

Northgate Centre

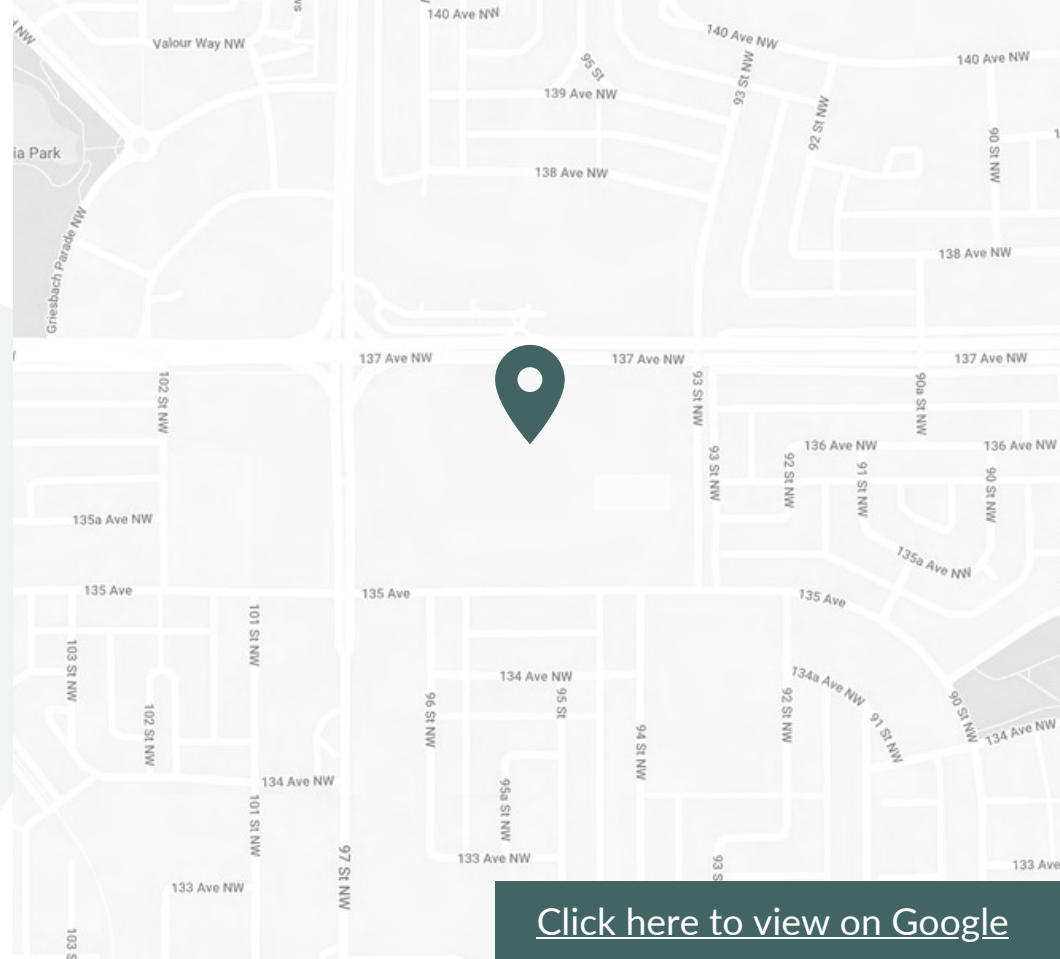
9499 137th Avenue North West Edmonton, Alberta, T5E 5R8



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 neighbourhood.



[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



Nearest Bus line
Northgate Transit Centre - 350m



Nearest Rail line
NAIT Blatchford Market Station - 4.8km



Population (5km)
226,588



Household Income (5km)
\$94,580



Households (5km)
82,576



Walk Score
83



Transit Score
63



Traffic count
47,501

Featured Tenants



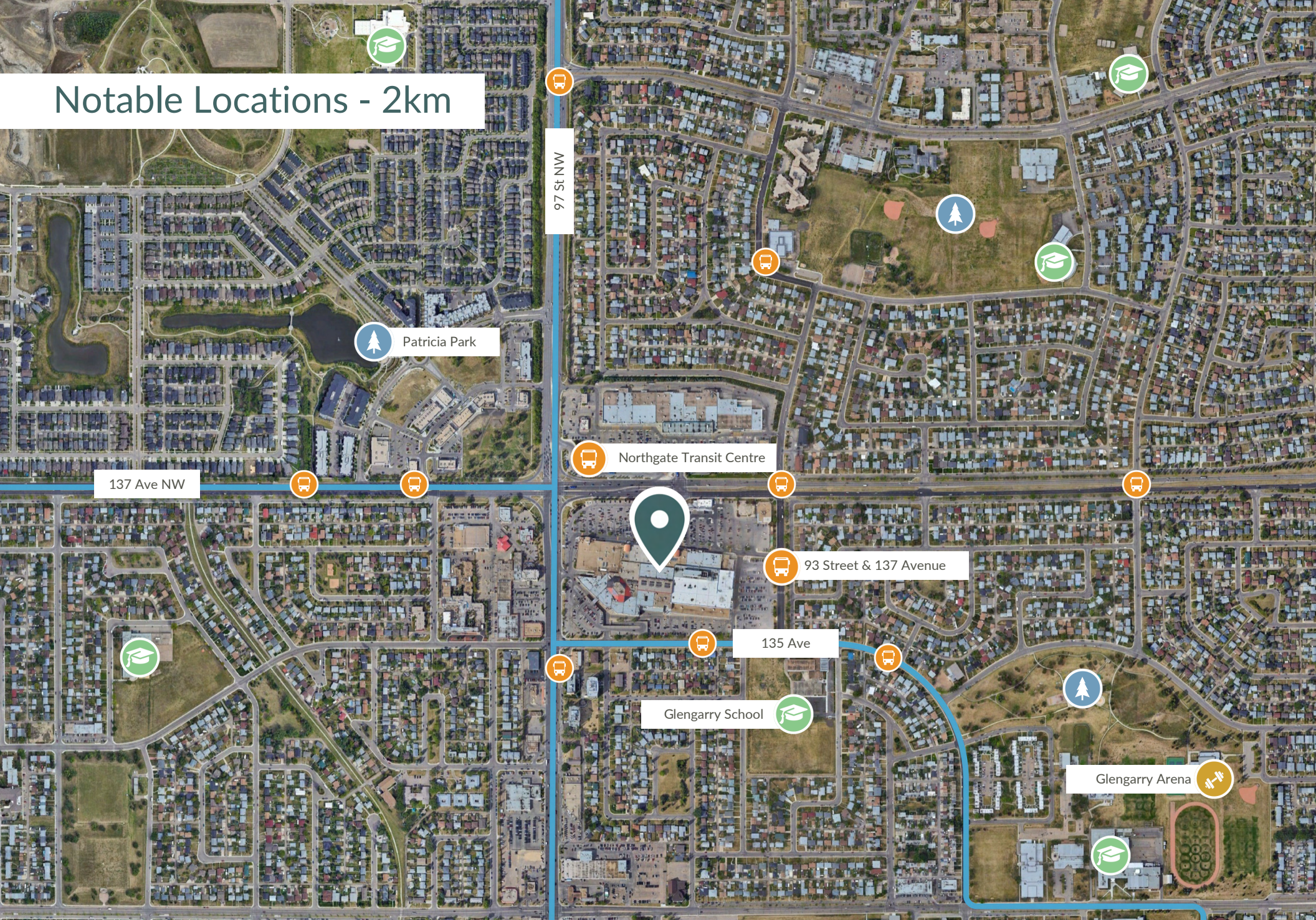
GYM VMT



Tim Hortons



Notable Locations - 2km



Fitness and Wellness



Parks



Schools



Transit Stops



Transit Lines

Site Plan

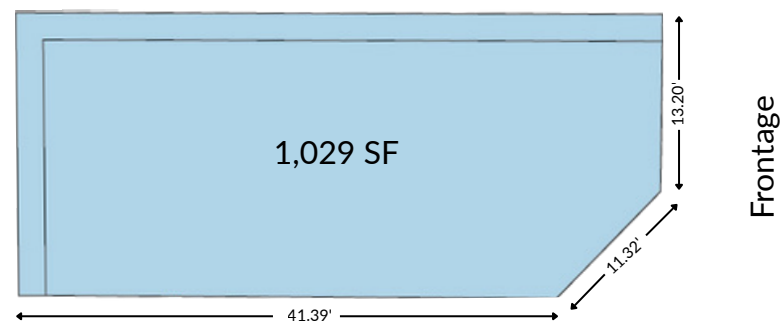


1,029 sf Availability

Size	1,029 SF
Available	Immediately
Ideal Use	Retail

Notes

- Corner unit
- Located next to centre entrance
- over 60' of frontage

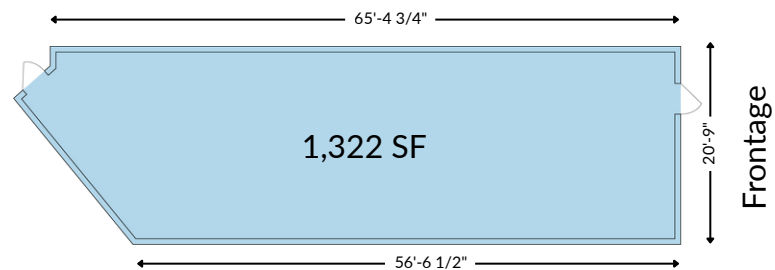


1,322 sf Availability

Size	1,322 SF
Available	Immediately
Ideal Use	QSR

Notes

- 20+ feet of frontage
- Easily accessible
- Newly renovated parking area
- Strong visibility along 135 Ave
- Ample parking

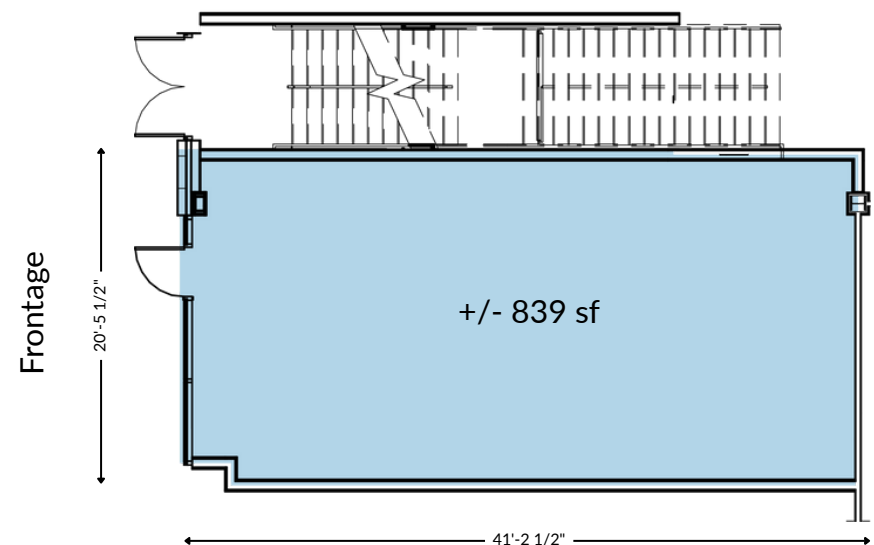


+/- 839 sf Availability

Size	+/- 839 SF
Available	Q2 2025
Ideal Use	Restaurant, Retail, Medical

Notes

- Over 20' frontage
- Strong visibility along 135 Ave
- Brand new shell condition
- New Facade
- Ample parking

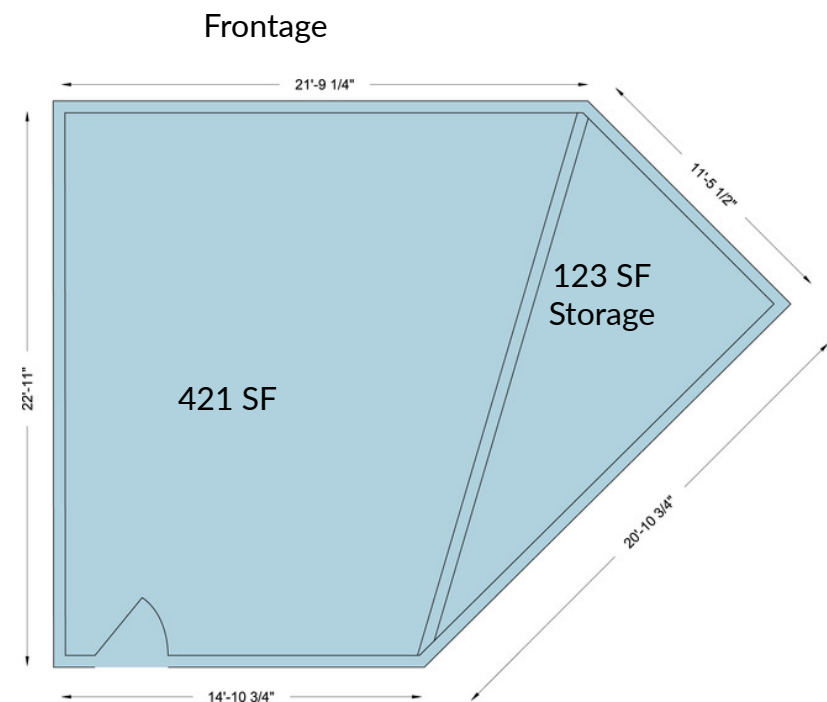


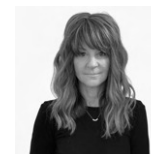
421 sf Availability

Size	421 SF + 123 SF Storage
Unit Number	3006
Available	Immediately
Ideal Use	QSR

Notes

- 21+ feet of frontage
- Located in food court
- Easily accessible
- Shell condition
- Storage available





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