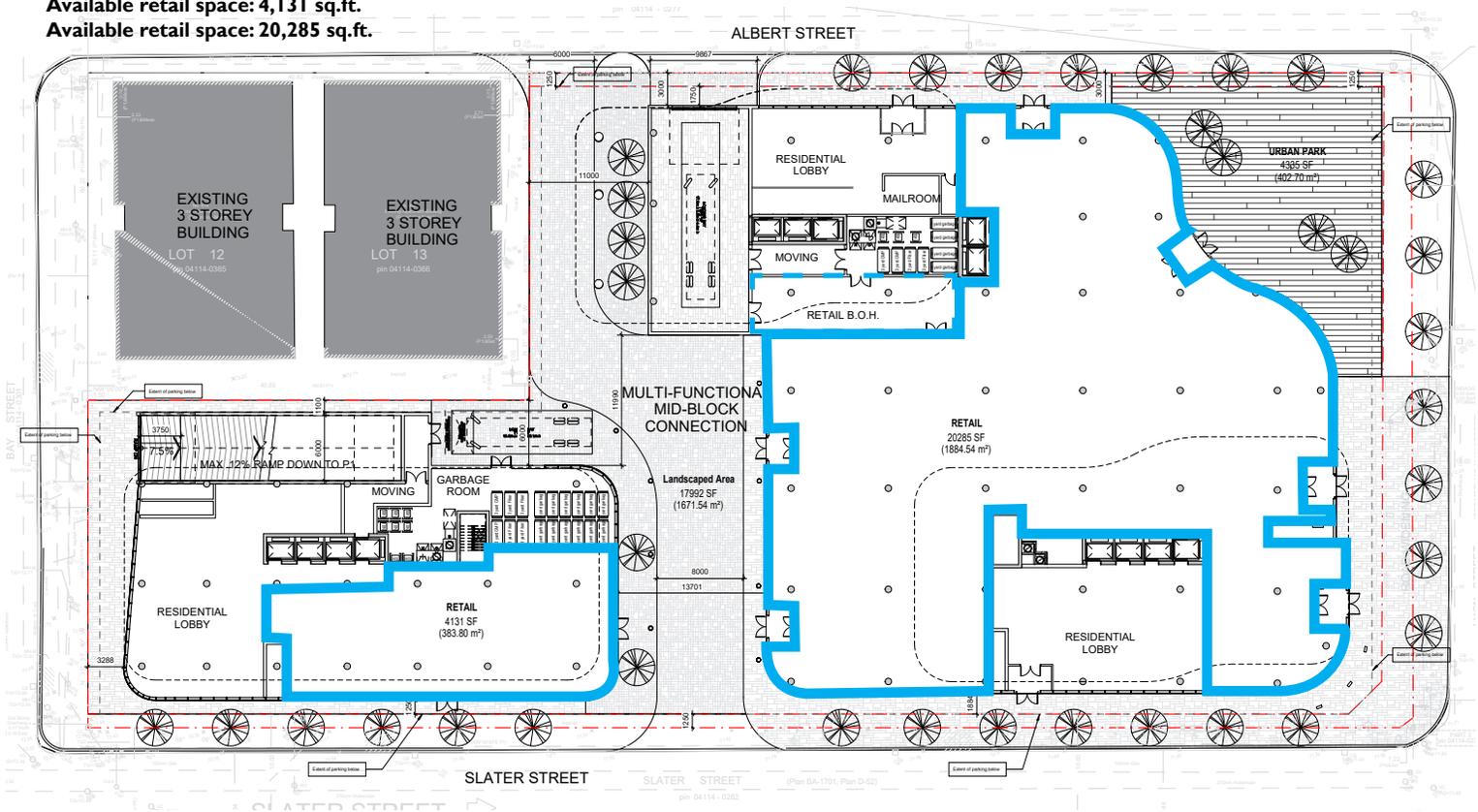
Retail Renderings



Ground Floor Plan

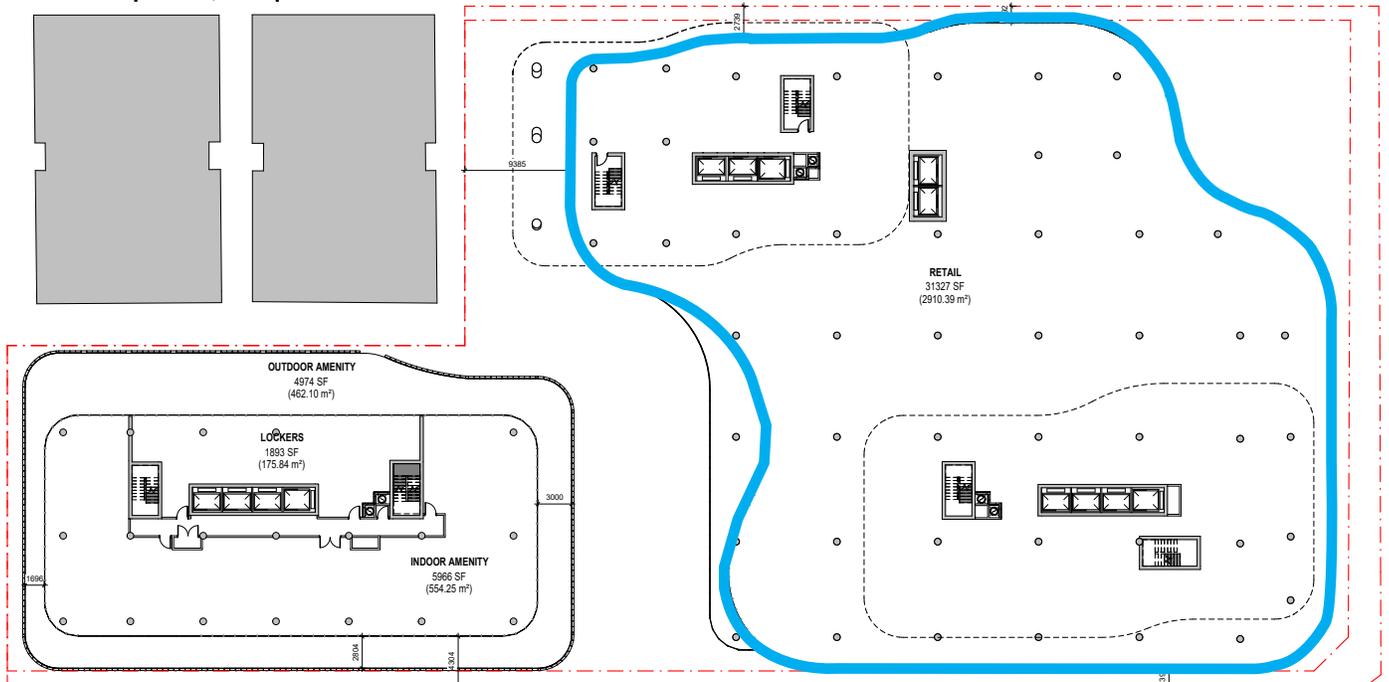
Available retail space: 4,131 sq.ft.

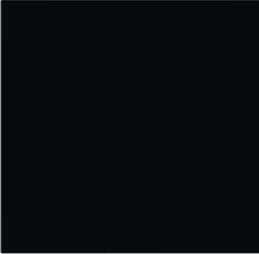
Available retail space: 20,285 sq.ft.



Second Floor Plan

Available retail space: 31,327 sq.ft.



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