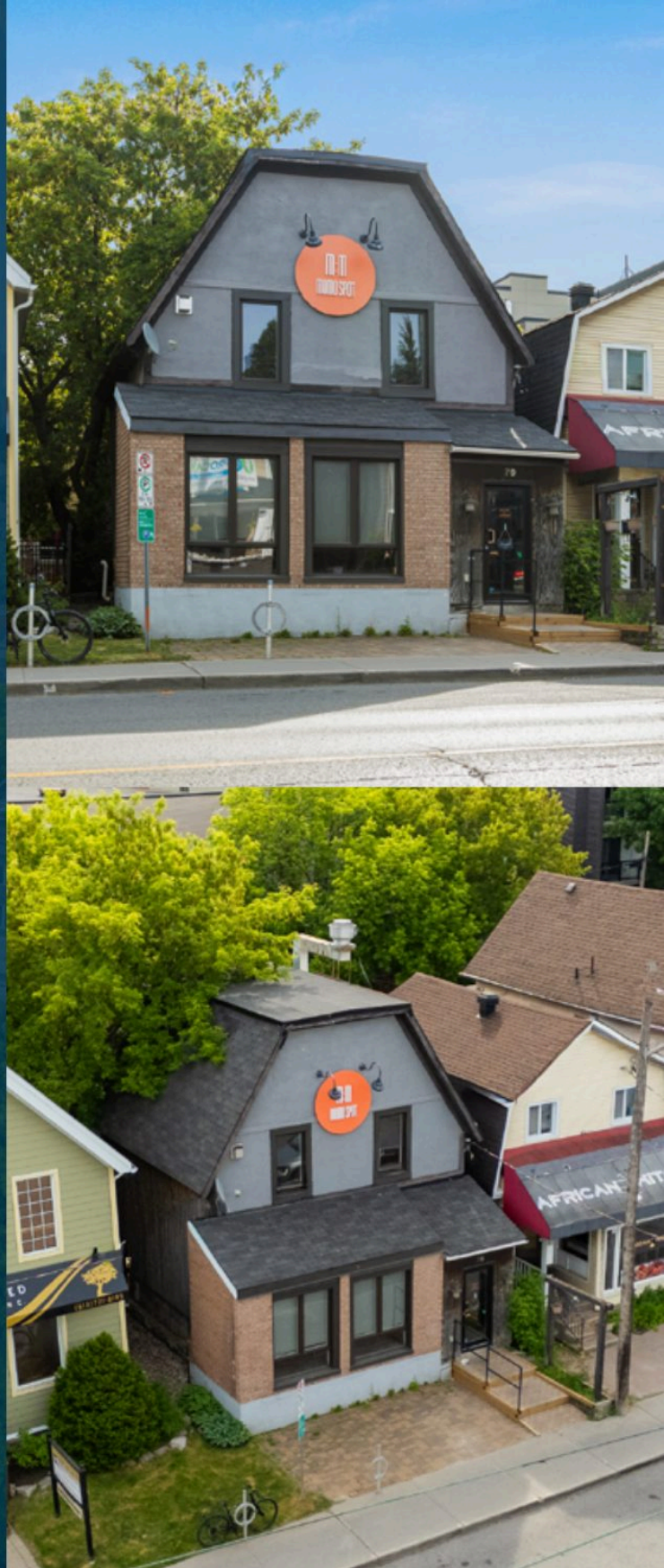


Restaurant Space **FOR LEASE**

79 Holland Avenue,
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

79 Holland Avenue

Ottawa

Price
\$4,500/month
+ expenses & HST



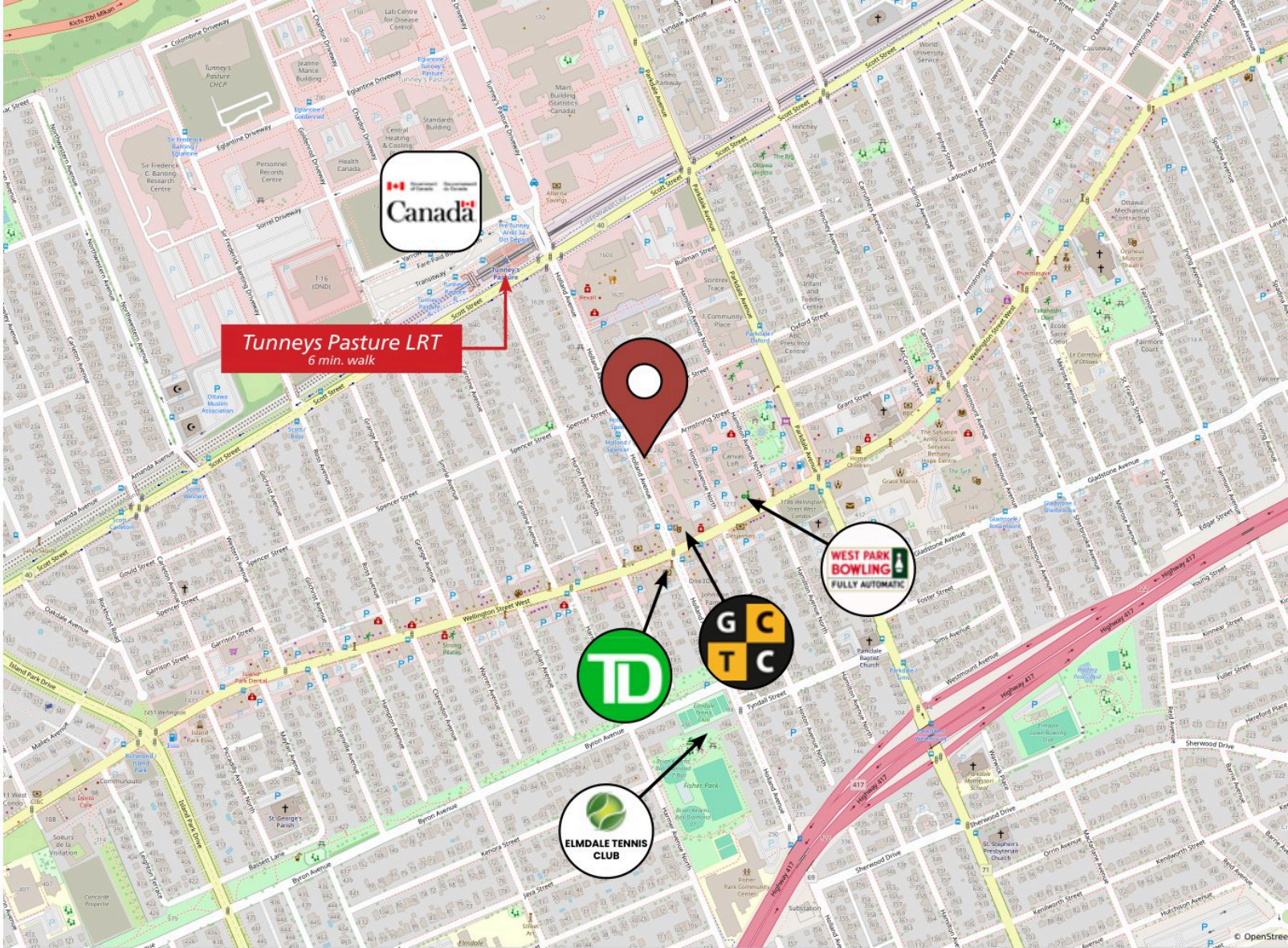
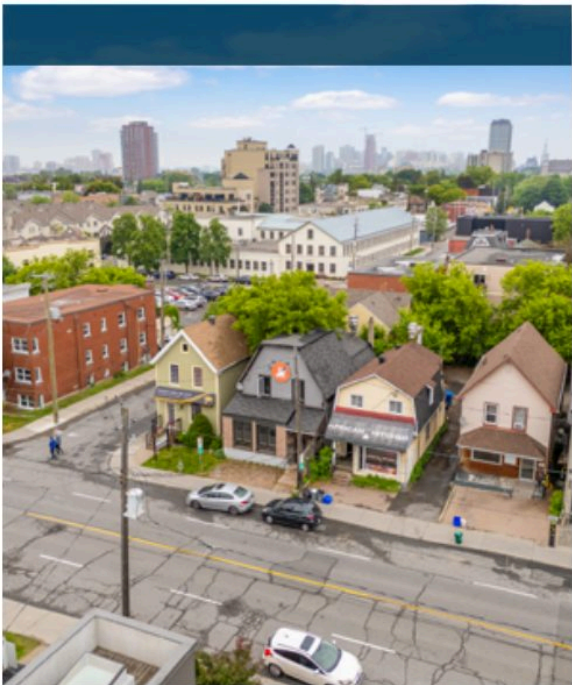
Key Features

- Building** 1,984 sf
- Availability** 30 Days Notice
- Floors** 2 plus basement
Ground Floor – 1,160.72 SF
Second Floor – 823.33 SF
- Zoning** H2 H(20) – Hub Zone 2
- Fully fixtured restaurant** with 48 SF patio
- 6 minute walk to Tunney’s Pasture LRT Station** with adjacent bus stop
- Wellington Village** – A trendy destination for dining, shopping, and culture

Highlights

Position your restaurant in one of Ottawa’s most sought-after neighbourhoods. Located steps from the **Wellington St. West retail node** and a short walk to Tunney’s Pasture Station. 79 Holland Avenue offers a rare opportunity to lease a **fully fixtured restaurant** in a beautifully maintained standalone building in a vibrant and growing west-end community.

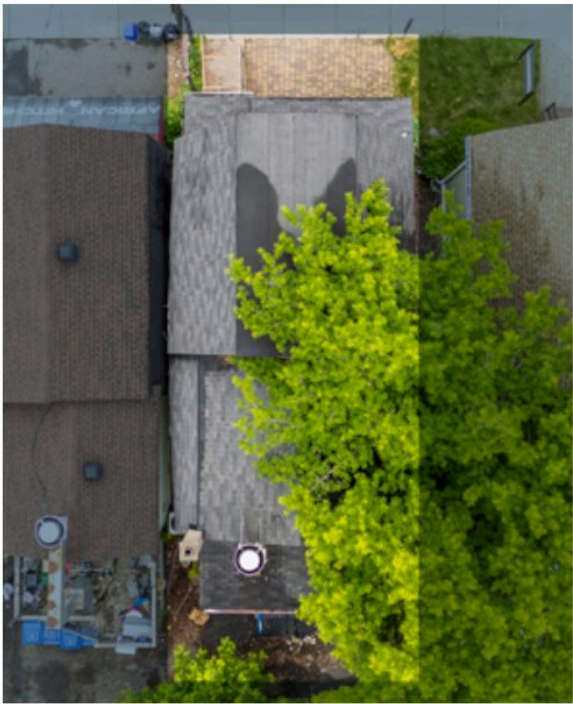
Featuring prominent building signage, large windows, and a **48 sf patio**, the property combines neighbourhood charm with exceptional visibility from more than **10,700 vehicles passing daily**¹.



Location Overview

79 Holland Avenue is positioned in the heart of Ottawa’s **Wellington West** district, a sought-after urban neighbourhood known for its eclectic mix of restaurants, cafés, boutiques, and local businesses.

Surrounded by a dense residential population and a strong daytime workforce, the property benefits from **excellent visibility, convenient transit access, and proximity to major employment hubs**, making it an ideal location for retailers and restaurateurs seeking a presence in one of the city’s most dynamic commercial corridors.

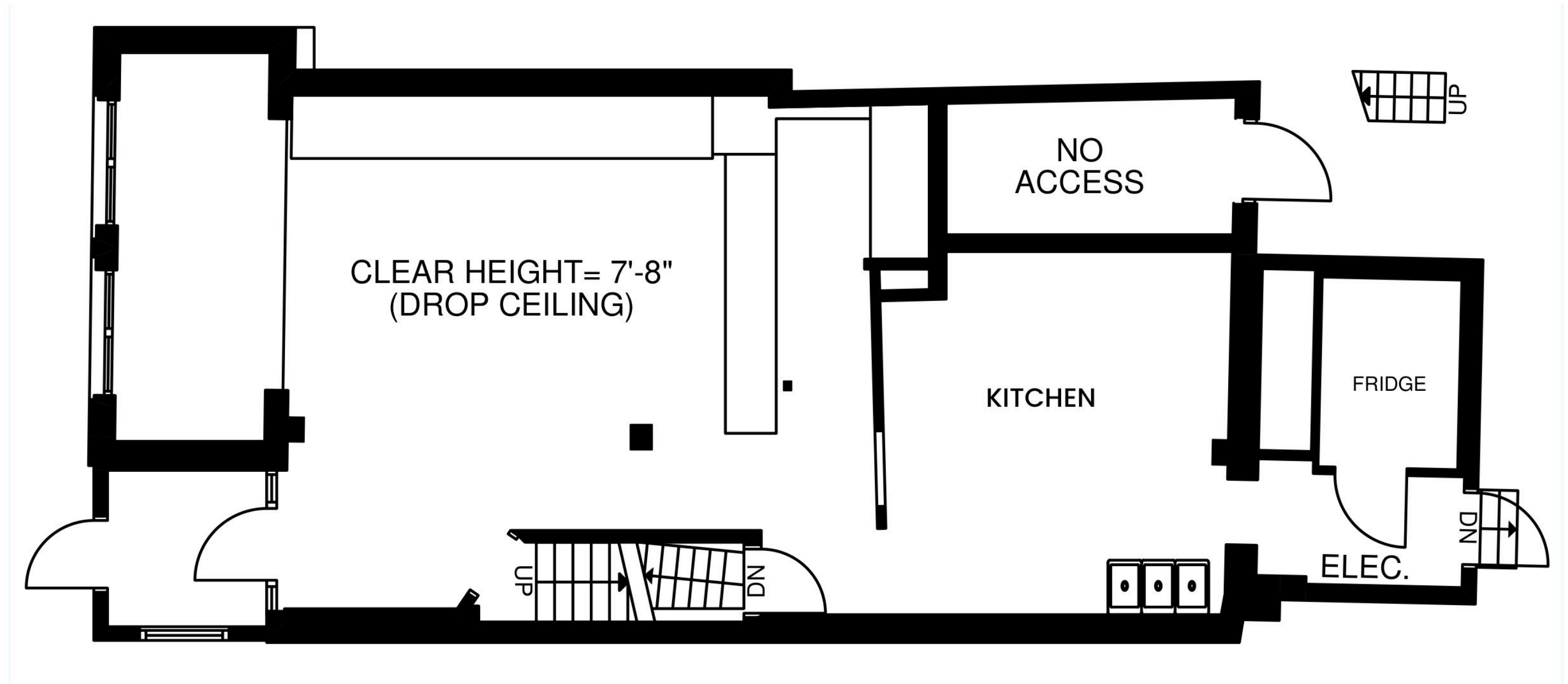


Ground Floor

1,160.72 SF

- 48 SF Patio
- Additional 754 SF basement for storage

The ground floor offers a functional, customer-focused layout with a welcoming entrance, spacious dining area, and direct access to a dedicated patio area, creating additional seasonal seating opportunities. The fully fixtured space also includes back-of-house amenities such as a walk-in fridge, providing an efficient layout for a variety of restaurant concepts.



CONTACT

613-759-8383
leasing@districtrealty.com

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districtrealty.com

Justin Levine, Broker
Sr. Advisor, Leasing & Investment Sales

Charles Mirsky, Broker
COO - Brokerage Services

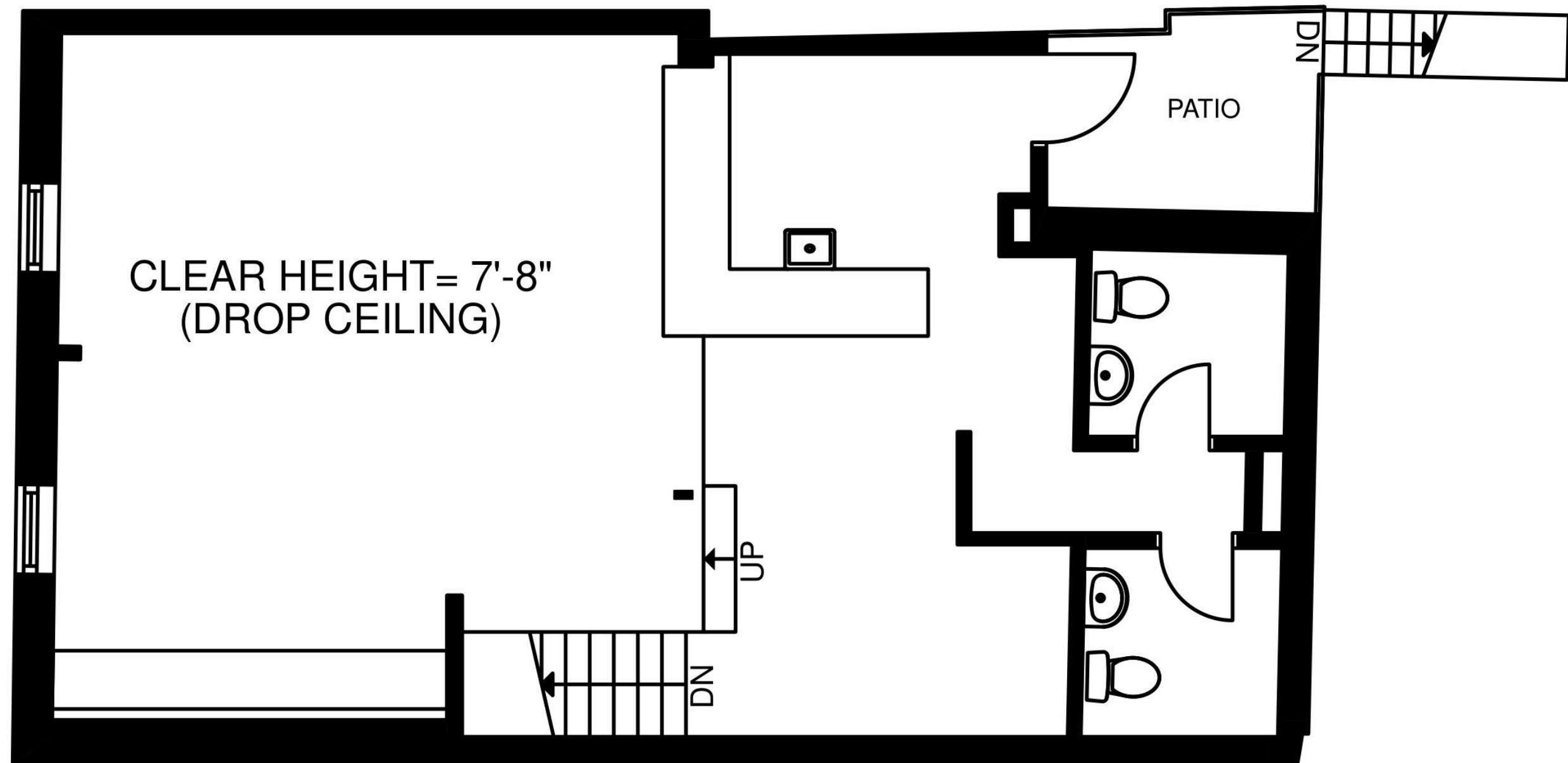
Jason Shinder, Broker of Record
CEO

Second Floor

823.33 SF

- Flexible space with dedicated washrooms
- Second Floor Patio

The second floor offers flexible space suitable for additional dining, private events, or lounge seating. The open-concept layout is complemented by dedicated washroom facilities, a service counter with sink, and access to a, additional private patio. Connected to the main level by an interior staircase, the upper floor provides an excellent opportunity to expand seating capacity or create a distinct dining environment.



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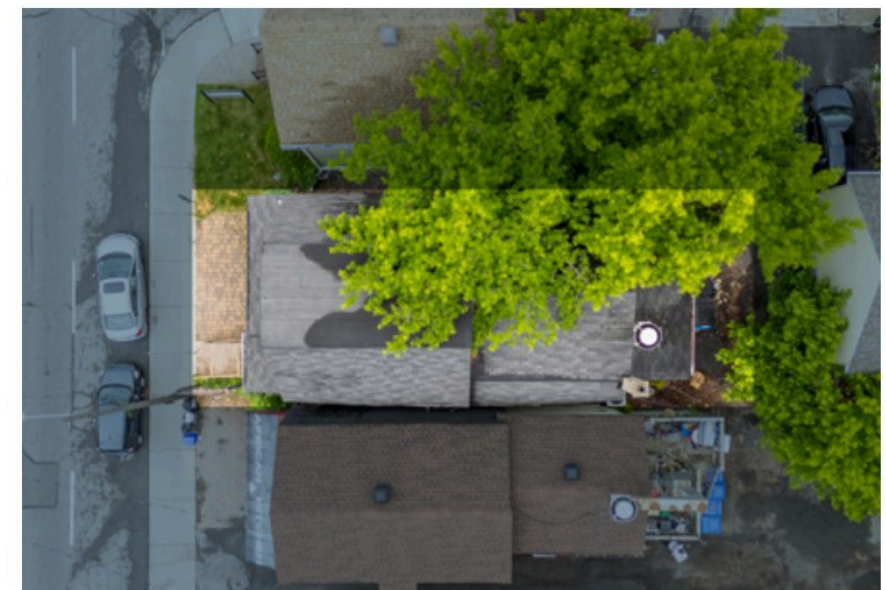
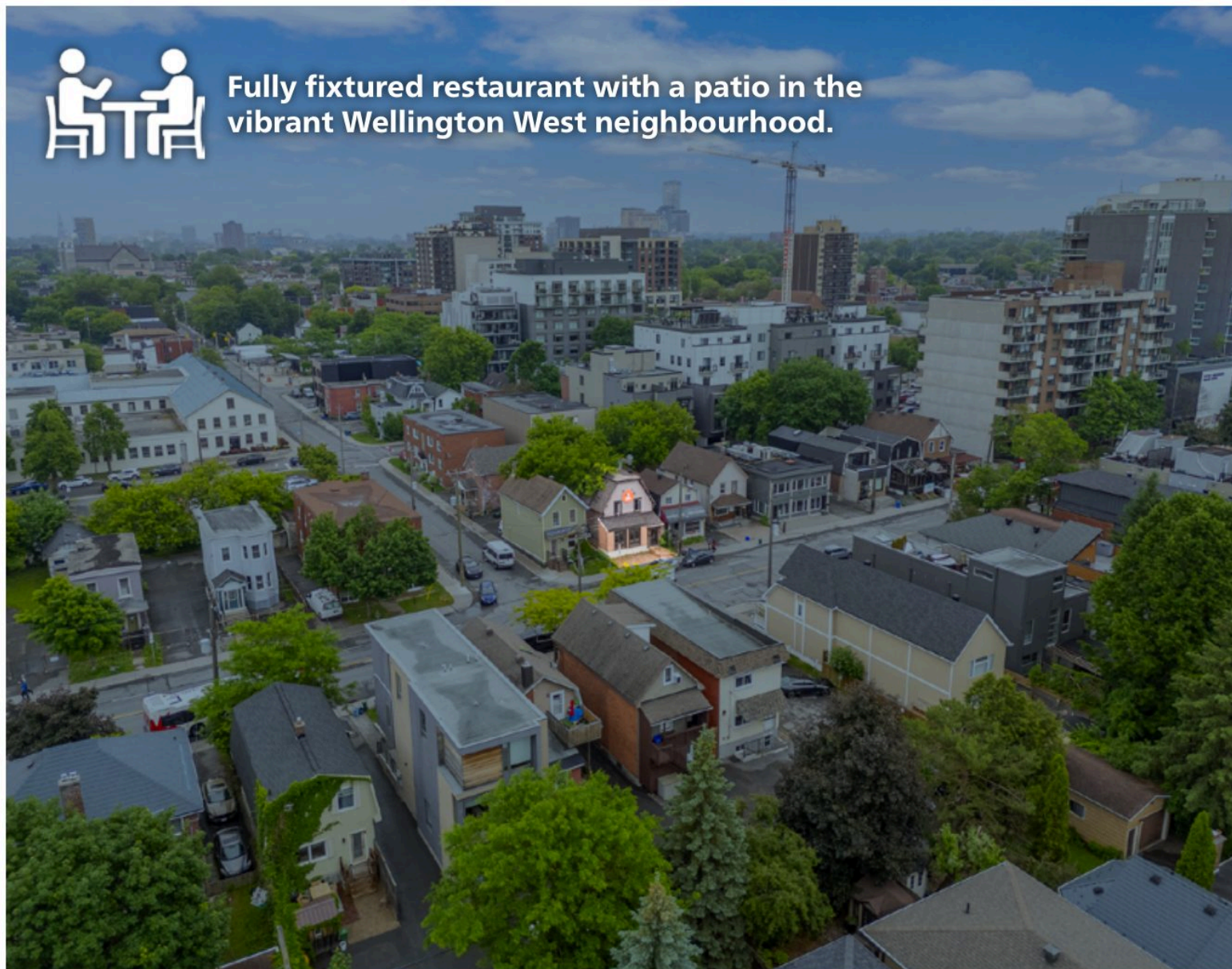
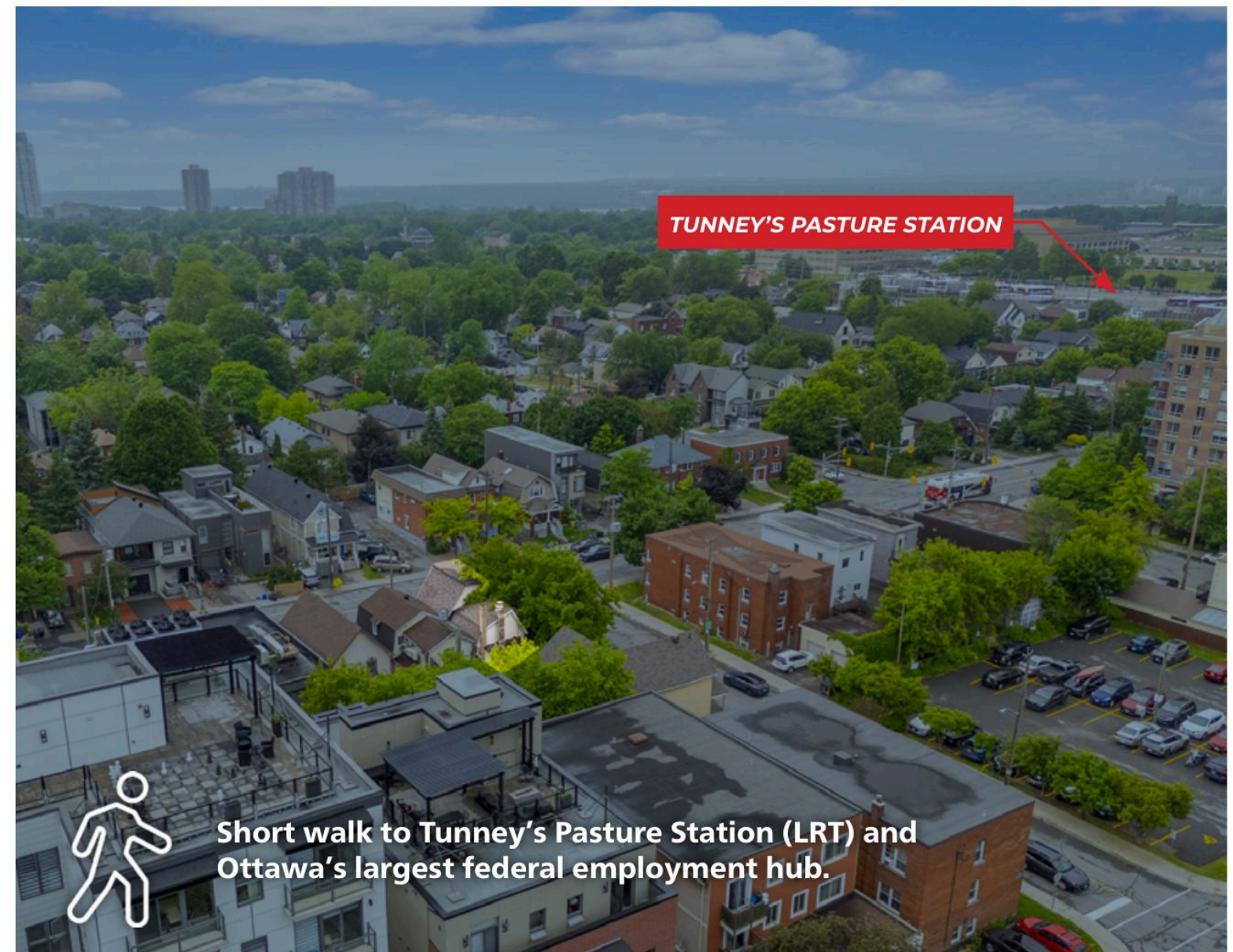
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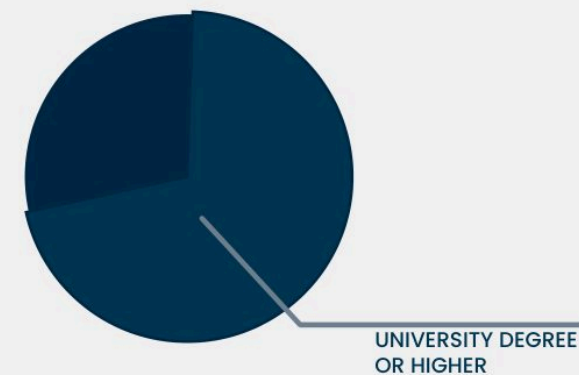
Demographic Data

The 5 km trade area surrounding 79 Holland Avenue offers restaurant operators access to an affluent, highly educated customer base with strong daytime activity and a mix of professionals, families, and long-term residents. This established neighbourhood supports consistent demand for dining, takeout, and hospitality uses.

Just steps from Wellington Street West, one of Ottawa's premier dining destinations, the property benefits from proximity to a vibrant collection of restaurants, cafés, and specialty retailers that attract both local residents and visitors. Strong pedestrian traffic, neighbourhood loyalty, and a walkable urban environment create an ideal setting for restaurant operators seeking to establish themselves in one of Ottawa's most sought-after communities.

Educational Attainment

Over 148,674 residents hold a University Degree or higher within a 5 km radius.



Income Levels

With 30% earning under \$40,000, the range of average household incomes is:

\$66K
TO \$101,743K

Labor Force Participation

67%

within a 5 km radius, a highly active working demographic with most employed in government, social sciences, education, business & finance, and sales & services.

Household Characteristics

One or two-person households dominate making up 83%, with household growth expected to reach

23.91%
BY 2033



Over 26,667 new households are expected by 2033 – sustained demand that supports long term leasing stability.

Population Growth

The population within a 5 km radius is projected to reach 266,421 by 2033.

19.97%
GROWTH
BY 2033

Age Distribution

The neighbourhood is overwhelmingly working age, with over 82% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

MEDIAN AGE IS

39



AREA MAP

Situated in Ottawa's sought-after Wellington West district, 79 Holland Avenue is surrounded by a dynamic mix of independent retailers, restaurants, cafés, and professional services. The neighbourhood combines the energy of an established urban main street with the charm of a close-knit community, drawing residents and visitors alike for shopping, dining, and everyday conveniences.

Just a short walk from Tunney's Pasture LRT Station and minutes from Highway 417, the area offers exceptional accessibility and connectivity within one of Ottawa's most desirable commercial destinations.

Your Brand, Front and Centre

Benefit from exceptional visibility with a large building sign on Holland Avenue, placing your business in front of thousands of passing vehicles each day and establishing a strong presence within one of Ottawa's most vibrant commercial corridors.

Vibrant Business Community

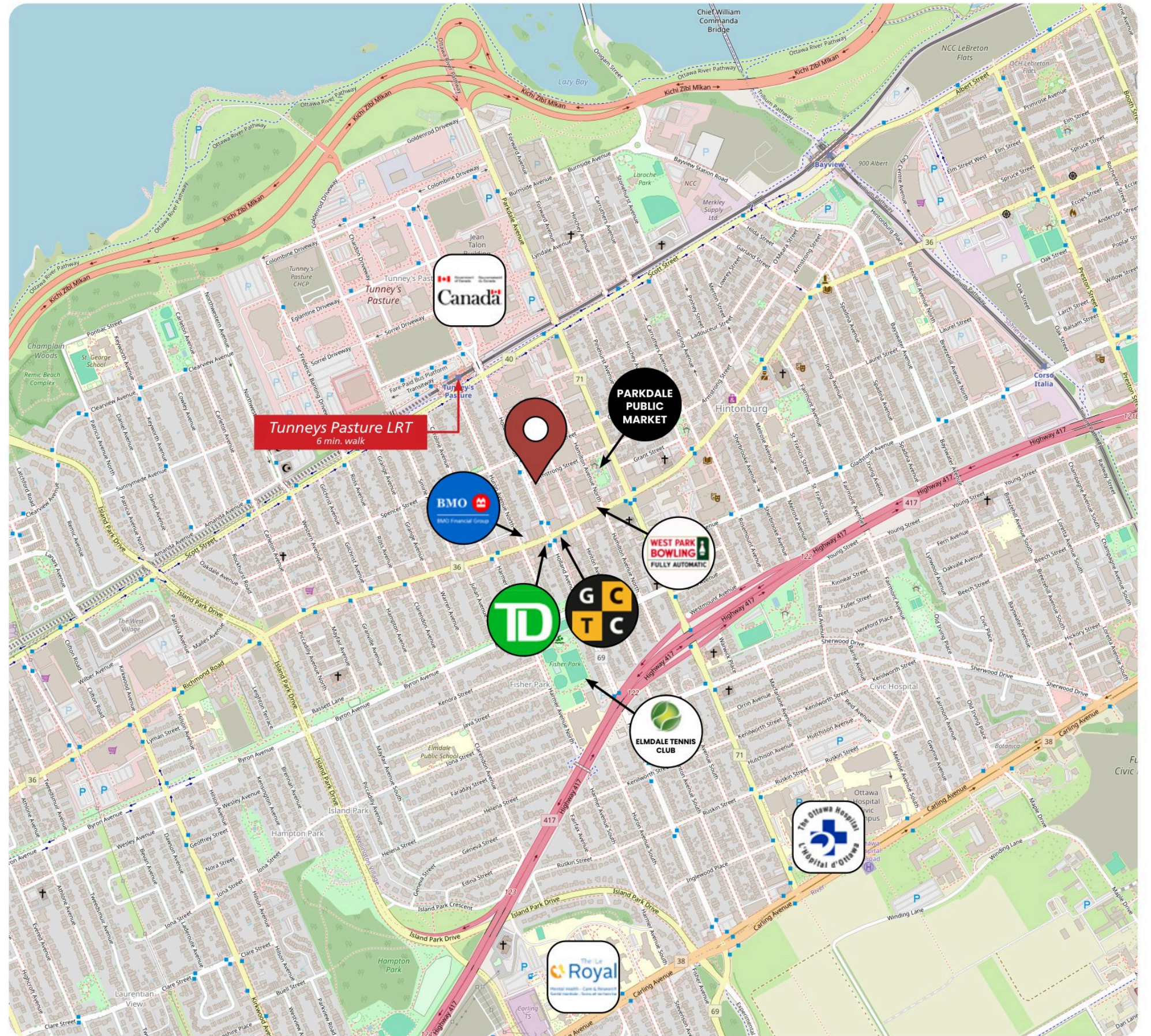
Join a thriving commercial district anchored by popular restaurants, independent retailers, The Great Canadian Theatre Company, West Park Bowling Alley, the Parkdale Public Market, the Elmdale Tennis Club, cafés, and neighbourhood services, benefiting from the strong local loyalty and steady customer traffic that define Wellington West and the surrounding area.

Government Employment Hub

Located just minutes from Tunney's Pasture, one of Ottawa's largest federal employment centres, the property benefits from a substantial daytime workforce that supports local restaurants, retailers, and service businesses throughout the week.

Connected for Success

Ideally positioned just steps from Tunney's Pasture LRT Station and minutes from Highway 417, the property offers convenient access for customers, employees, and visitors from across Ottawa.



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20 James Street, Suite 100
Ottawa, ON., K2P 0T6

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 LEASING@DISTRICTREALTY.COM