

Retail For Lease

16943 - 127 STREET NW, EDMONTON, AB



## Newcastle Centre



Sobeys and LA Fitness anchored shopping centre at the intersection of 127 Street NW & 167 Avenue NW (over 45,000 vehicles per day)



Newcastle Centre benefits from a fully developed trade area offering over 65,000 residents within a 3km radius



Developed and professionally managed by Qualico Developments

### CRU VACANCIES:

1,036 SF | 1,245 SF

1,313 SF | 1,319 SF

1,450 SF | 2,800 SF

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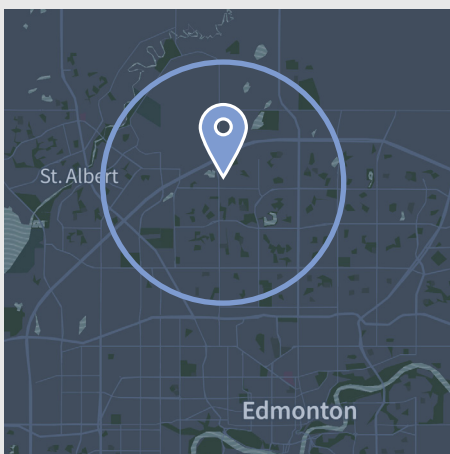




Accessibility from the north-west portion of Anthony Henday Drive is truly a game changer, allowing for an expanded trade area

The northwest Edmonton retail node is a critical one for retailers looking to establish a complete market network

The site is situated adjacent to Walmart, and is located at a major intersection (with 45,000 VPD) immediately south of Anthony Henday Drive, with close proximity to the neighbouring St Albert market (72,316 people, 2024)



## Demographics within a 5km radius



**143,854**  
Population



**160,743**  
2029 Projected Population



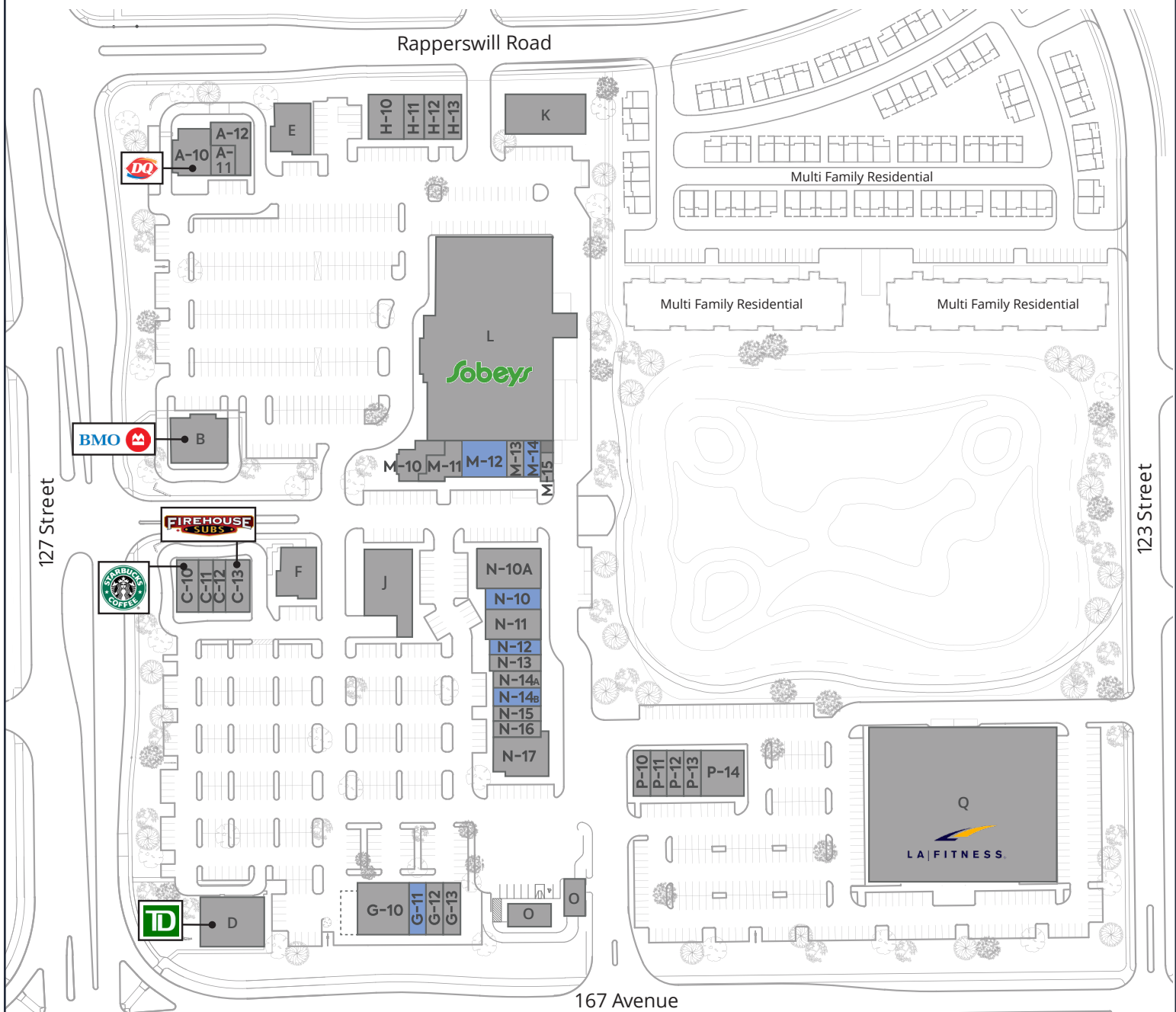
**38.1**  
Average Age



**\$123,927**  
Avg. Household Income

# Site Plan

FOR LEASE | NEWCASTLE CENTRE



<b>A-10</b>	Dairy Queen
<b>A-11</b>	Barber Shop
<b>A-12</b>	Macs Insurance & Registry
<b>B</b>	BMO
<b>C-10</b>	Starbucks
<b>C-11</b>	H&R Block
<b>C-12</b>	Win's Nails
<b>C-13</b>	Firehouse Subs
<b>D</b>	TD Canada Trust
<b>E</b>	Halong Bay
<b>F</b>	Swish Dental

<b>G-10</b>	Denny's
<b>G-11</b>	1,245 SF AVAILABLE
<b>G-12</b>	Kb & Co
<b>G-13</b>	Divine Spine
<b>H-10</b>	Pet Planet
<b>H-11</b>	River City Eyecare
<b>H-12</b>	Barburrito
<b>H-13</b>	Home Care Assistance
<b>J</b>	Sobey's Liquor
<b>K</b>	Newcastle Childcare
<b>L</b>	Sobeys

<b>M-10</b>	Memphis Blues
<b>M-11</b>	Remedy RX
<b>M-12</b>	2,800 SF AVAIL. SEPT 1
<b>M-13</b>	Kumon
<b>M-14</b>	1,036 SF AVAILABLE
<b>M-15</b>	Telus
<b>N-10</b>	1,415 SF AVAILABLE
<b>N-10A</b>	Elemental Spa
<b>N-11</b>	Albany Veterinary Clinic
<b>N-12</b>	1,319 SF AVAILABLE
<b>N-13</b>	Apna Dhaba

<b>N-14A</b>	Leased
<b>N-14B</b>	1,313 SF AVAILABLE
<b>N-15</b>	River City Vapes
<b>N-16</b>	Mary Brown's
<b>N-17</b>	Royal Pizza
<b>O</b>	Shell
<b>P-10</b>	Freshii
<b>P-11</b>	Supplement World
<b>P-12</b>	JR Hair
<b>P-13</b>	Olive Turkish Restaurant
<b>P-14</b>	Level Orthodontics
<b>Q</b>	LA Fitness



# Offering Summary

FOR LEASE | NEWCASTLE CENTRE

Address:	16943 127 Street NW Edmonton, AB
Legal Description:	Lot 2, Block 1, Plan 1321434
Site Size:	+/- 20 acres
Zoning:	(CG) General Commercial
Op. Costs & Taxes	
CAM:	\$5.10 psf*
Property Tax	\$11.17 psf
Total:	\$16.27 psf (2025)
	<i>*plus admin fee</i>



## Get in touch

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