

Billings Bridge Shopping Centre

2269 Riverside Drive, Ottawa, ON

FOR LEASE

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Highlights

Billings Bridge Shopping Centre is a 341,511 sf enclosed Shopping Centre located in Ottawa, ON. Conveniently located at the crossroads of Bank Street and Riverside Drive, in close proximity to Carleton University, the Shopping Centre benefits from a robust customer base drawn from the nearby neighborhoods and Ottawa downtown core. The Shopping Centre features a diverse tenant mix with major anchor tenants like Walmart and Your Independent Grocer, attracting a wide range of customers. Additionally, the property houses a twelve-story office building, providing a reliable source of foot traffic throughout the week.

- Directly connected to the OC Transpo transit station, providing easy access for visitors.
- Conveniently located in Ottawa's southern retail hub with easy access to TD Park, Ottawa Farmers Market, Landsdowne Park, South Keys, and other nearby attractions.
- Frontage to Bank Street providing ample exposure.
- Free ample parking.

Demographics | 10km Radius



Population

605,455



Number of Households

274,758



Median Age

50



Household Income

\$117,037



Annual Foot Traffic

3,443,750

2024

*Data from 2024 Environics Analytics.



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First Floor

0001. WAL-MART (98,950 sf)
0002. Independent Grocer (29,636 sf)
0101. TD Canada Trust (6,363 sf)
0102. Bulk Barn (5,293)
0103. The Hair Boutique (676 sf)
0104. CIBC Bank (5,882 sf)
0105. Bell (1,600 sf)
0106. Empire Linen Plus (2,900 sf)
0107. Billings Bridge Dental (5,328 sf)
0109. LCBO (3,321 sf)
0110. Toolies Shoe (5,075 sf)
0113. TIP TOP (3,189 sf)
0116. Rexall Pharma (11,665 sf)
0117. The SPOT (3,027 sf)
0117A. Available (939 sf)
0118. Fairweather (5,101 sf)
0119. Specsavers (2,324 sf)
0120. Available (2,422 sf)
0121. Available (774 sf)
0122. Available (1,021 sf)
0124. Supreme Hair (2,204 sf)
0125. Hearing Solutions (1,194 sf)
0126. Reitmans (3,988 sf)
0128. Dream Boutique (1,883 sf)
0129. Newsins Boutique (2,197 sf)
0130. Soft Moc (3,409 sf)
0131. Chemin de Moda (2,355 sf)
0132. Coles (3,140 sf)
0133. Available (2,900 sf)
0134. Hamona Trading (1,827 sf)
0135. Honda Travel Service (1,771 sf)
0136. Ricki's (3,896 sf)
0137. Available (2,526 sf)
0137A. We Care Health (6,258 sf)
0138. Alterra Savings (1,895 sf)
0139. Rogers Plus (856 sf)
0141. Alkoudour Sweets (618 sf)
0142. Ottawa Foreign Exchange (215 sf)
0143. Master Fine Jewellers (345 sf)
0144. SPM Billings Bridge SC (1,700 sf)
0145. Available (1,132 sf)
0146. Available (960 sf)
0147. RBC Bank (4,510 sf)
0148. Available (1,556 sf)
0149. Fido (1,074 sf)
0150. Ottawa Artisans (2,438 sf)
0151. Miami Beauty Supply (1,918 sf)
0153. Laura Secord (689 sf)
0154. Hakim Optical (1,917 sf)
0155A. Telus (436 sf)
0156. Bentley (1,651 sf)
0157. SABAD Modest Wear (1,035 sf)
0158. Silvanotes (2,394 sf)
0159A. Cellicon (662 sf)
0159B. My Atromania (662 sf)
0160. Wirelesswave (610 sf)
0161. Soother's The Photography (1,038 sf)
0162. Sandy's Finery (883 sf)
0163. Trendy Nails (714 sf)
0165. ALLO MON COCO (4,443 sf)
0168. Natural Foods (4,737 sf)
0169. Charm Diamond (1,207 sf)
0170. Northern Reflections (1,887 sf)
0171. Available (1,256 sf)
0172. Laurier Optical (1,223 sf)
0173. Eagle Furniture (1,443 sf)
0174A. Chair Mobile (806 sf)
0174B. Goodfellow (537sf)
0175. Growing Kids (541 sf)
0175A. Available (552 sf)
0176. Aura Fragrances (653 sf)
0177. TELZE (702 sf)
0178. Moneyworth & Best (413 sf)
0179. Ink Plus (349 sf)
1001. MCDONALDS (4,963 sf)

Second Floor

0200. Revenue Canada (19,711 sf)
0200A. Precision Hair Salon (1,674 sf)
0201. Paradise SPA and Tanning (1,795 sf)
0202. Ottawa Anxiety & Trauma Clinic (1,774 sf)
0203. Available (487 sf)
0204. Available (322 sf)
0204A. Softon Tax (608 sf)
0204B. Food Pantry Office (1,121 sf)
0205. Available (773 sf)
0205S. Thai Express (487 sf)
0206A. Available (537 sf)
0207C. Available (1,254 sf)
0208. Dollarama (6,819 sf)
0207C. Available (1,254 sf)
0209. Shawarma Andalos (410 sf)
0210. Available (415 sf)
0211. Manchu Wok (389 sf)
0212. Available (422 sf)
0213. Available (487 sf)
0214. Tim Hortons (637 sf)
0215. New York Fries (283 sf)
0216. International News (560 sf)
0703. Real Fruit Bubble Tea (100 sf)
0705K. Booster Juice (100 sf)
0706K. Virgin Mobile (100 sf)
0708K. Freedom Mobile (100 sf)

Basement

0800. Storage (178 sf)
0800. Available Storage (400 sf)
0803. Storage (100 sf)
0819. Storage (203 sf)
0903. Storage (462 sf)
0901. KMH Lawyers (4,656 sf)
B001. KMH Lawyers Storage (2,899 sf)