FOR SALE

2950 Carling Avenue

OTTAWA, ONTARIO

JLL

FREESTANDING RETAIL INVESTMENT OPPORTUNITY

The Opportunity

10,500	0.82	7.8
SQUARE FEET	ACRES	REMAINING TERM (YRS)

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in 2950 Carling Avenue (the "Property"), a freestanding single tenant retail building comprised of 10,500 SF situated on 0.82 acres in Ottawa, Ontario. The Property is fully leased to Dollarama, Canada's leading dollar store operator with over 1,000 locations across the country and a proven track record of delivering consistent value to customers. The Property boasts a healthy remaining lease term of 7.8 years with 2 x 5-year renewal options thereafter.

The Property is situated at the intersection of Carling Avenue and Roseview Avenue in Ottawa's established west-end retail corridor. Constructed in 2008, the Property accommodates 34 parking stalls and benefits from exceptional visibility along one of Ottawa's principal east-west arterial thoroughfares. 2950 Carling Avenue is further positioned to benefit from the ongoing westward extension of Ottawa's O-Train Confederation Line, which will introduce a new LRT station at Pinecrest, approximately 1.5 km south of the Property, with revenue service anticipated in 2027. This transit infrastructure investment is expected to drive meaningful intensification and increased pedestrian traffic along the Carling Avenue corridor throughout the lease term and beyond.

Leon's
Pinecrest Plaza
IKEA
Michaels
Scotiabank
Indigo
2950
Carling Avenue
OTTAWA, ON
DOLLARAMA
CARLING AVENUE
DOLLARAMA
Tim Hortons

Investment Highlights

Strategic Location

The Property benefits from exceptional visibility and direct frontage on Carling Avenue, one of Ottawa's most prominent east-west arterial thoroughfares carrying significant daily traffic through the city's west end.

Proven 'AAA' Covenant

2950 Carling Avenue is 100% leased to Dollarama, Canada's leading dollar store operator with over 1,000 locations coast to coast and one of the most resilient business models in Canadian retail.

Secure Cash Flow with Built-in Growth

The Property offers investors secure and increasing future cash flow with a healthy remaining lease term of 7.8 years, with contractual rent steps throughout. Notably, a near-term rental escalation will occur in May.

Strong Retail Node

The site is situated between two concentrated retail nodes, with Bayshore Shopping Centre 1.8 km to the southwest and Carlingwood Shopping Centre 3.3 km to the east (Loblaws, Canadian Tire, CIBC, RBC, Scotiabank).

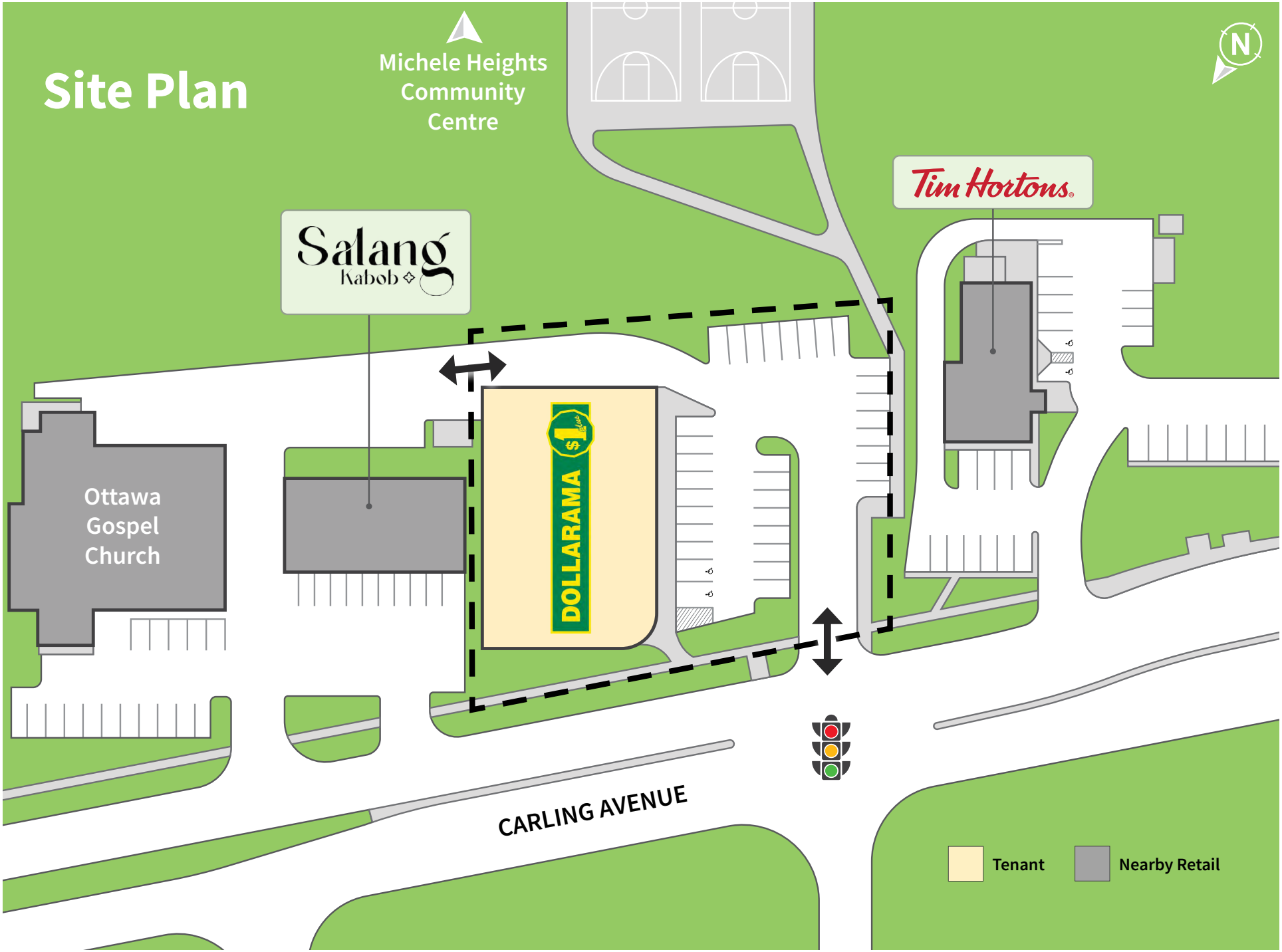
Future LRT Hub

The Property is set to benefit from the ongoing westward extension of Ottawa's O-Train Confederation Line, which will introduce a new LRT station at Pinecrest, approximately 1.5 km south of the Property, with revenue service anticipated in 2027.

Appealing Demographic

2950 Carling Avenue is surrounded by densely populated residential neighbourhoods with nearly 62,000 residents living within a 3 km radius of the site. This affluent population has an average household income exceeding $122,000.

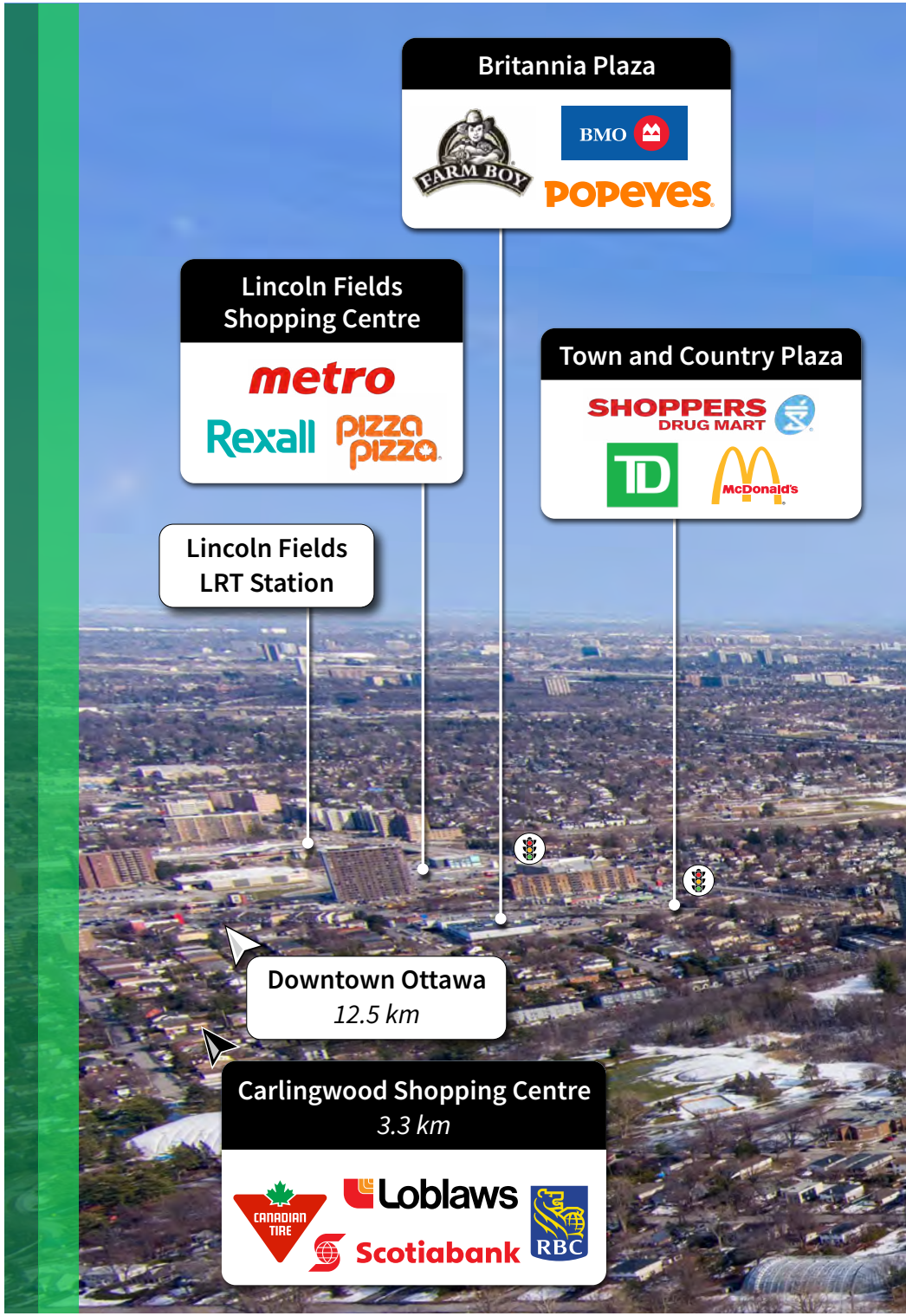
Site Plan


Michele Heights Community Centre
N
Salang Kabob
Tim Hortons
DOLLARAMA
$1
Ottawa Gospel Church
CARLING AVENUE
Tenant
Nearby Retail

Location Overview

The Property is located at the intersection of Carling Avenue and Roseview Avenue in Ottawa's west end, approximately 7 km west of the Downtown Core. Carling Avenue is one of Ottawa's most heavily trafficked east-west arterial thoroughfares, spanning approximately 19 km from the Glebe neighbourhood to the western communities of Kanata and Britannia. The Property benefits from a four-to-six lane roadway configuration with seamless connectivity to the broader regional road network, including Highway 417 (The Queensway), accessible within approximately 2 km to the south. Significantly, the ongoing Confederation Line West O-Train extension will deliver a new LRT station at Pinecrest, approximately 1.5 km south of the Property. With revenue service anticipated in 2027, this transit investment is expected to generate substantial new pedestrian volumes along the corridor, drive residential intensification, and increase the long-term retail appeal of the immediate trade area.

The immediate vicinity of the Property features a dense concentration of national retailers. Approximately 3.3 km to the east lies Carlingwood Shopping Centre, a regional mall exceeding 525,000 SF anchored by Loblaws and Canadian Tire, with over 100 tenants including CIBC, RBC, Scotiabank, Tim Hortons, and A&W. The Carling Avenue corridor is surrounded by established, mid-to-high density residential communities including Carlingwood, Britannia, Crystal Beach, and Westboro. 2950 Carling Avenue is surrounded by densely populated residential neighbourhoods with nearly 62,000 residents living within a 3 km radius of the site. This affluent population has an average household income exceeding $122,000.



SURROUNDING RETAIL & AMENITIES

2950 Carling Avenue

OTTAWA, ONTARIO

For more information **please contact:**

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