

Kanata Retail Development

GROCERY ANCHORED LEASING OPPORTUNITY

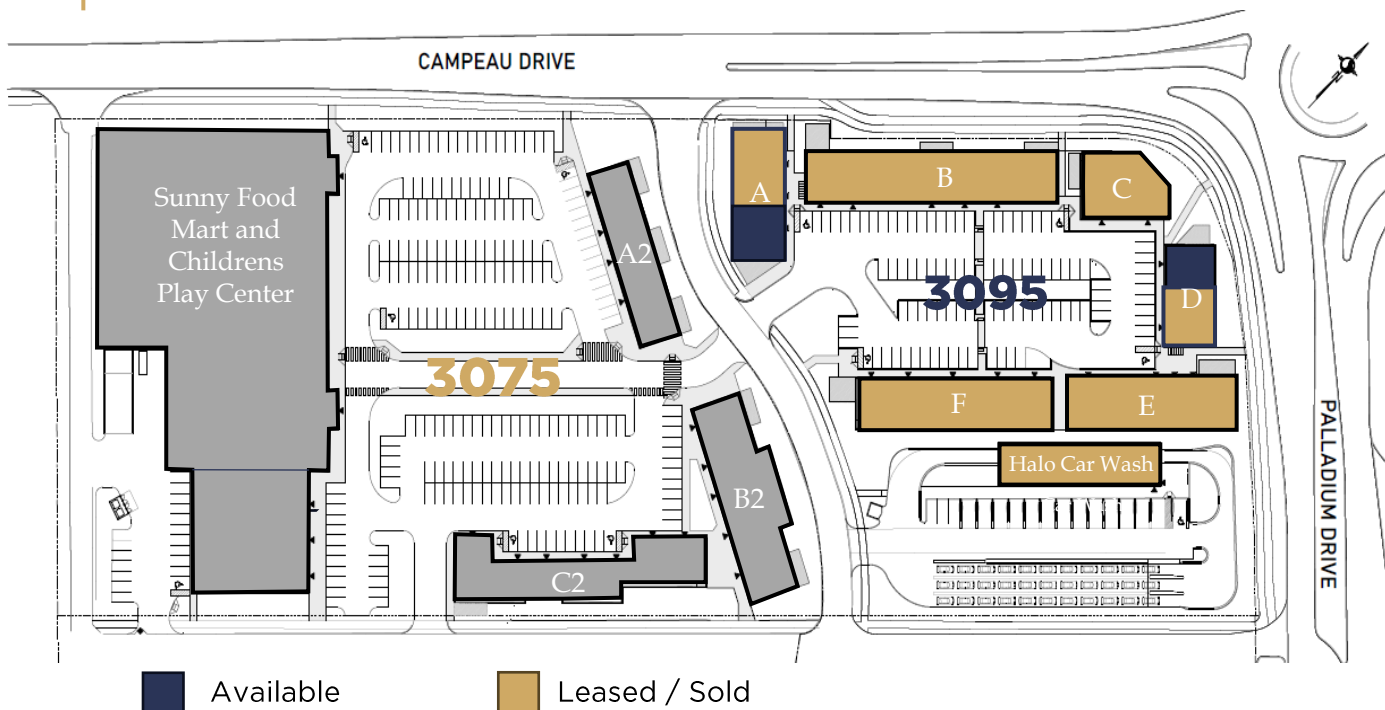
3075-3095 Palladium Drive



QUBE PROPERTIES LTD. BROKERAGE | 255 MICHAEL COPWLAND DRIVE | OTTAWA, ON

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3075-3095 Palladium Drive | Site Overview



Kanata & Stitsville's newest retail centre coming soon

- This future grocery anchored shopping centre is adjacent to existing Tanger Outlet Mall in Kanata
- Existing uses include Sunny Food Mart, Halo Car Wash, restaurants, retailers and medical.
- Leasing Base Rates starts at \$45.00 PSF
- Additional Rent estimated at \$15.42 PSF (2025)
- Occupancy for Q4 2026

A 887.19 - 2,286.33 SF

B LEASED/SOLD

C LEASED/SOLD

D 1,423.71 SF

E LEASED/SOLD

F LEASED/SOLD

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3075-3095 Palladium Drive | Area Overview



- Direct access to Highway 417 and proximity to future LRT stations at Campeau and Palladium Drive.
- The 2021 Federal Census highlights Kanata's population of 137,118 people, a 16% increase over the 2016 census.
- Nearby amenities include Tanger Outlet Mall and the Canadian Tire Centre, as well as several major housing developments.



\$141,890
Household Income



66,990
AADT
Palladium Dr/Hwy417



69,557
Daytime Population

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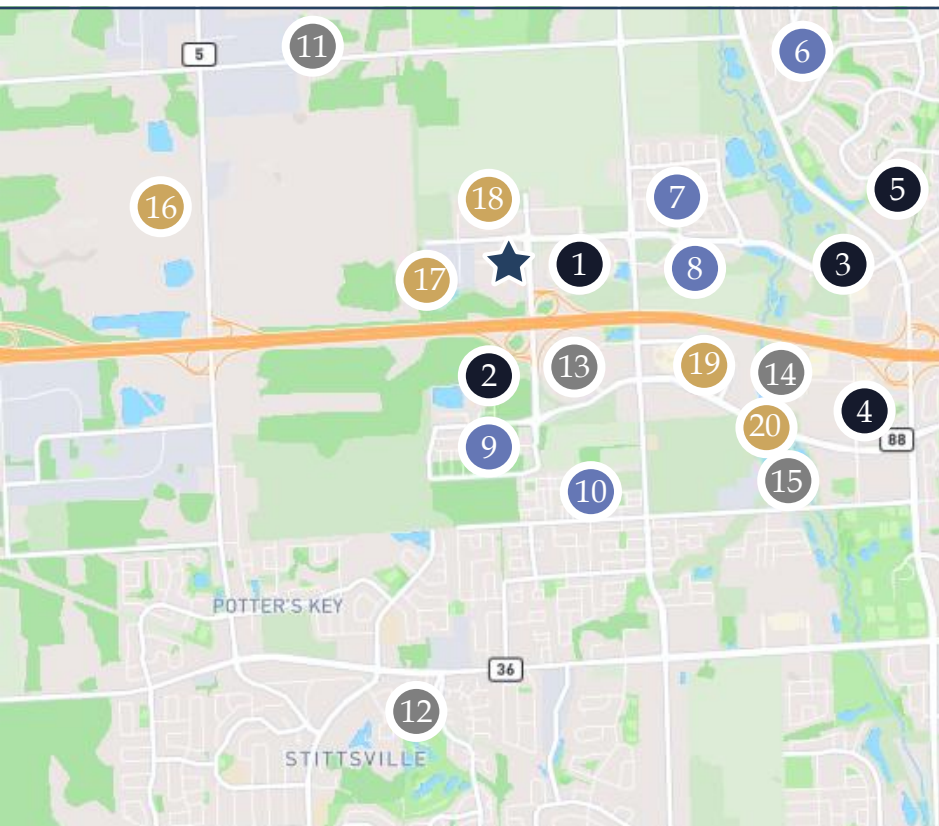
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3075-3095 Palladium Drive | Kanata Overview



Retail

1. Tanger Outlet Malls
2. Palladium Auto Park
3. Canadian Tire
4. Costco
5. Kanata Centrum

Residential

6. Richardson Ridge (Uniform)
7. Arcadia Phase 1-4 (Minto)
8. Arcadia Phase 6 (Minto)
9. Connection in Kanata (Mattamy)
10. Fairwinds North (Mattamy)

Recreational

11. Thunderbird Sports Centre
12. Amberwood Village Golf
13. Canadian Tire Centre
14. Movati
15. Bell Sensplex

Employment

16. Lauryssen Kitchens
17. UPS Customer Centre
18. Kinaxis
19. Ford Motor Company
20. Lockheed Martin

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3075-3095 Palladium Drive | Zoning Overview

Permitted Zoning Uses (General Mixed-Use):

- Animal Hospital
 - Bank
 - Community Centre
 - Convenience Store
 - Day Care
 - Drive-Through Facility
 - Instructional Facility
 - Library
 - Medical Facility
 - Municipal Service Centre
 - Office
- Personal Brewing Facility
 - Personal Service Business
 - Place of Assembly
 - Recreational and Athletic Facility
 - Research and Development Centre
 - Residential Care Facility
 - Restaurant
 - Retail Store
 - Service and Repair Shop
 - Storefront Industry
 - Technology Industry
 - Urban Agriculture



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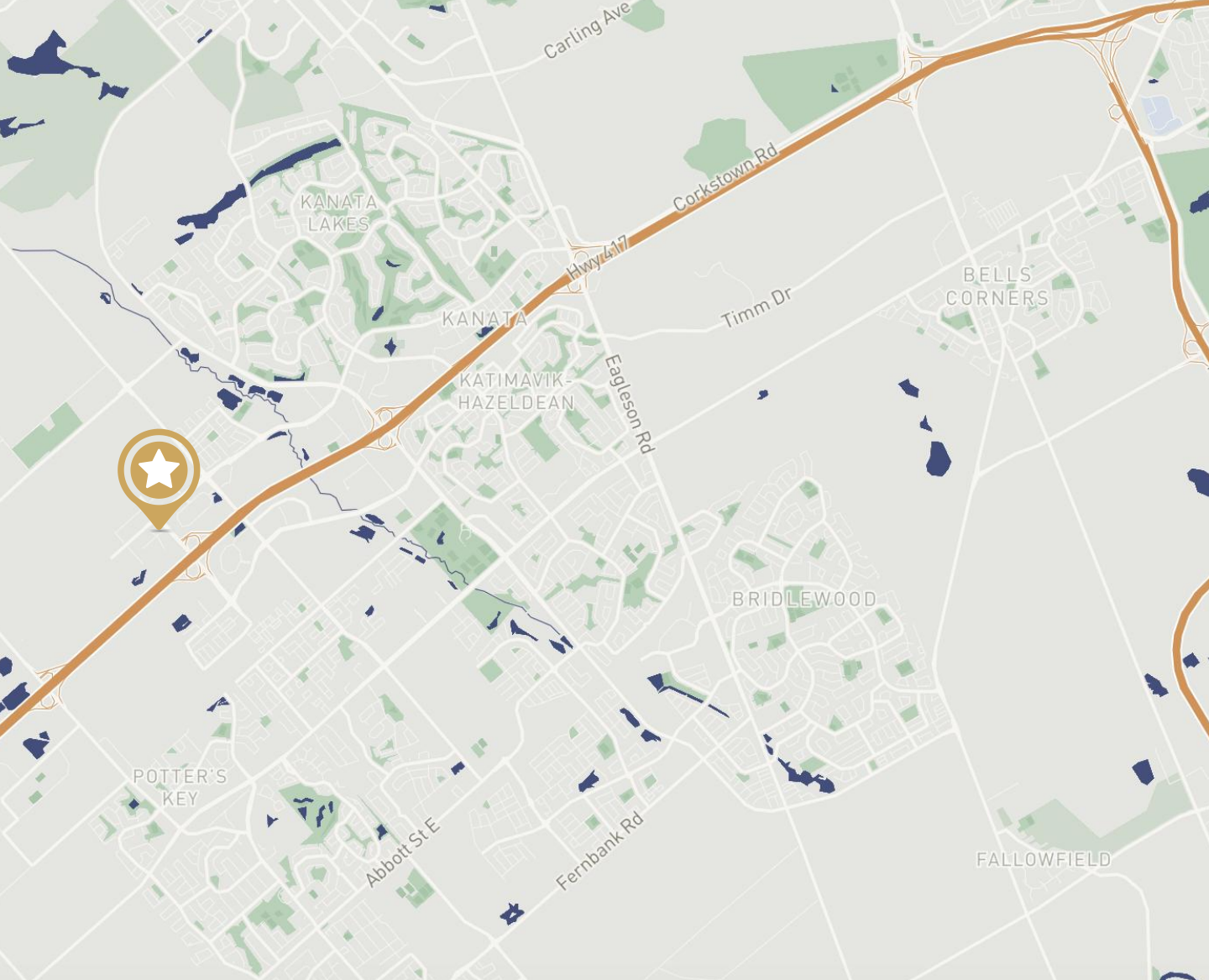
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Parking Lot:



Aerial View Rendering:





For more information contact:

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