





Rideau & Chapel

165 Chapel St, Ottawa, ON

Rideau & Chapel is at the epicentre of a sweeping revitalization extending along Rideau Street, east of downtown Ottawa. Located on the eastern edge of the financial business district near the Rideau Centre – an Ottawa fashion destination – and steps from the University of Ottawa, the Chateau Laurier Hotel, the Rideau Canal and Parliament Hill, Rideau & Chapel attracts residents across several demographics. Future retail tenants will be able to capitalize on the student population in particular, as many of the University of Ottawa’s students live in the immediate vicinity and the central campus is within a 15-minute walk. This mixed-use development only becomes more desirable with the proximity to the brand-new Rideau LRT Station along the Confederation Line.

Rideau & Chapel is home to over 9,000 SF of retail at grade, and a premium Story Branded rental building with 315 residential units completed and another 318 units to be developed in phase II with construction starting in 2024. Retail opportunities exist in three remaining across various unit sizes, including end-cap with outdoor seating access. Popeyes has recently opened for business, and Onua Bakery will be opening in Q3, 2023.

Demographics	1 km	3 km	5 km
Total Population	24,547	120,849	231,936
Number of Households	13,296	65,253	117,410
Average Household Income	\$87,074	\$96,254	\$97,325
Median Age	34.7	37.5	38.2

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Location

Northeast Corner of Rideau Street
& Chapel Street

Size

Phase I

Retail	9,900 s.f.
Residential	328,000 s.f. (315 units)
Total GFA	337,900 s.f.

Retail Parking at Grade

Opened

September 2022

Tenants

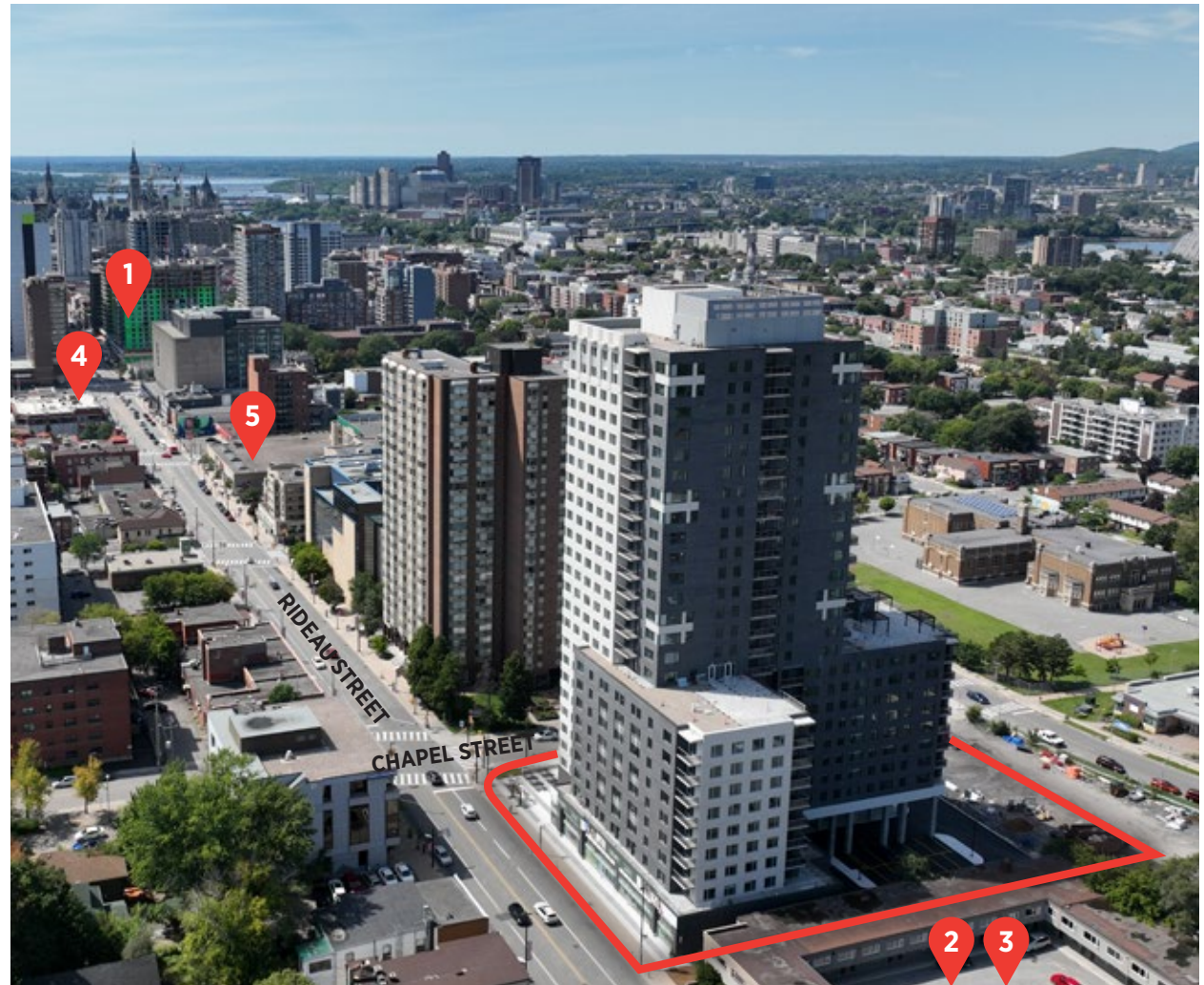
Popeyes	2,100 s.f.
Onua Bakery (opening Fall 2023)	1,878 s.f.

Phase II

Residential	288,000 s.f. (318 units)
Total GFA	288,000 s.f.

Neighbouring Residential Developments + Retailers

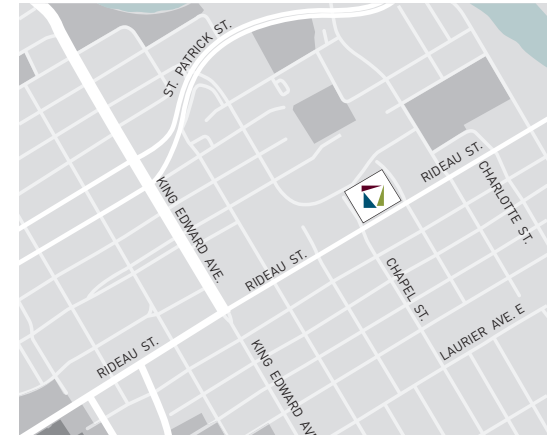
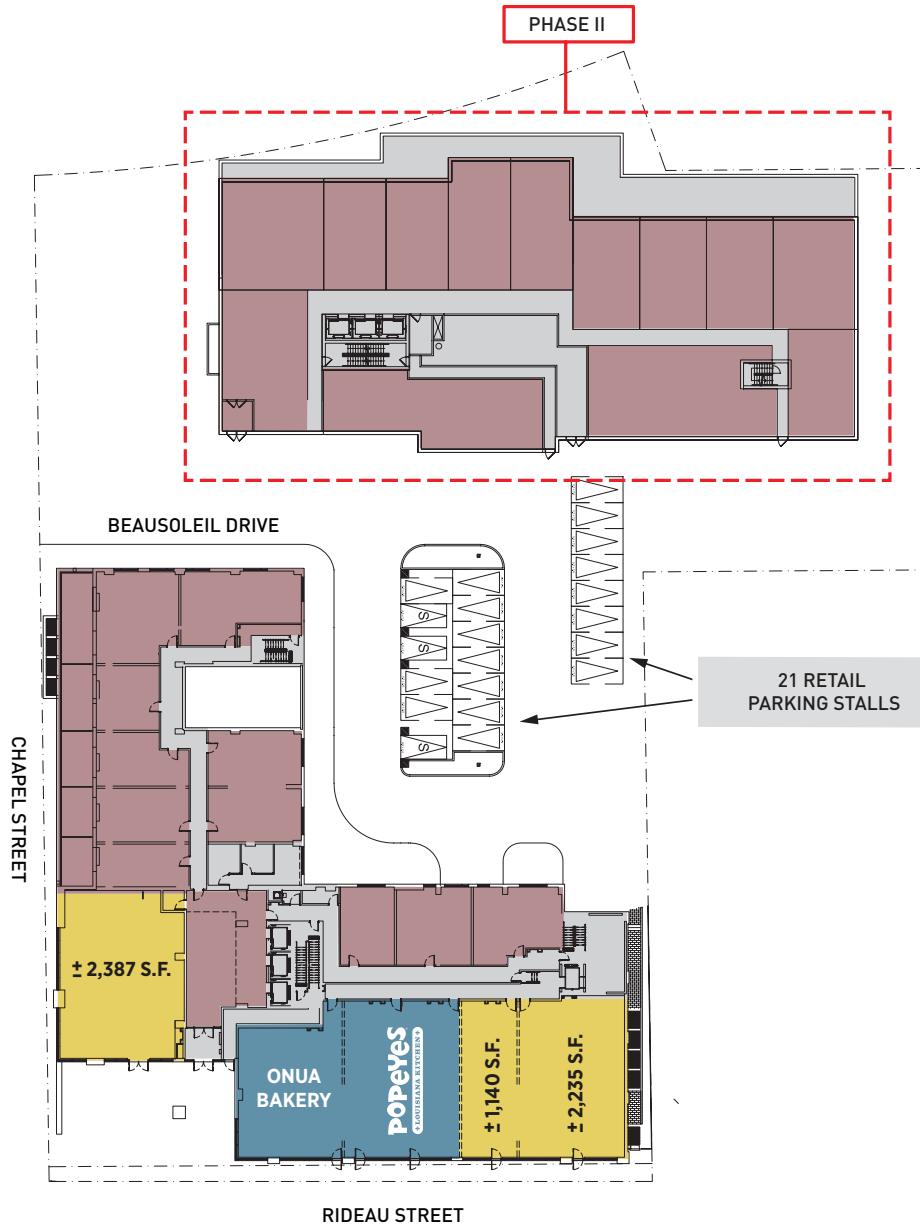
1. Claridge Royale Condos - 237 Units
2. 545 Rideau - 100 Units
3. The Charlotte - 197 Units
4. Shoppers Drug Mart
5. Loblaws





Tenants

1. Available 2,387 s.f.
2. Onua Bakery
3. Popeyes
4. Available 1,140 s.f.
5. Available 2,235 s.f.



GROUND LEVEL

■ Retail Leased ■ Retail Available ■ Residential