DISTRICT REALTY
CORPORATION, BROKERAGE

Retail Space **FOR LEASE**

146 Rideau Street,
Ottawa

Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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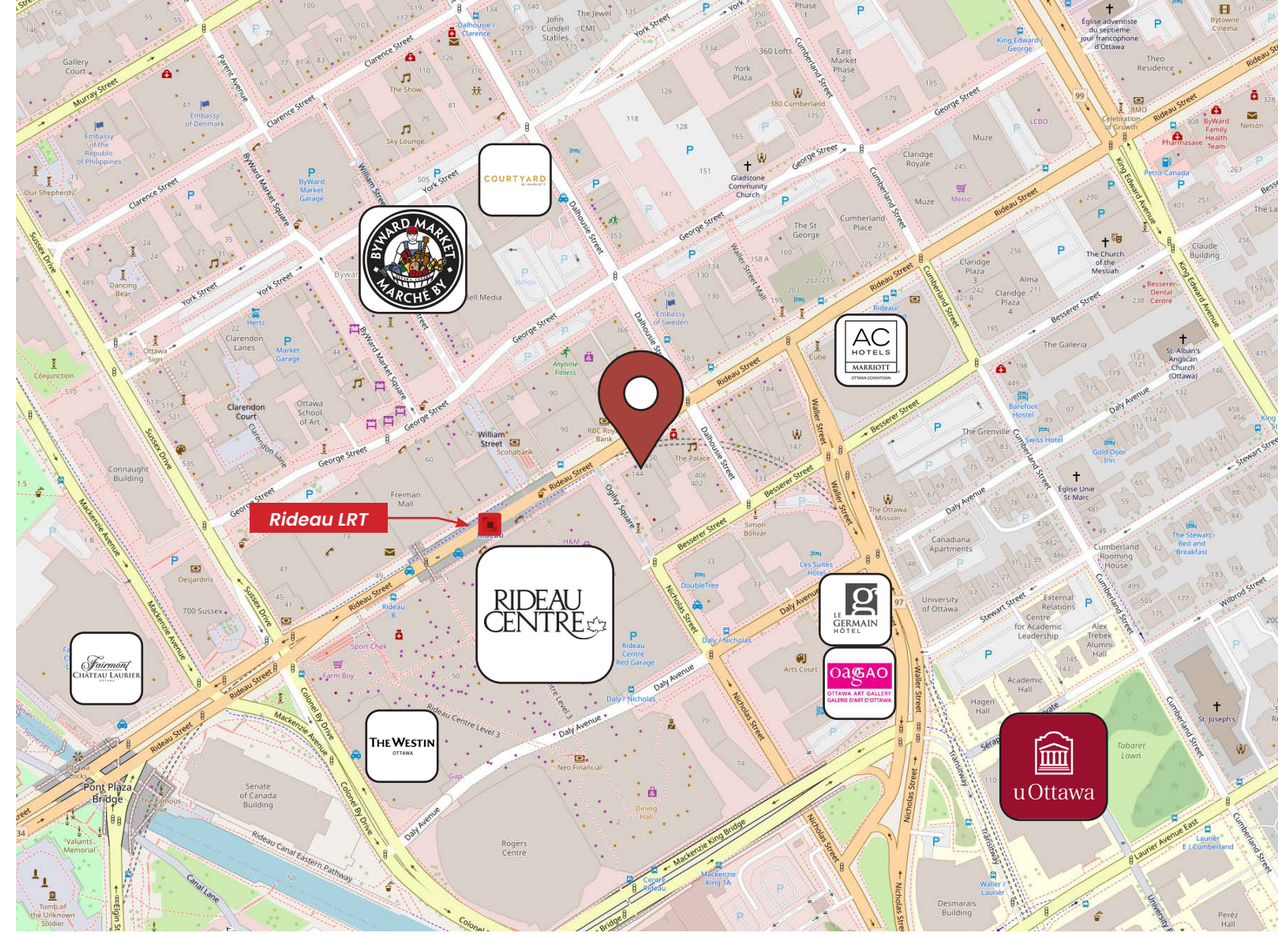
146 Rideau Street
Ottawa

Price
$44.00/sf

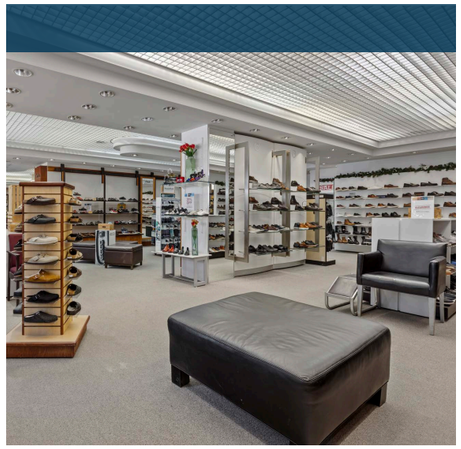
OPC
$11.32/sf

Available April 1, 2026



Key Features

Size:	6,214 sf	**64' of Frontage on Rideau Street**
Zoning	MD S58	**Customizable Canopy**
Ceiling	9'3" clear	**Large Display Windows**
Modern Lighting		**Lower Level Storage Room** (958 sf)



Highlights

Retail space for lease in the very core of downtown Ottawa, offering 64 feet of prominent frontage along Rideau Street. Positioned directly beside CF Rideau Centre and across from the iconic ByWard Market, this address places your business in the middle of Ottawa's most established retail ecosystem.

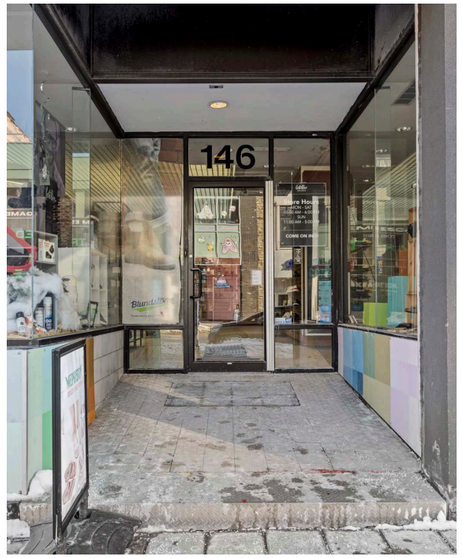
Expansive display windows create a commanding visual presence and a dynamic merchandising platform, while four customizable canopies allows your brand to project with clarity and scale to the non-stop daily vehicle and pedestrian traffic.

A dedicated basement storage area provides practical back-of-house capacity, ensuring operational efficiency without compromising prime retail floor space.

Location Overview

Benefit from immediate proximity to national anchors, destination dining, nightlife, and year-round tourism — the kind of neighbouring draw that converts foot traffic into walk-ins. Adjacent to Ogilvy Square, a public gathering space that encourages pedestrians to pause and linger, the location gains valuable dwell time and daily activity. Steps from Rideau LRT Station and with quick access to HWY 417, the site benefits from consistent traffic including commuters, students, office workers, and nearby residents.

For retailers, this is layered exposure that works from morning through evening. Shoppers from the mall, pedestrians from the ByWard Market, visitors in Ogilvy Square, transit riders, and passing vehicles all converge here — delivering sustained visibility and consistent consumer flow.



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CEO

Charles Mirsky, Broker
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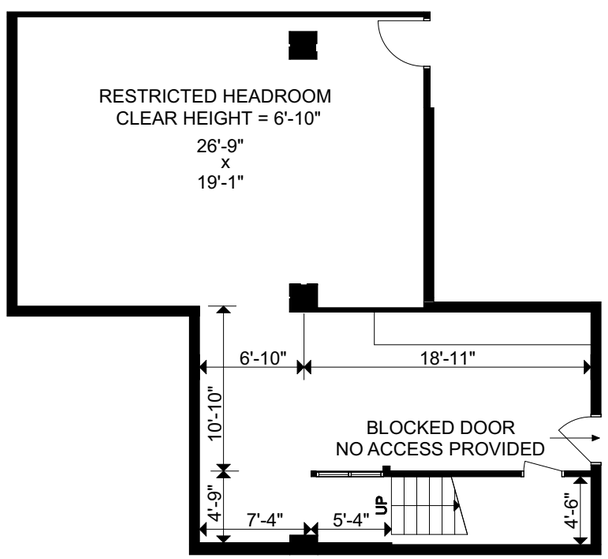
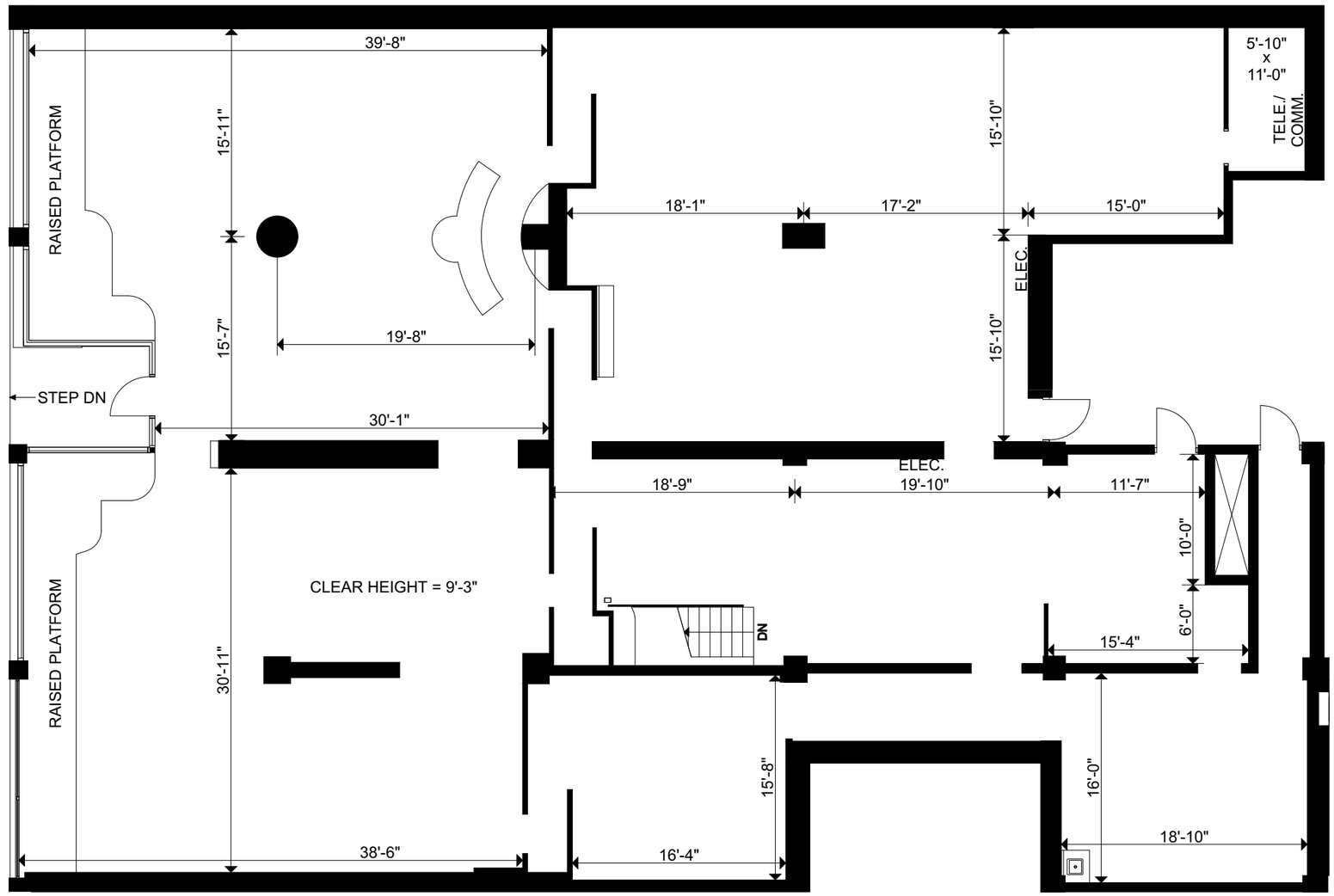
FLOOR PLAN

6,214 SF - ground level retail
958 SF - lower level storage room



BASEMENT



FLOOR 01

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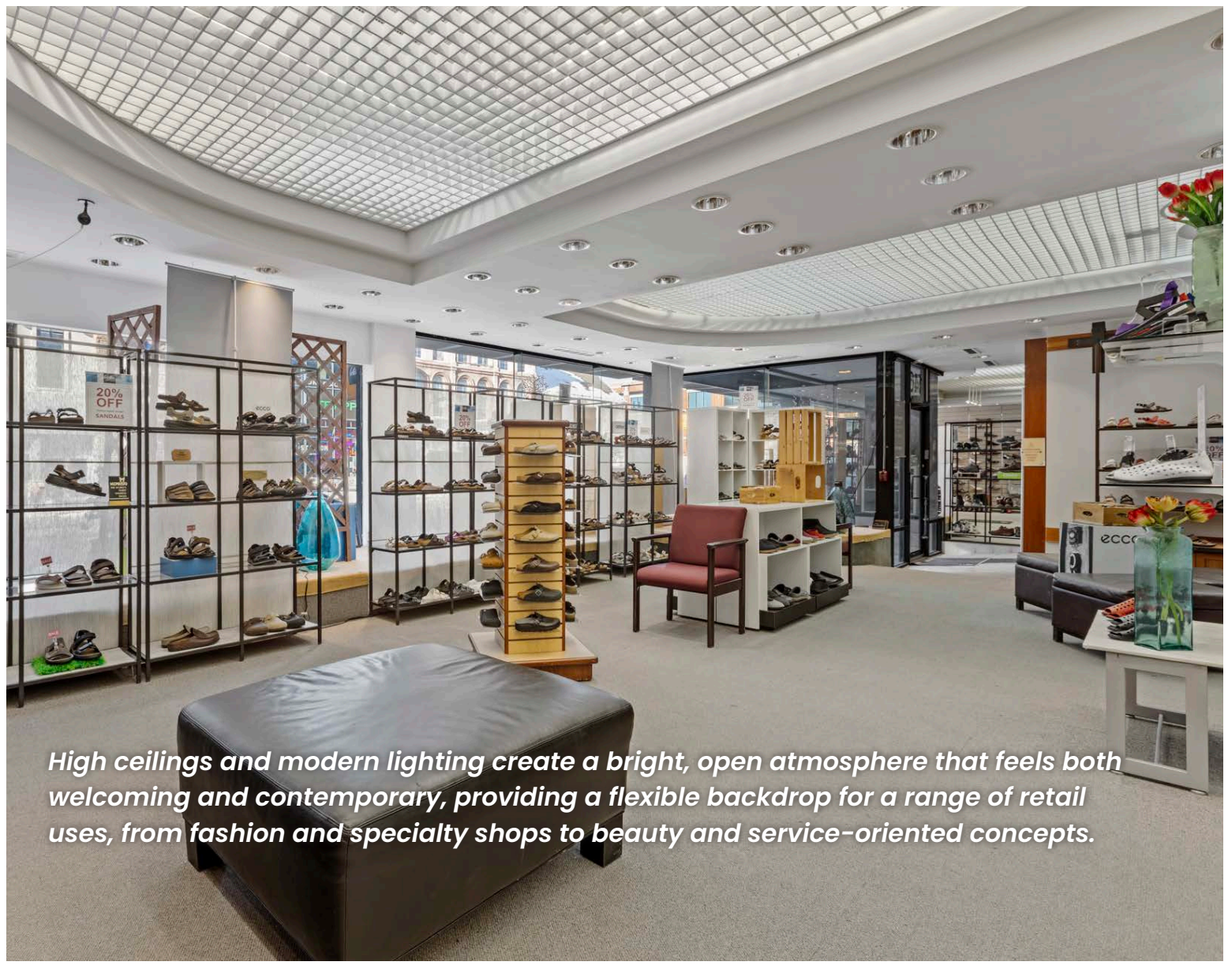
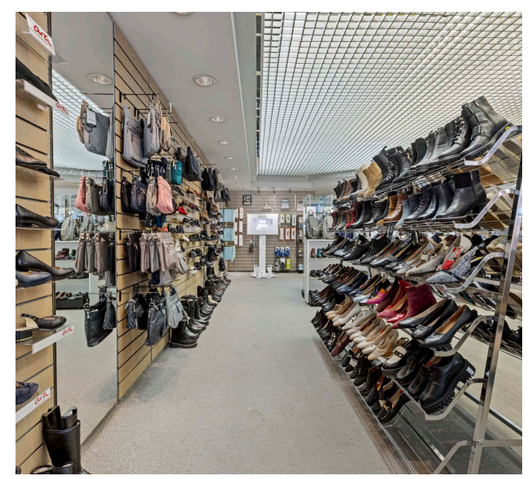
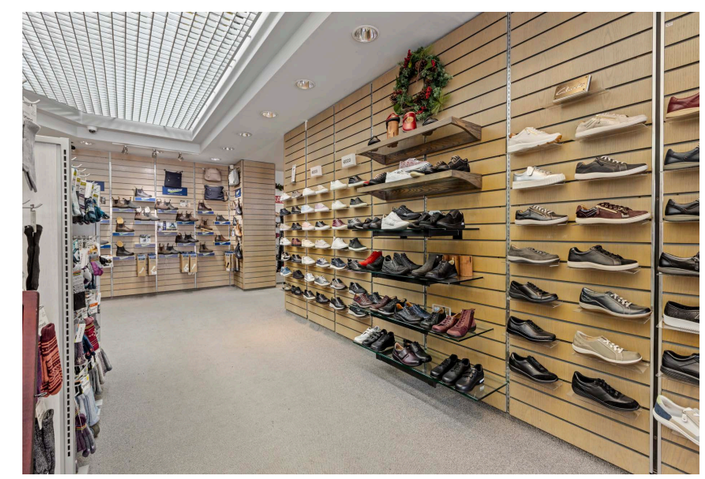


High ceilings and modern lighting create a bright, open atmosphere that feels both welcoming and contemporary, providing a flexible backdrop for a range of retail uses, from fashion and specialty shops to beauty and service-oriented concepts.





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Demographic Data

Age Distribution

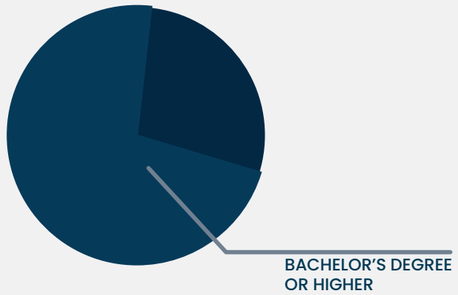
The neighbourhood is overwhelmingly working age, with over 83% of the population under 65, a strong base of young professionals and active adults driving consistent retail demand.

MEDIAN AGE IS

38

Educational Attainment

Over 89,922 residents hold a Bachelor's Degree or higher within a 3 km radius.



Income Levels

Within a 3 km radius, the trade area reflects a stable and diverse income profile anchored by working professionals and urban households.

The average household income is approximately

$87,632

with a median household income of

$56,609

supporting steady day-to-day retail spending.

Notably, more than 30% of households earn over

$80,000

annually, including a meaningful segment above $100,000, reinforcing the area's capacity to support both necessity-based and discretionary retail concepts.

Labor Force Participation

67%

within a 3 km radus, a highly active working demographic with most employed in sales & services, government, education, finance, administration, and management .

Household Characteristics

One or two-person households dominate making up 83%, with household growth expected to reach

22%
BY 2033

Over 16,359 new households are expected by 2033 - sustained demand that supports long term leasing stability.

Population Growth

The population within a 3 km radius is projected to reach 153,382 by 2033.

18.8%
GROWTH
BY 2033

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AREA MAP

Set in the heart of Ottawa's downtown core, this location draws from a dense, growing urban population anchored by working professionals, students, and active residents in their prime earning years. The surrounding neighbourhood delivers consistent daytime and evening traffic, supported by nearby high-rise residential, government offices, and a well-educated customer base with strong purchasing power.

Steps from Rideau LRT Station, moments from Highway 417, and embedded within one of the city's most walkable districts, the site offers seamless access by transit, vehicle, and foot. Positioned beside CF Rideau Centre and across from the ByWard Market, the property benefits from established retail anchors, tourism, nightlife, and daily commuter flow — creating sustained visibility and dependable consumer demand for retailers.

Your Brand, Front and Centre

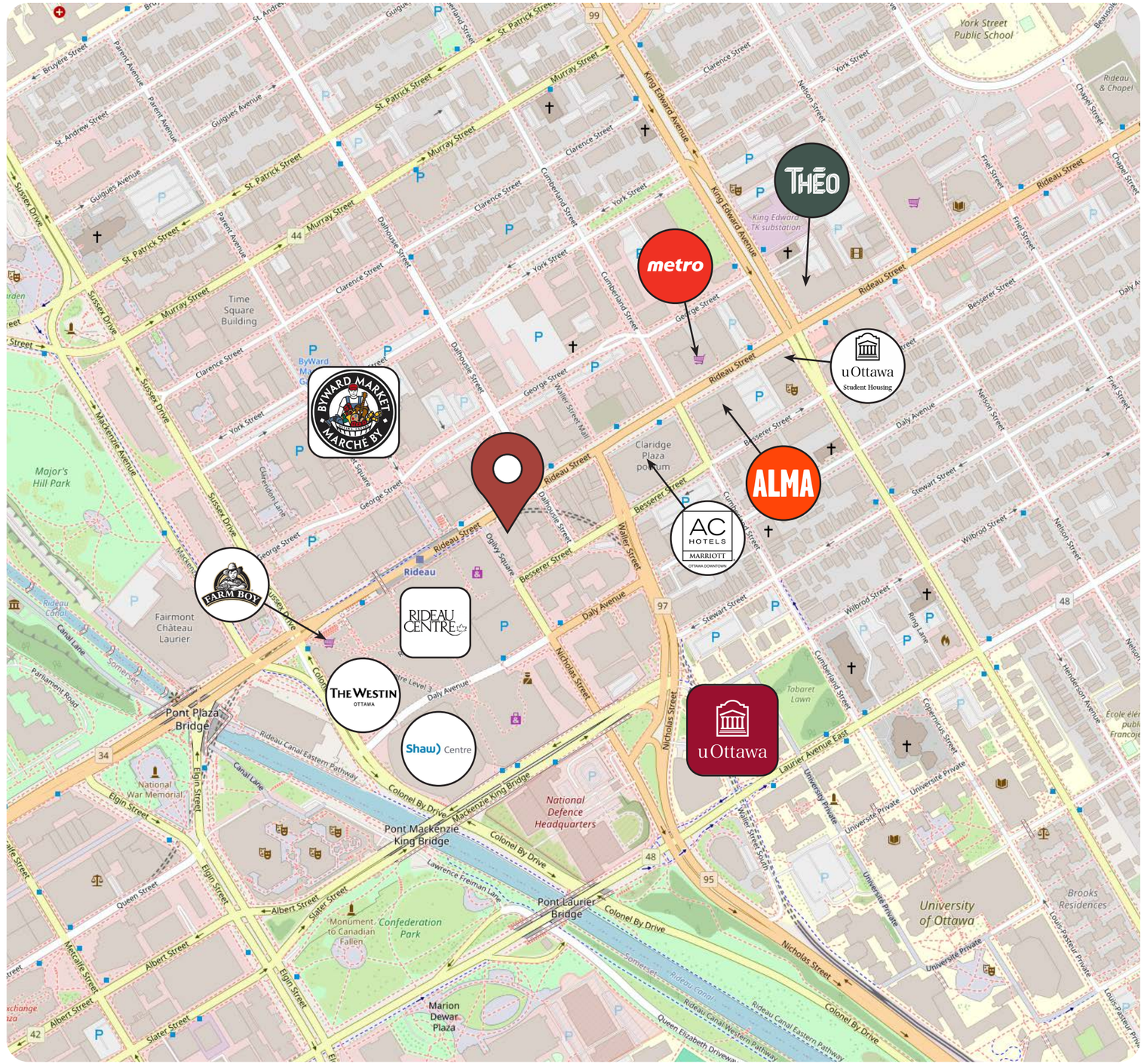
Position your business in a location designed for visibility. Prominent exposure and strong street presence ensure your brand captures attention and remains top of mind with both daily commuters and destination visitors.

Where Ottawa Comes Together

Positioned at the intersection of shopping, transit, dining, and daily life, this location captures the steady flow of residents, commuters, students, and visitors who shape downtown Ottawa's energy.

Connected for Success

Seamless access to transit and major roadways, strong street frontage, and an established retail corridor combine to deliver reliable exposure and performance-driven positioning for your brand.



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