

17,500 SF± AVAILABLE FOR IMMEDIATE POSSESSION



North City Centre

MID-BOX LEASING OPPORTUNITY IN NORTHWEST EDMONTON

13204 - 137 AVENUE NW, EDMONTON, AB

FOR LEASE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



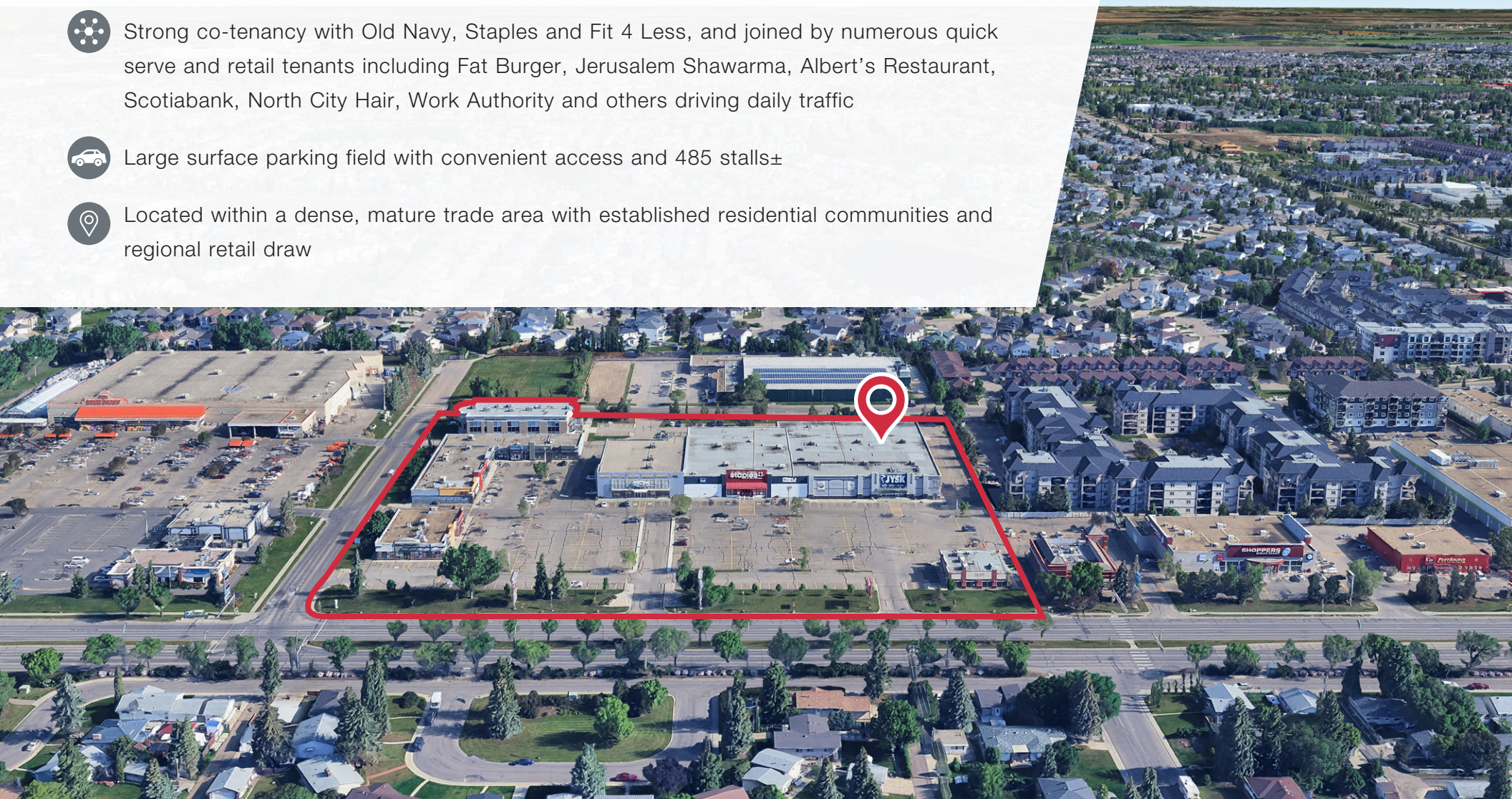
NAI EDMONTON.COM

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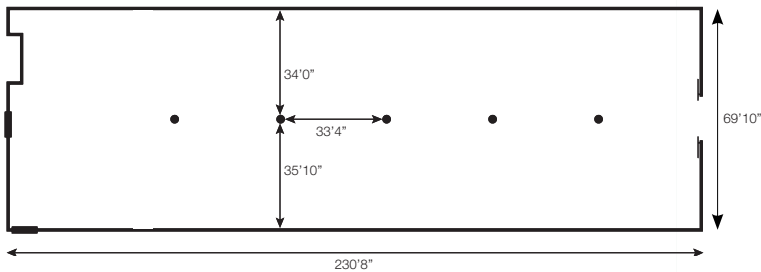
Property Highlights

-  17,500 SF± mid-box retail opportunity in a well-established northwest Edmonton power centre
-  Prime exposure to 137 Avenue with unobstructed sightlines and exposure to over 35,000 vehicles per day
-  Strong co-tenancy with Old Navy, Staples and Fit 4 Less, and joined by numerous quick serve and retail tenants including Fat Burger, Jerusalem Shawarma, Albert's Restaurant, Scotiabank, North City Hair, Work Authority and others driving daily traffic
-  Large surface parking field with convenient access and 485 stalls±
-  Located within a dense, mature trade area with established residential communities and regional retail draw



ADDITIONAL INFORMATION

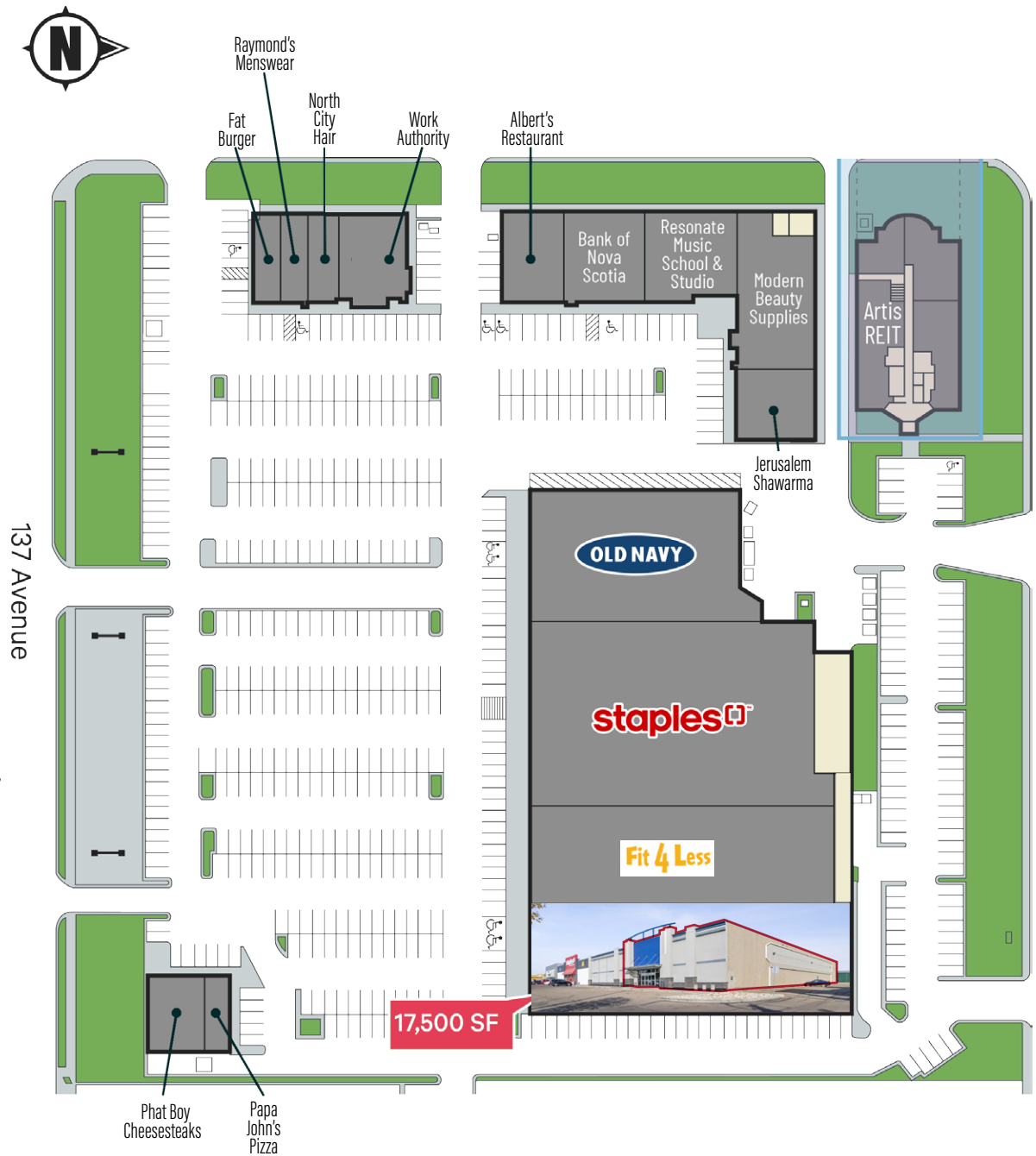
AREA AVAILABLE	17,500 SF±
LEGAL DESCRIPTION	Plan 0420355, Block A, Lot 11
AVAILABLE	Immediately
ZONING	Mixed Use (MU h16 f0.5)
LOADING	Dock
PARKING	485 stalls±
NET LEASE RATE	Market
OPERATING COSTS	\$13.50/SF/annum (2025 budget) Includes building insurance, property taxes, common area maintenance, and management fees



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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146,540
POPULATION



63,423
EMPLOYEES



4,327
BUSINESSES



\$3.99B
TOTAL CONSUMER
SPENDING



31,900 VPD
137 AVENUE NW
131 STREET NW E

2025 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

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