

Northgate Centre

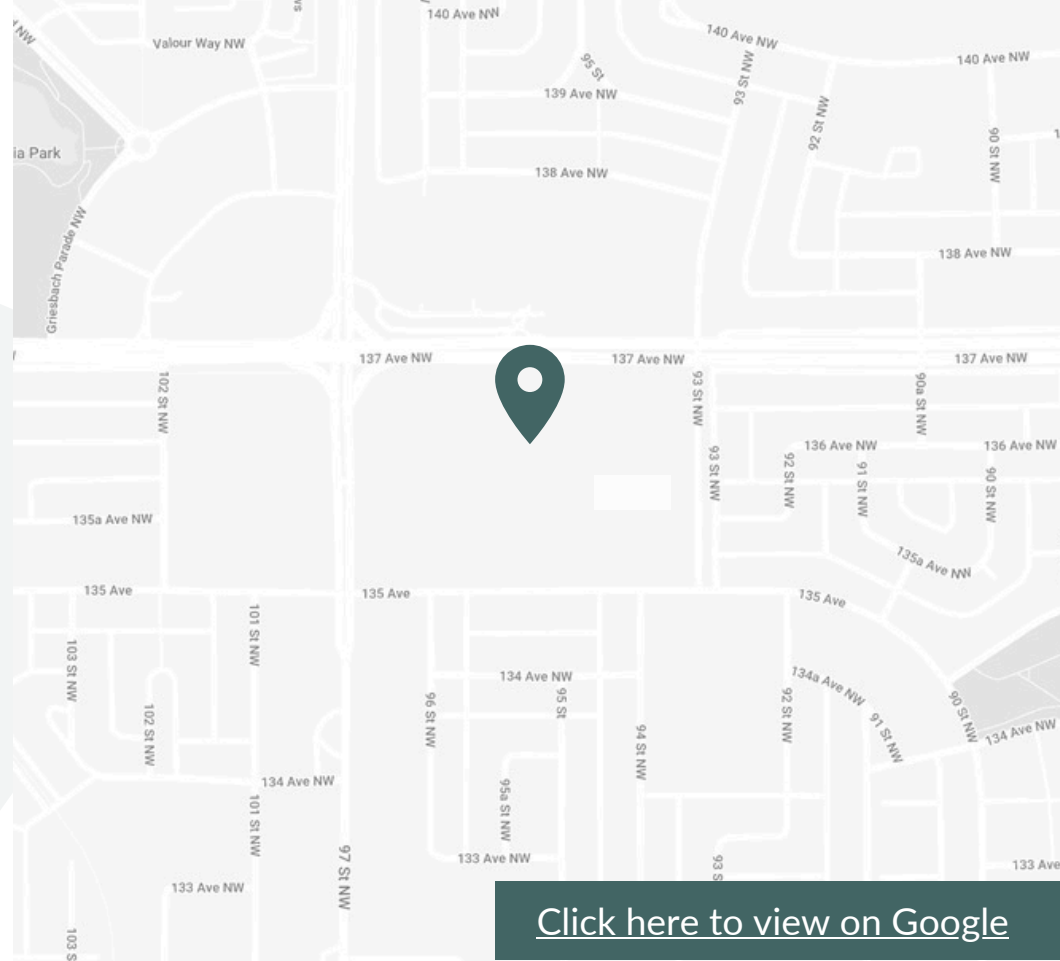
9499 137th Avenue North West Edmonton, Alberta, T5E 5R8



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)
234,000



Household Income (5km)
\$98,000



Households (5km)
87,000



Walk Score
83



Transit Score
63



Traffic count
47,500

Featured Tenants



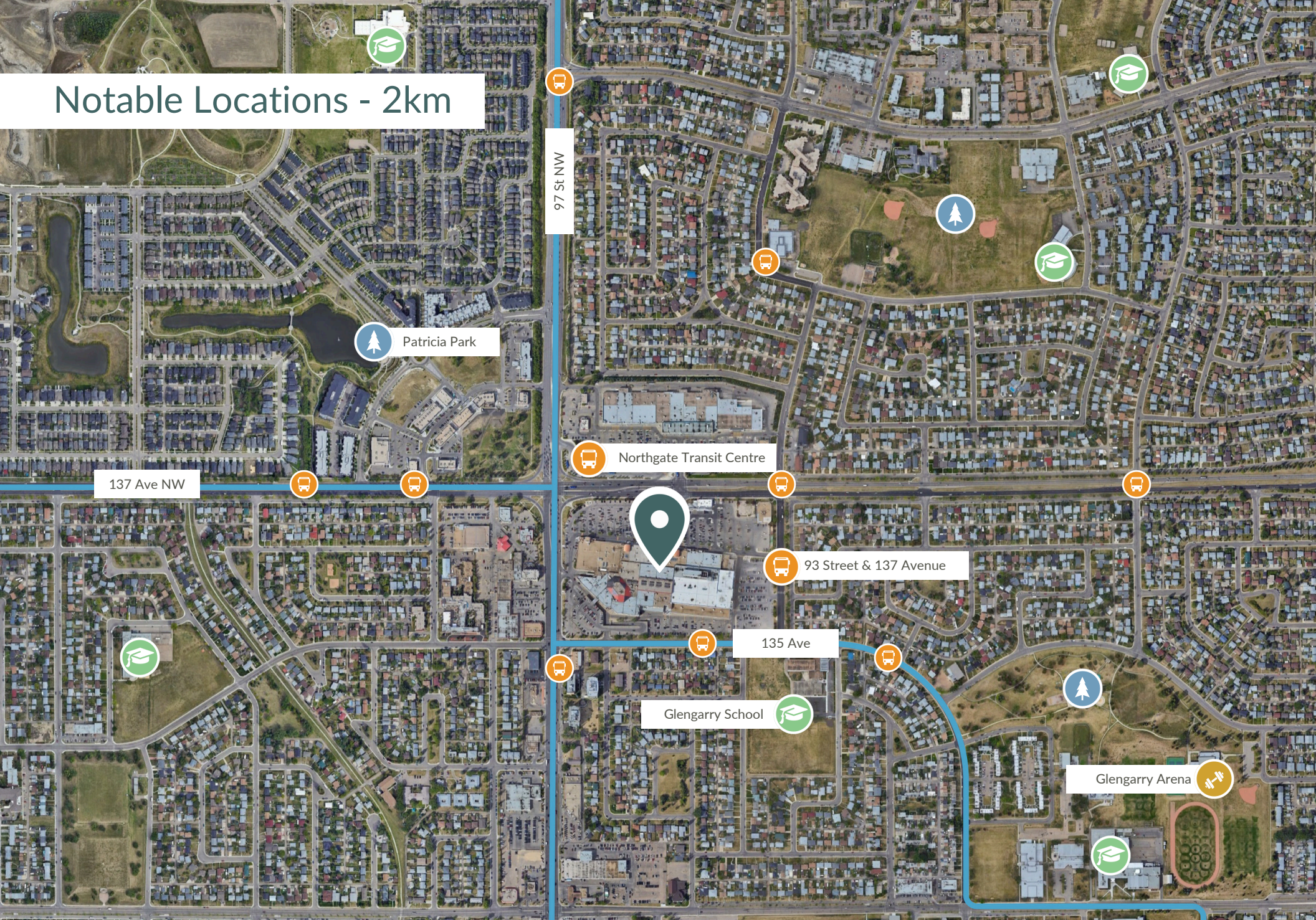
GYM VMT



Tim Hortons



Notable Locations - 2km



Fitness and Wellness



Parks



Schools

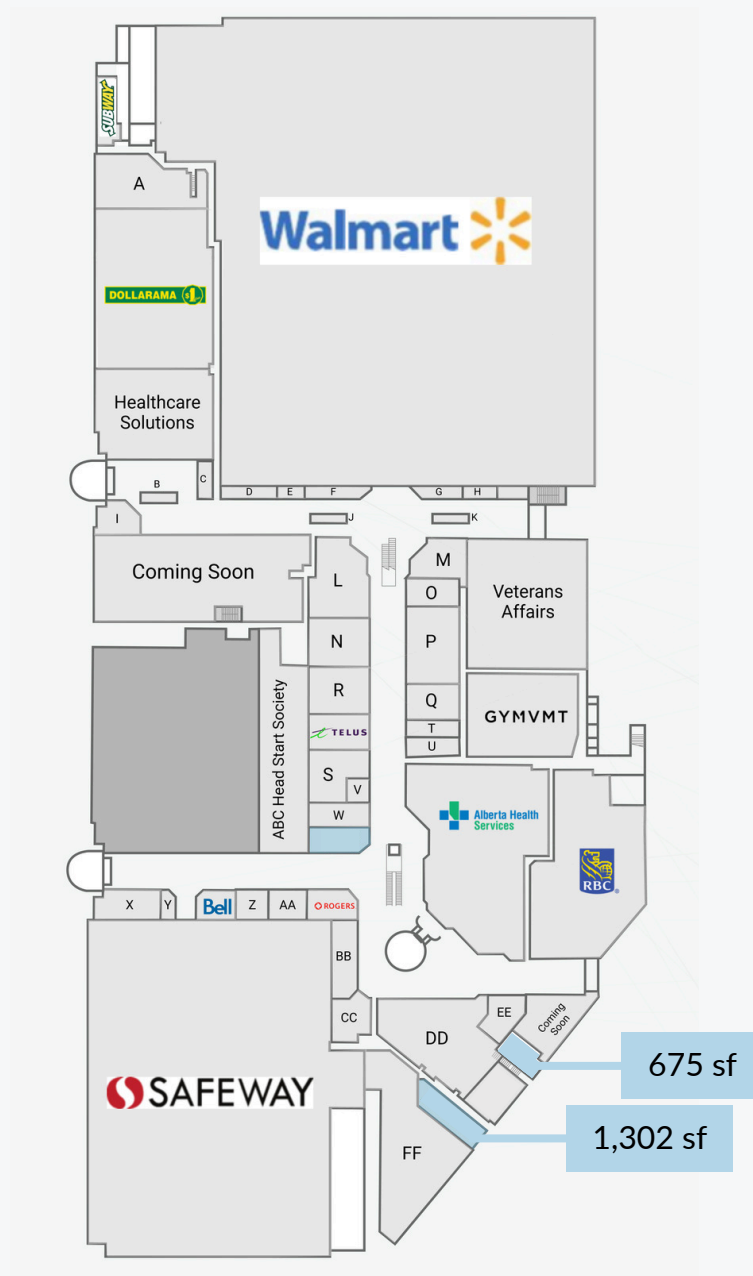


Transit Stops

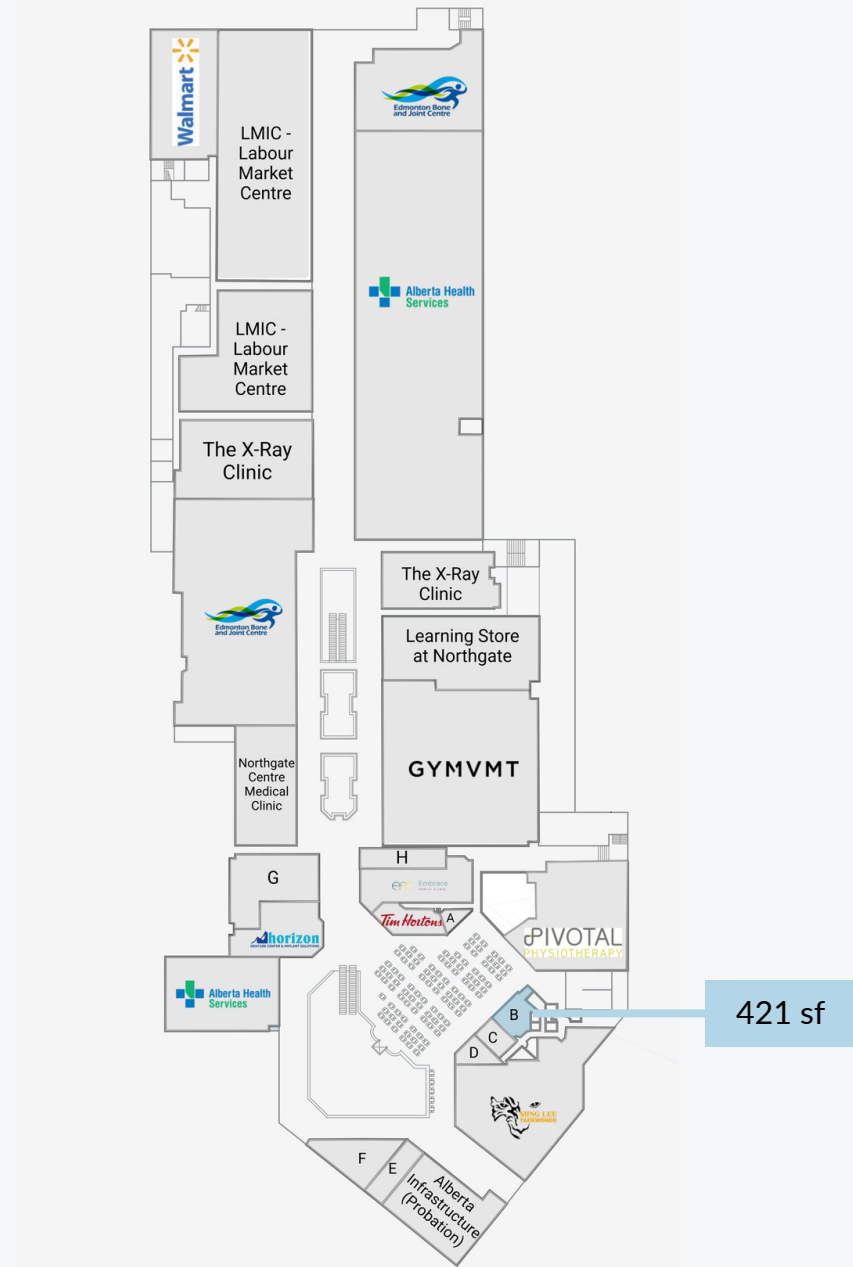


Transit Lines

Site Plan



First Floor



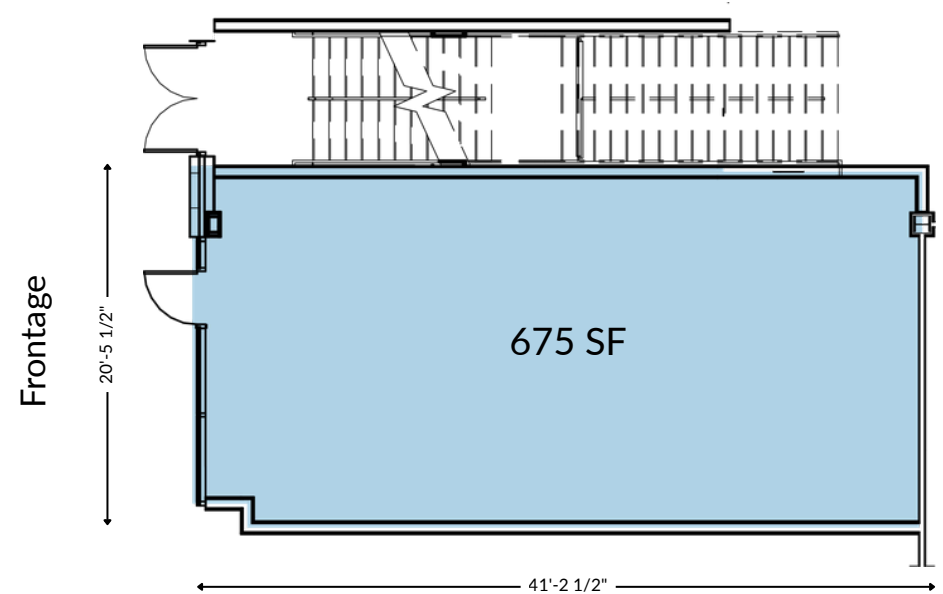
Second Floor

835 sf Availability

Size	675 SF
Available	Immediately
Ideal Use	QSR, Restaurant

Notes

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

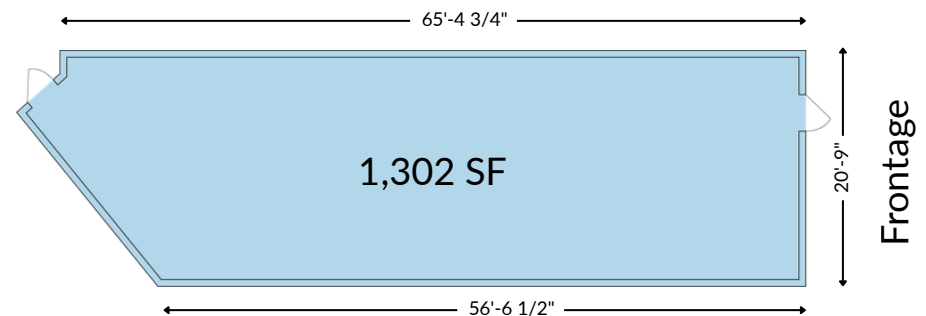


1,302 sf Availability

Size	1,302 SF
Available	Immediately
Ideal Use	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

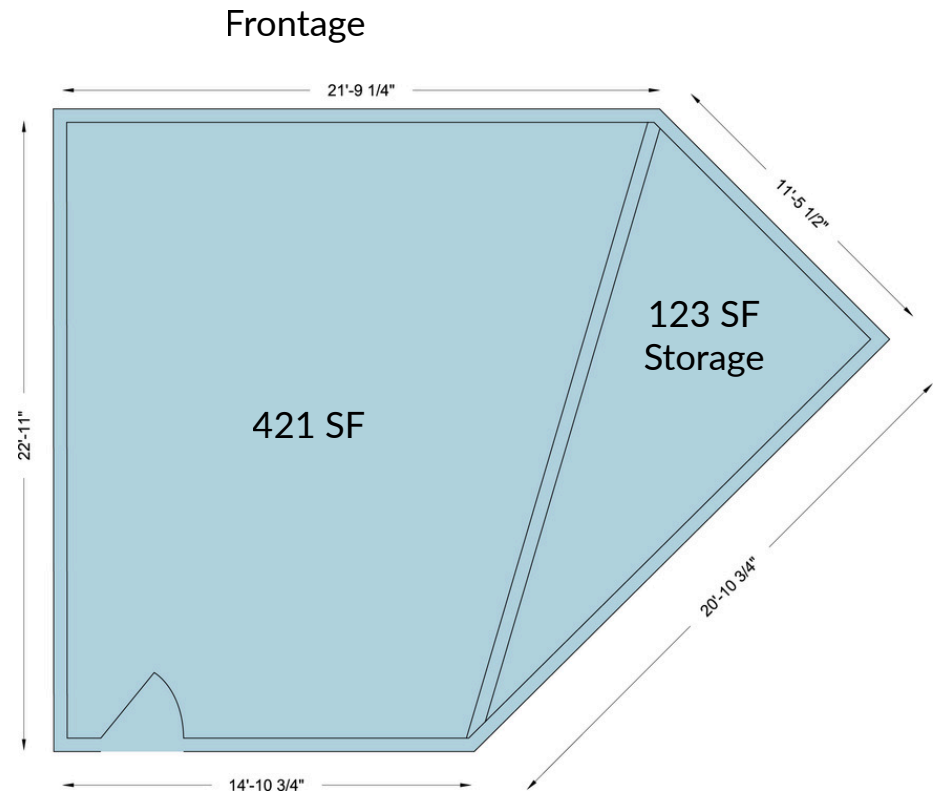


421 sf Availability

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

Notes

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





Judee Orfino
Senior Manager
judee.orfino@fcr.ca
780-224-4790