

Northland Mall | Retail

1275 Highbury Avenue North, London, Ontario



MADE
Northland

For Lease

Travis Moffat

Retail Leasing Manager

tmoffat@kiplingrealty.com | 647.883.4831

Kipling

Property Overview

One-storey community shopping center anchored by **Walmart** and **No Frills**.

Located at the south-west corner of **Highbury Avenue North & Huron Street**, one of London's busiest intersections in proximity to **Fanshaw College**.

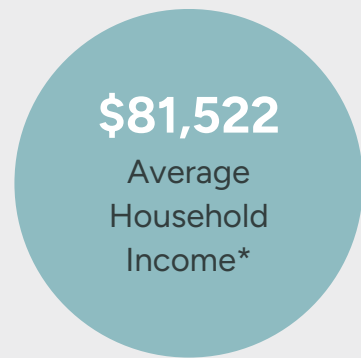
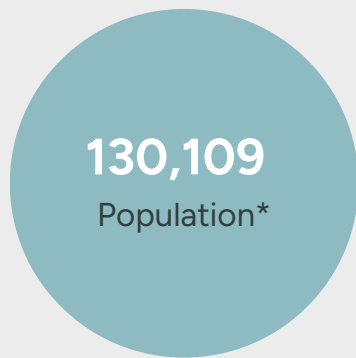
Cornerstone of the Northeast London community since the early 1960s and strategically positioned to serve over 130,000 residents within a 5km radius.

High visibility location with significant traffic flow, with over 52,000 cars passing the property daily.



Property Specifications

	Address	1275 Highbury Ave N, London, ON
	Intersection	Highbury Ave N & Huron St
	GLA	172,760 SF
	Year Built	1964 (Renovated in 2014)
	Number of units	18
	Key Tenants	Walmart, No Frills, Dollarama, PetSmart, Bank of Montreal



*Within 5km radius.

Site Plan



Tenant & Availabilities

0001	Walmart	79,246 SF	1001	KFC	2,146 SF
0002	No Frills	27,012 SF	1002	Available (September 1, 2026)	2,000 SF
0099K	TELUS/Koodo	150 SF	1003	Chuck's Roadhouse Bar & Grill	3,394 SF
0100K	Pam's Ticket Booth	150 SF	1004	Bank of Montreal	5,099 SF
0107	Corporation of the City of London	17,355 SF			
0110B	S&H Health Foods	509 SF			
0111	Pro Nails	798 SF			
0112	Great Clips	1,175 SF			
0113	Northland Barber Shop	461 SF			
0114	Available	985 SF			
0115	Easyhome	4,650 SF			
0116	Thuan Kieu	3,224 SF			
0117	PetSmart	13,161 SF			
0120	Dollarama	11,285 SF			

Availability

Suite 1002

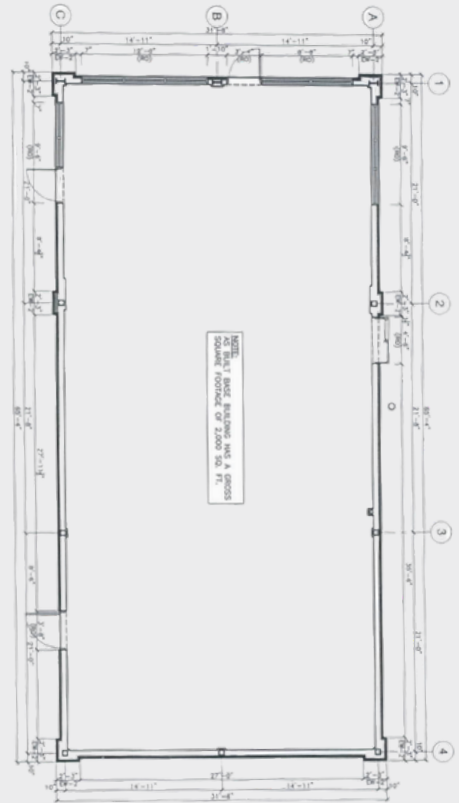
Size: 2,000 SF

Net Rent: Please contact listing agent

TMI (2026 est.): CAM: 4.69 PSF
TAX: \$5.82 PSF

Suite Type: PAD

Status: September 1, 2026



Our Approach



17M
Square Feet
Under
Management

150+
Employees

4
Offices
Canada - Wide

Think like an Owner, act like a Manager

Kipling Group is a full-service property management firm. Our hands-on approach to property management allows us to focus on creating profitable and well-managed buildings that create sustainable value for our clients. Our reputation is built on integrity, professionalism and strong leadership as we support our visions with these four themes: Refresh and Revitalize; Performance and Sustainability; Tenant Experience; and Leasing Value Add.

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