Billings Bridge Shopping Centre

2269-2277 Riverside Drive, Ottawa, ON

FOR LEASE

Charles Walwyn
Senior Director, Leasing | Broker
cwalwyn@salthillcapital.com | 416.646.7359

Salthill

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, Winners, 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	Number of Households	Median Age	Household Income	Annual Foot Traffic
605,455	274,758	50	$117,037	3,443,750 (2024)

**Data from 2024 Environics Analytics.*

Walmart Independent Rexall WINNERS DOLLARAMA

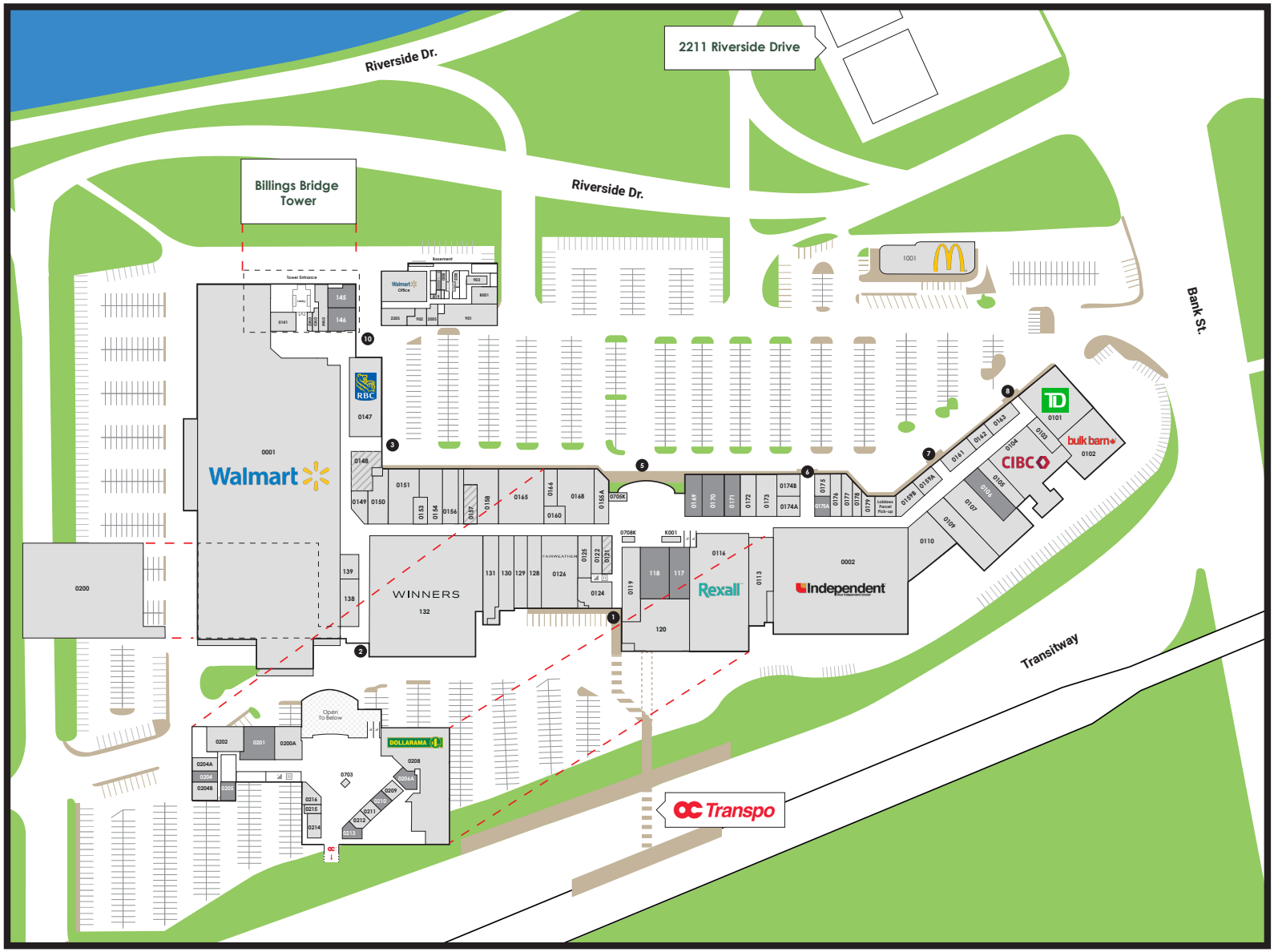
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First Floor

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. Arte Barbershop & Salon (676 sf)
0104. CIBC Bank (5,882 sf)
0105. Bell (1,600 sf)
0106. Available (2,900 sf)
0107. Billing Bridge Dental (5,328 sf)
0109. LCBO (3,321 sf)
0110. Tootsies Shoe (5,075 sf)
0113. TIP TOP (3,189 sf)
0116. Rexall Pharma (11,665 sf)
0117. Available (2,000 sf)
0118. Available (3,000 sf)
0119. Specsavers (2,324 sf)
0120. We Care Health Services (6,536 sf)
0121. Just Cozy (774 sf)
0122. Expedition Luggage (1,021 sf)
0124. Supreme Hair (2,204 sf)
0125. Hearing Solutions (1,194 sf)
0126. Fairweather (3,988 sf)
0128. Dream Boutique (1,883 sf)
0129. Newins Boutique (2,197 sf)
0130. Soft Moc (3,409 sf)
0131. Chemin de Moda (2,355 sf)
0132. Winners (24,223 sf)
0138. Alterna Savings (1,895 sf)
0139. Rogers Plus (856 sf)
0141. Alkadour Sweets (618 sf)
0142. Ottawa Foreign Exchange (215 sf)
0143. Master Fine Jewellers (345 sf)
0144. Administration Office (1,700 sf)
0145. Available (1,132 sf)
0146. Available (960 sf)
0147. RBC Bank (4,510 sf)
0148. Jolly Dojo (1,556 sf)
0149. Fido (1,074 sf)
0150. Handa Travel (1,290 sf)
0151. Miami Beauty (2,950 sf)
0153. Laura Secord (689 sf)
0154. Hakim Optical (1,917 sf)
0155A. Telus (436 sf)
0156. Bentley (1,651 sf)
0157. BellaSublime (1,035 sf)
0158. Northern Reflections (2,394 sf)
0159A. Cellicon (662 sf)
0159B. My Afromania (662 sf)
0160. Wirelesswave (610 sf)
0161. Sooter's The Photography (1,038 sf)
0162. Sandy's Finery (883 sf)
0163. Trendy Nails (714 sf)
0165. ALLO MON COCO (4,443 sf)
0166. Fire & Flower (1,028 sf)
0168. Natural Foods (4,737 sf)
0169. Available (1,207 sf)
0170. Available (1,887 sf)
0171. Available (1,265 sf)
0172. Laurier Optical (1,223 sf)
0173. Eagle Group (1,443 sf)
0174A. Chatr 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 (369 sf)
1001. MCDONALDS (4,963 sf)

Second Floor

0200. Revenue Canada (19,711 sf)
0200A. Precision Hair Salon (1,674 sf)
0201. Available (1,795 sf)
0202. Ottawa Anxiety & Trauma Clinic (1,774 sf)
0204. Available (322 sf)
0204A. Softron Tax (608 sf)
0204B. Food Pantry Office (1,121 sf)
0205. Available (773 sf)
0206A. Available (537 sf)
0208. Dollarama (8,073 sf)
0209. Shawarma Andalos (410 sf)
0210. Available (415 sf)
0211. Manchu Wok (389 sf)
0212. Subway (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)
0708K. Freedom Mobile (100 sf)
K001. Techtron (200 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)

The information contained herein, including layouts, plans, and stated square footage, is provided solely for marketing purposes. Such information is approximate, non binding, and subject to change without notice.