

FOR LEASE
PALISADES

12800 - 137 AVENUE,
EDMONTON, AB



2,826 SF

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OVERVIEW / PALISADES

12800 - 137 AVENUE, EDMONTON AB

OPPORTUNITY

Excellent opportunity to lease a built-out commercial end cap unit with exposure to 127 Street, a well travelled through-fare within Edmonton. Located in the prominent commercial neighbourhood Pembina, the property is surrounded by densely populated residential communities with an expanding population and provides a large consumer draw with excellent exposure for your growing business.



SALIENT DETAILS

MUNICIPAL ADDRESS: 12800 - 137 Avenue, Edmonton, AB

LEGAL DESCRIPTION: Plan 0523197, Block 1, Lot B

VACANCY: 2,826 SF

AVAILABILITY: Immediately

ZONING: CSC - Shopping Centre Zone

PARKING: Ample on-site

ASKING RENT: Market

ADDITIONAL RENT: \$14.86/SF (2024 est.)

HIGHLIGHTS

- 2,826 SF available immediately for lease
- Palisades is located on 137 Avenue and 127 Street, two well-known north-side Edmonton through-fares connecting travelers to other prominent roads such as the Yellowhead Highway, St. Albert Trail and the Anthony Henday Drive
- The property receives impressive exposure with over 30,900 vehicles along 127 Street and 137 Avenue daily
- Join Fresh Co, Lube City, DynaLIFE Medical Clinic, Fairstone Financial and more
- Tim Hortons, Real Canadian Superstore, Dollarama, and Gym MVMT are all within close proximity

AREA + STATS / PALISADES

12800 - 137 AVENUE, EDMONTON, AB

Strong curb appeal with high consumer density within the Pembina neighbourhood of Edmonton. The property benefits from excellent positioning just North of 137 Avenue, Edmonton's diverse business area which attracts an impressive daytime population of over 46,126 people. The immediate area provides a distinct range of dining and shopping experiences attracting various demographics and are also considered major through-fares for the surrounding communities.

St. Albert Trail	4 minutes
Yellowhead Highway	5 minutes
Anthony Henday Drive	9 minutes
Downtown Edmonton	17 minutes



DEMOGRAPHICS



30,900
vehicles per day



EXPOSURE
137 Avenue & 127 Street



PARKING
surface stalls available on site



TRANSIT
located in close proximity to site



\$104,704
avg. household income (3 km)



65,860
total population within 3km



MAIN FLOOR
commercial retail units

SITE + FLOOR PLAN / PALISADES

12800 - 137 AVENUE, EDMONTON, AB



1. CIBC Banking Centre
2. Dragon Buffet
3. Bedouins Restaurant
4. Tokyo Express
5. Palisades Medical Clinic
6. Registry
7. Palisades Pharmacy
- 8. 2,826 SF**
9. Fairstone Financial
10. Being Healthy Nutrition
11. Sunshine Nail's & Waxing
12. Co Do Hue Vietnamese Cuisine
13. Safeway Liquor
14. Tutti Frutti Breakfast & Lunch
15. DynaLIFE Medical
16. Daycare
17. Smart Choice
18. Dave's Hair Design
19. Chopped Leaf
20. Signature Orthodontics



137 Avenue

127 Street



FOR LEASE PALISADES



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