

# Northgate Centre

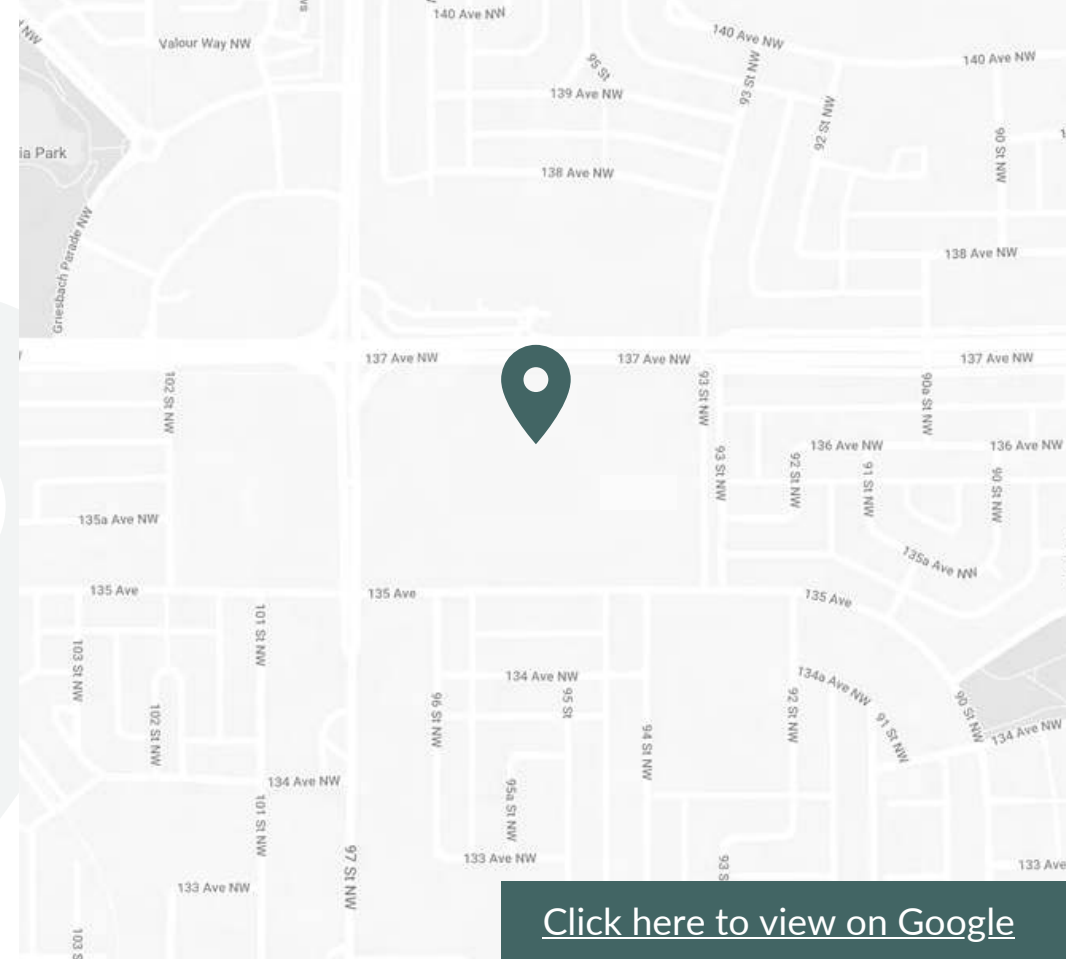
9499 137th Avenue North West  
Edmonton, Alberta, T5E 5R8



# The Ultimate Location

Northgate Centre is an established retail center located at the busy intersection of 97 St NW and 137 Ave NW in North Edmonton. This center spans across 491,100 square feet and is located directly across from the North Edmonton transit terminal, making it easily accessible for everyday shoppers.

Northgate Centre has over 70 retailers, medical offices, and professional services, and is anchored by key national tenants. With over 224,100 people living within a 5km radius, this center serves the everyday needs of local residents in this mature neighborhood.



[Click here to view on Google](#)



# Neighbourhood Features



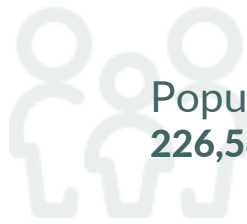
5-MINUTE WALK TO  
NORTHGATE TRANSIT CENTRE



14-MINUTE DRIVE TO  
DOWNTOWN EDMONTON



15-MINUTE DRIVE TO  
MACEWAN UNIVERSITY



Population (5km)  
**226,588**



Household Income (5km)  
**\$94,580**



Households (5km)  
**82,576**



# Site Plan



Availability  
7,211 sf

Availability  
6,100 sf





**7,211 sf Availability**

**Ideal Uses:**

- Pet Food / Store / Vet Clinic
- Retail
- Sporting Goods
- Auto Parts
- Clothing
- Electronics
- Entertainment
- Child Education



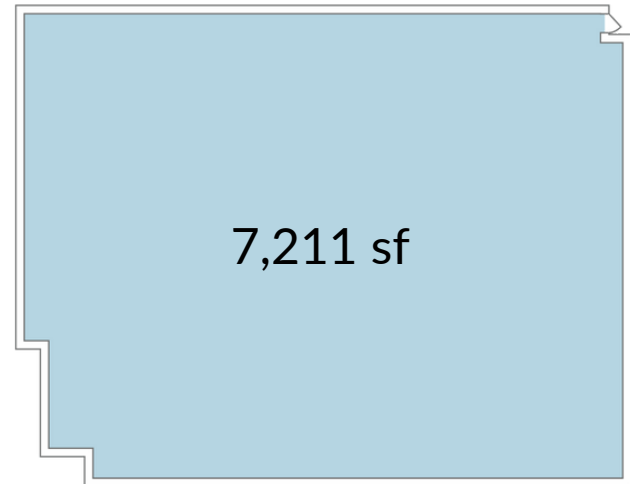
7,211 sf



78'+ of frontage



5-minute walk to  
Transit Centre



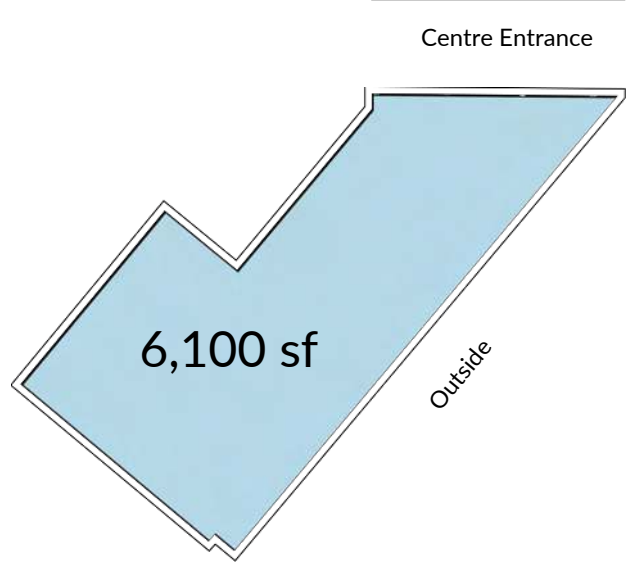


6,100 sf Availability

**Ideal Uses:**

- Pet Food / Store / Vet Clinic
- Retail
- Sporting Goods
- Auto Parts
- Clothing
- Electronics
- Entertainment
- Child Education
- Full Service Restaurant

-  6,100 sf
-  Next to Shopping Centre entrance
-  5-minute walk to Transit Centre
-  Multiple signage opportunities





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