

# Northgate Centre

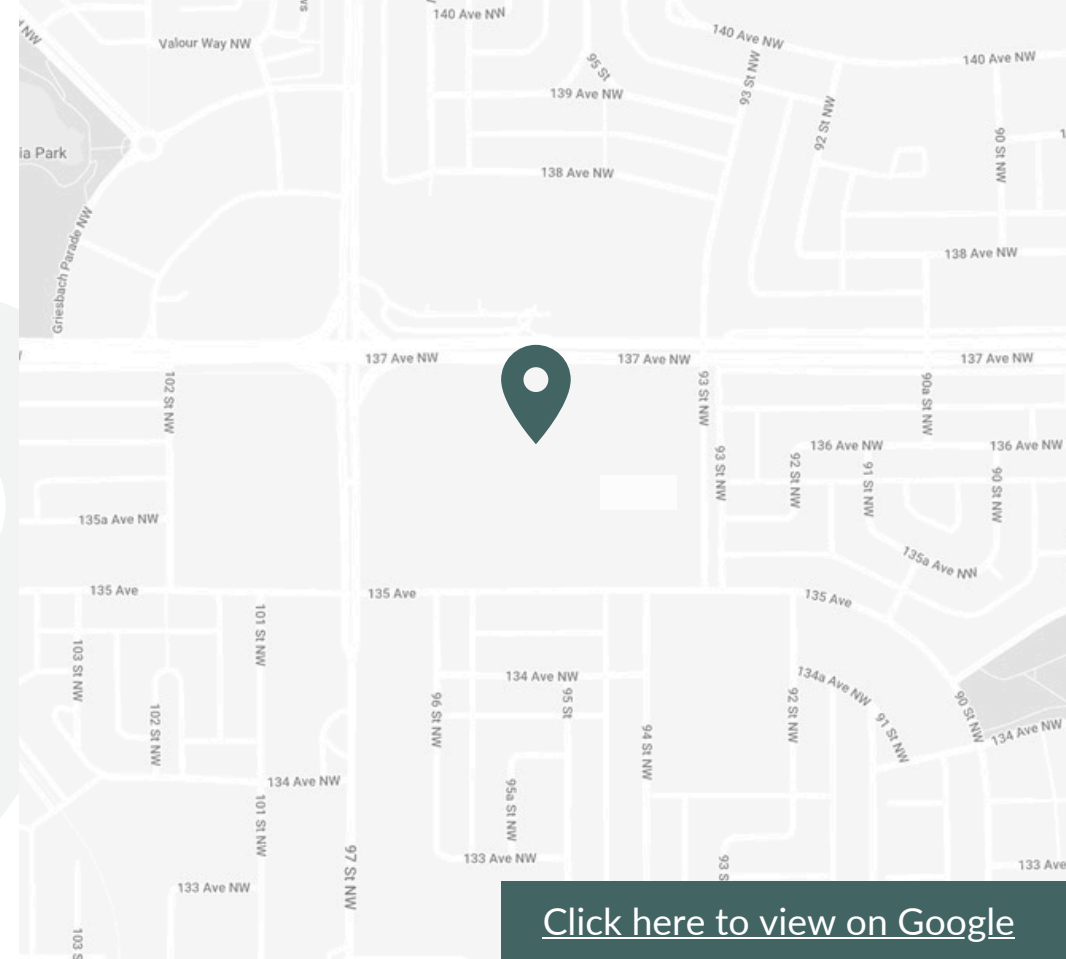
9499 137th Avenue North West Edmonton, Alberta, T5E 5R8



# 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.



# 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)  
234,000



Walk Score  
83



Household Income (5km)  
\$98,000



Transit Score  
63



Households (5km)  
87,000



Traffic count  
47,500

## Featured Tenants



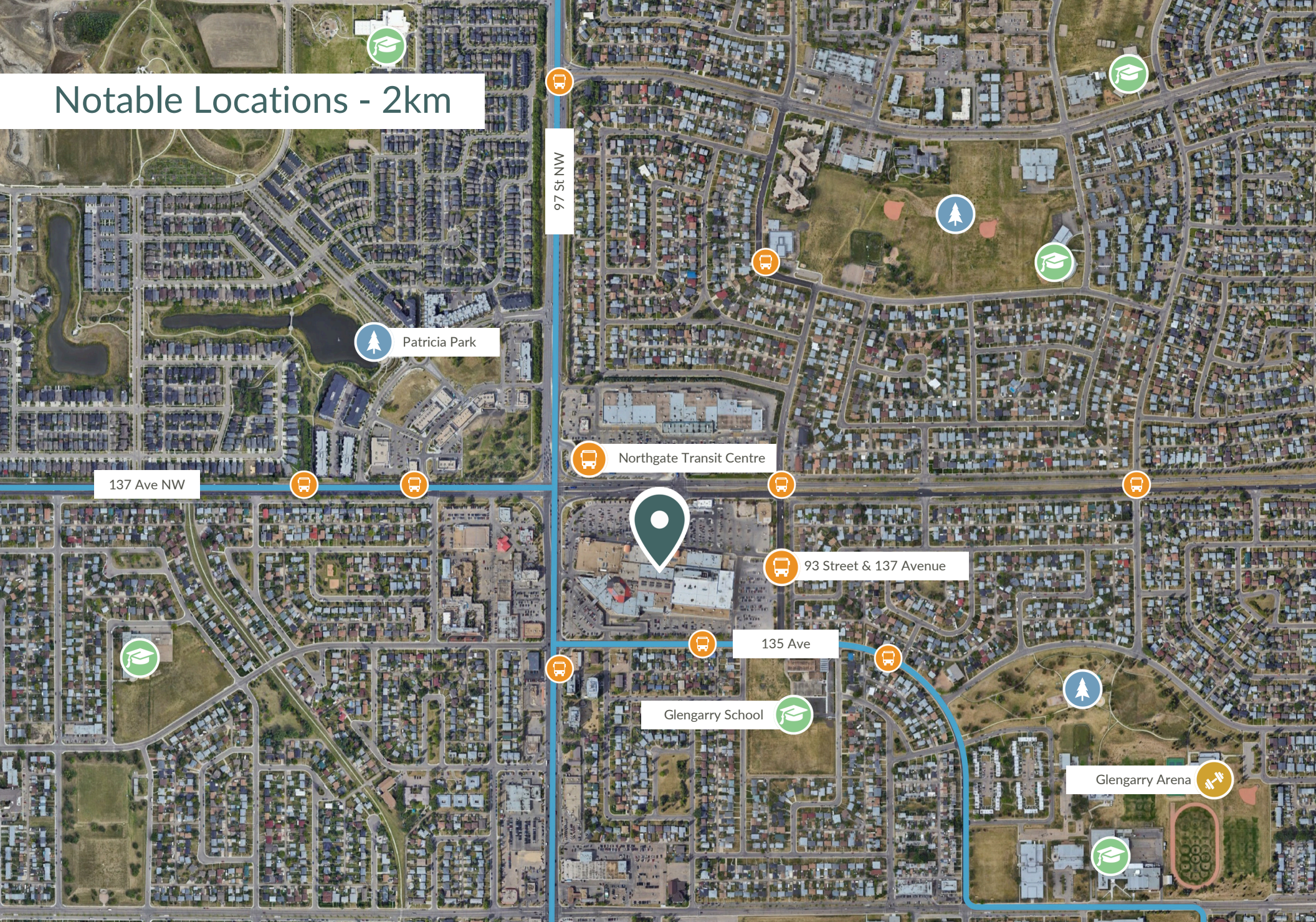
GYM VMT




Tim Hortons



# Notable Locations - 2km



 Fitness and Wellness

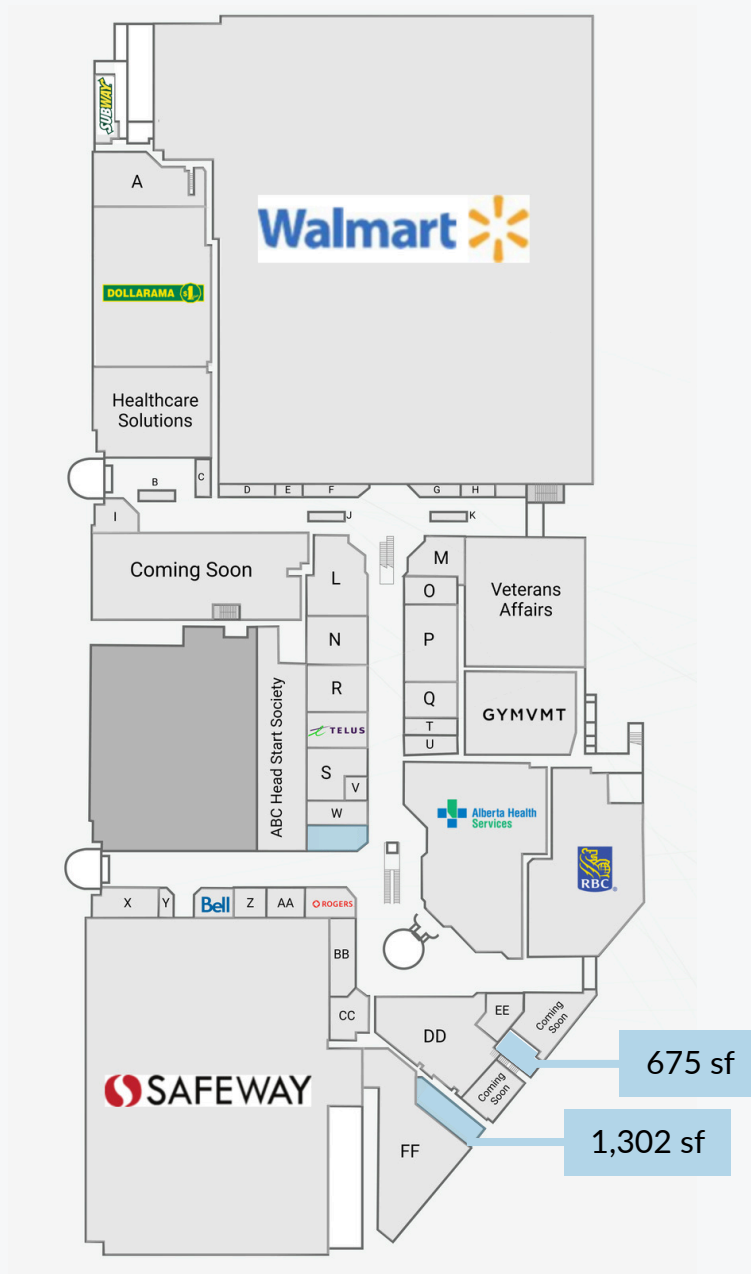
 Parks

 Schools

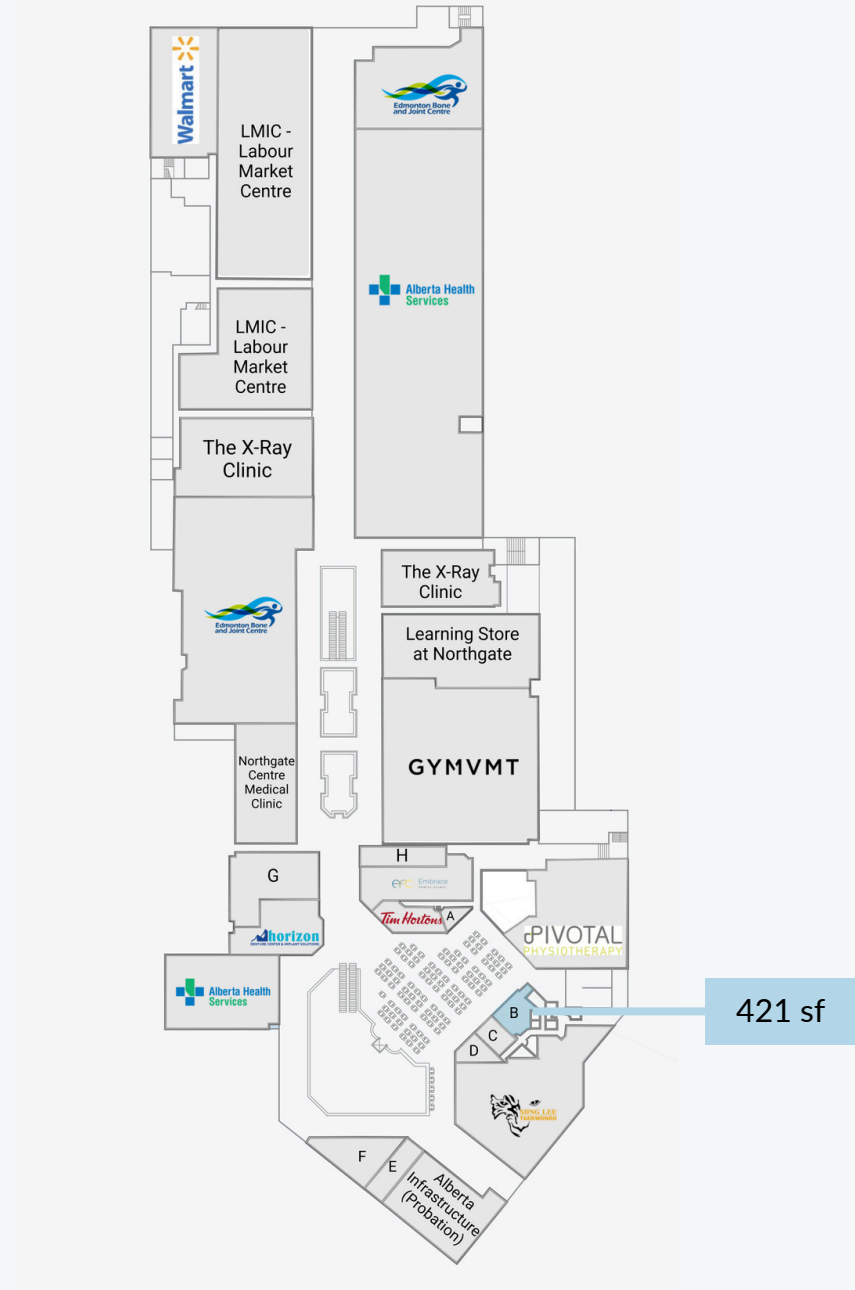
 Transit Stops

 Transit Lines

# Site Plan



First Floor



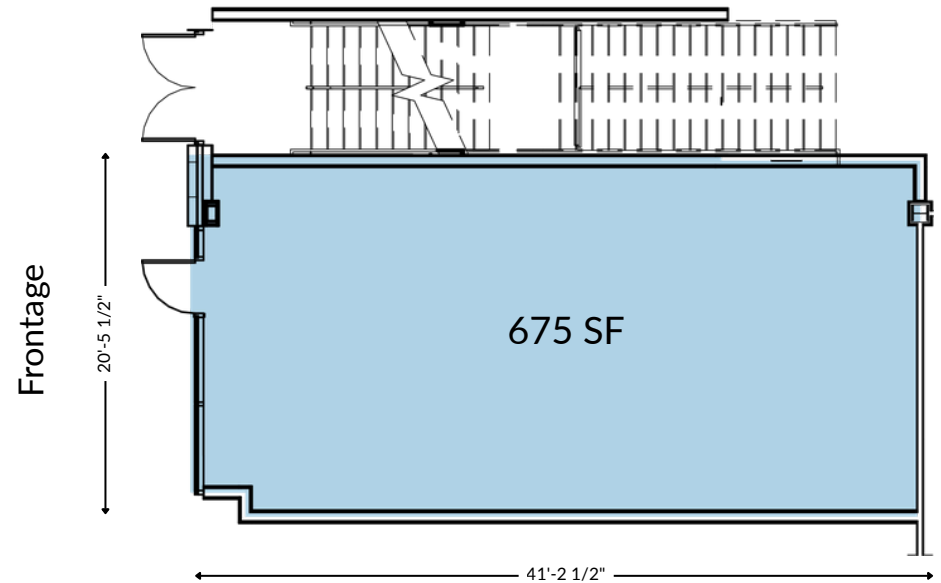
Second Floor

## 835 sf Availability

<b>Size</b>	675 SF
<b>Available</b>	Immediately
<b>Ideal Use</b>	QSR, Restaurant

### Notes

- Over 20' frontage
- Venting possible
- Strong visibility along 135 Ave
- Brand new shell condition
- New south-facing QSR space
- Ample parking

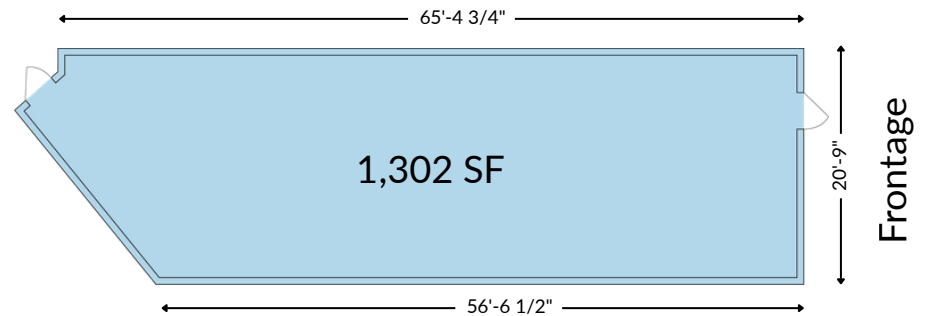


## 1,302 sf Availability

<b>Size</b>	1,302 SF
<b>Available</b>	Immediately
<b>Ideal Use</b>	QSR, Restaurant

### Notes

- 20+ feet of frontage
- Venting possible
- Easily accessible
- Newly renovated parking area
- Strong visibility along 135 Ave
- New south-facing QSR space
- Ample parking

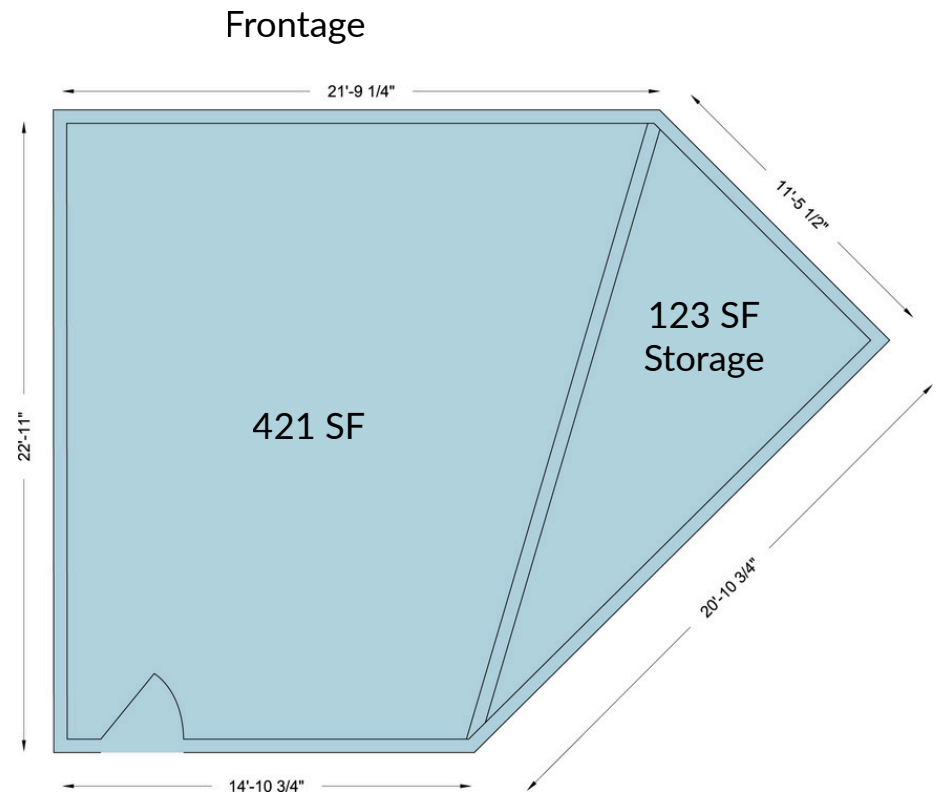


# 421 sf Availability

<b>Size</b>	421 SF + 123 SF Storage
<b>Unit Number</b>	3006
<b>Available</b>	Immediately
<b>Ideal Use</b>	QSR

## Notes

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





FIRST  
CAPITAL



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