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# 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. 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 units, including end-caps with direct exposure to Rideau St. Popeyes has recently opened for business, and Onua Bakery will be opening Q1, 2024.

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



# Rideau & Chapel

165 Chapel St, Ottawa, ON

## 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 Q1, 2024)	1,878 s.f.

### Phase II

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

## Neighbouring Residential Developments + Retailers

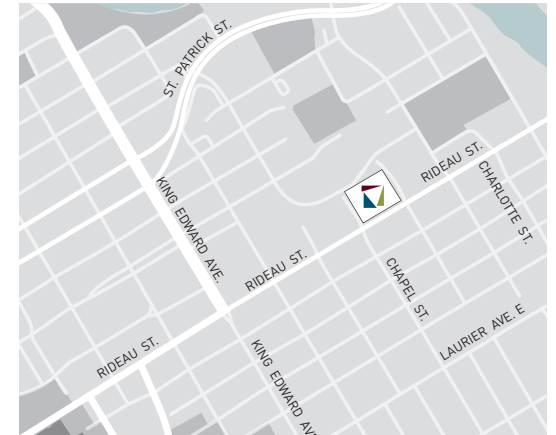
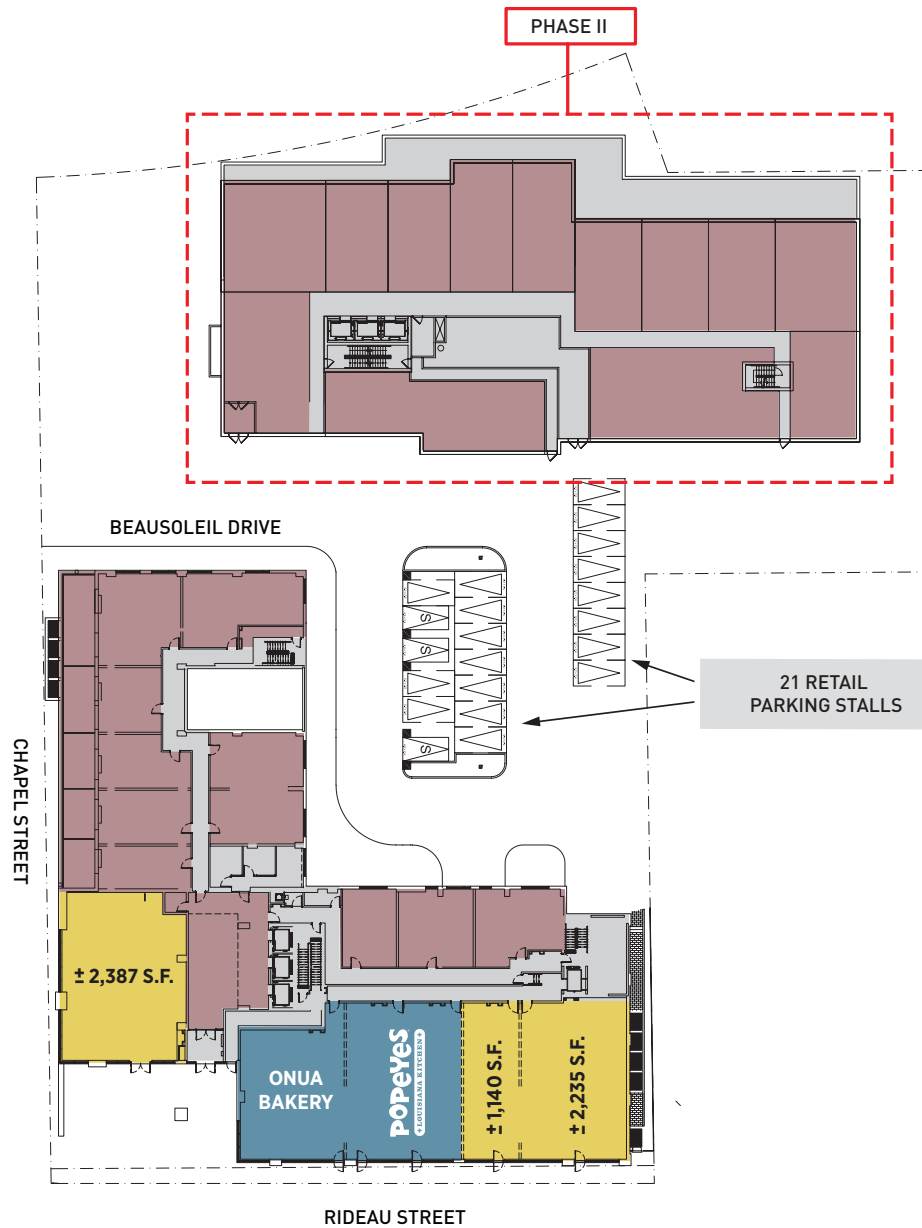
1. Claridge Royale Condos - 237 Units
2. 545 Rideau - 100 Units
3. The Charlotte - 197 Units
4. Shoppers Drug Mart
5. Loblaws





## Tenants

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



## GROUND LEVEL

■ Retail Leased ■ Retail Available ■ Residential