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 and in a growing hub of urban residential developments, 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.

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

Oxygen Yoga	2,400 s.f.
Popeyes	2,100 s.f.
Onua Bakery	1,900 s.f.
Red Swan Pizza	1,100 s.f.

Phase II

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



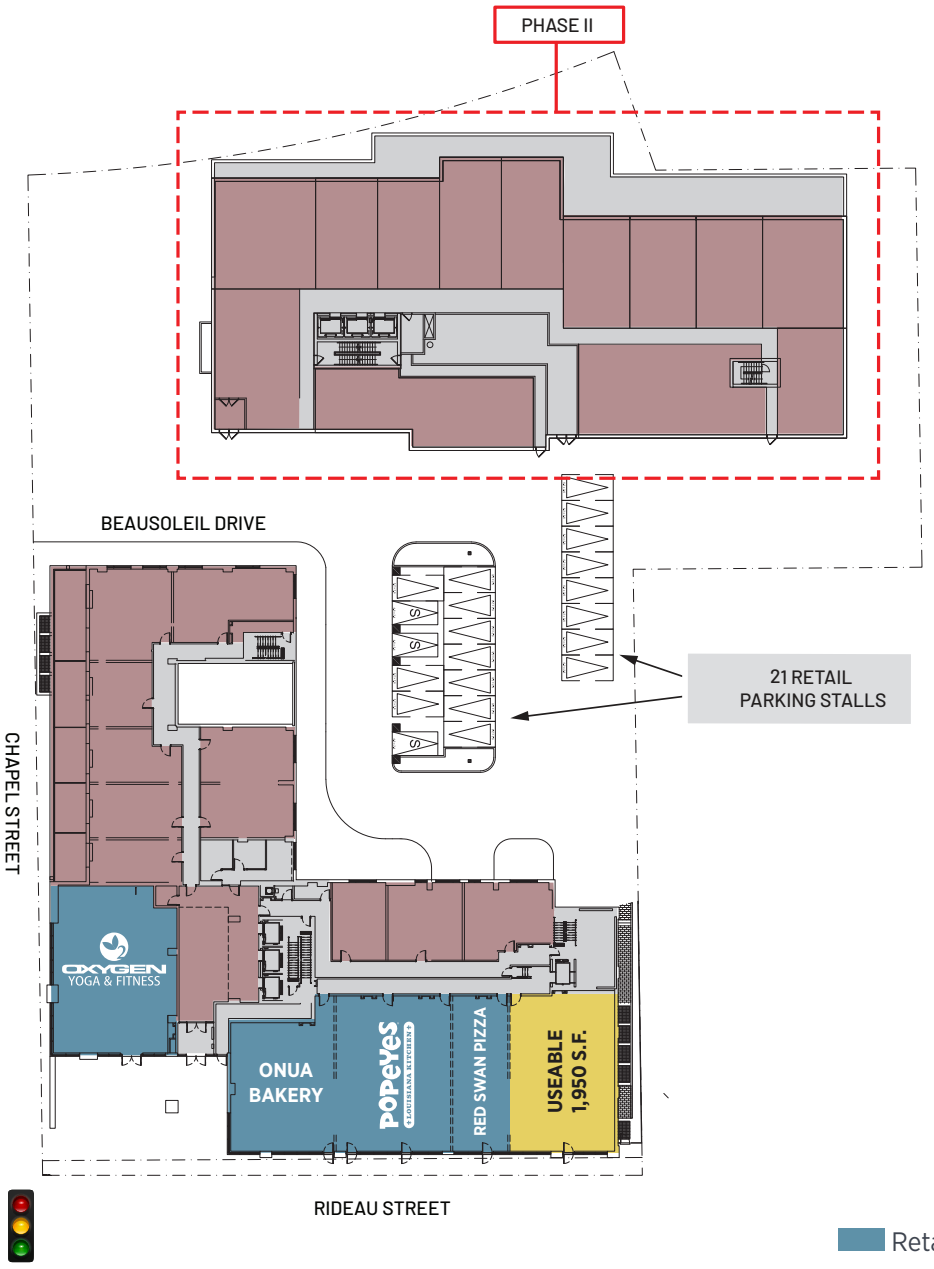
Demographics	1 km	3 km	5 km
Total Population	25,929	127,202	244,102
Number of Households	14,467	69,527	125,343
Average Household Income	$94,901	$106,245	$109,142
Median Age	34.0	36.8	37.9

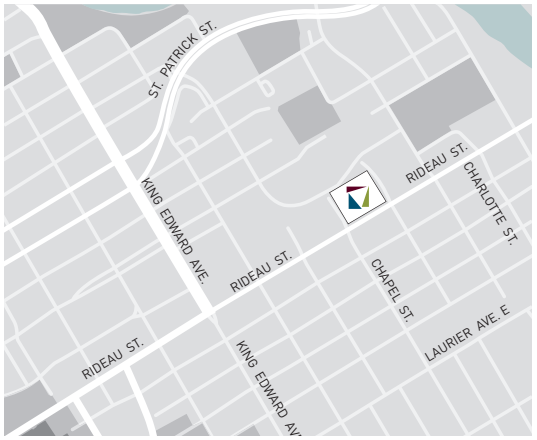
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Tenants

1. Oxygen Yoga
2. Onua Bakery
3. Popeyes
4. Red Swan Pizza
5. **Available 1,950 s.f.**





GROUND LEVEL

Retail Leased | Retail Available | Residential