

**AVISON
YOUNG**

For Sublease

Northgate Shopping Centre

495 - 36 Street NE
Calgary, AB

**PREMIUM RETAIL SPACE
AVAILABLE**

**NORTHGATE
SHOPPING
CENTRE**



Hani Abdelkader

Principal
403 232 4321
hani.abdelkader@avisonyoung.com

Josh Rahme

Principal
403 232 4333
josh.rahme@avisonyoung.com

Morena Ianniello

Senior Client Services Specialist
587 293 3367
morena.ianniello@avisonyoung.com

Kirk Steinberg

Associate
403 571 4257
kirk.steinberg@avisonyoung.com

Emma MacIsaac

Client Services Coordinator
403 571 4256
emma.macisaac@avisonyoung.com

Property details

ADDRESS

495 - 36 Street NE, Calgary, AB

AVAILABLE

12,718 SF

OCCUPANCY

Immediately

BASIC RENT

Market

OPERATING COSTS

TBD

ZONING

Regional 3 (C-R3)

PARKING

Surface Parking Available

Highlights



Premier Retail Destination at the bustling intersection of Memorial Drive East & 36th Street NE in Calgary



High-traffic, high-visibility location in one of Northeast Calgary's busiest commercial hubs



395,990 sq. ft. of prime retail space across 42 dynamic units



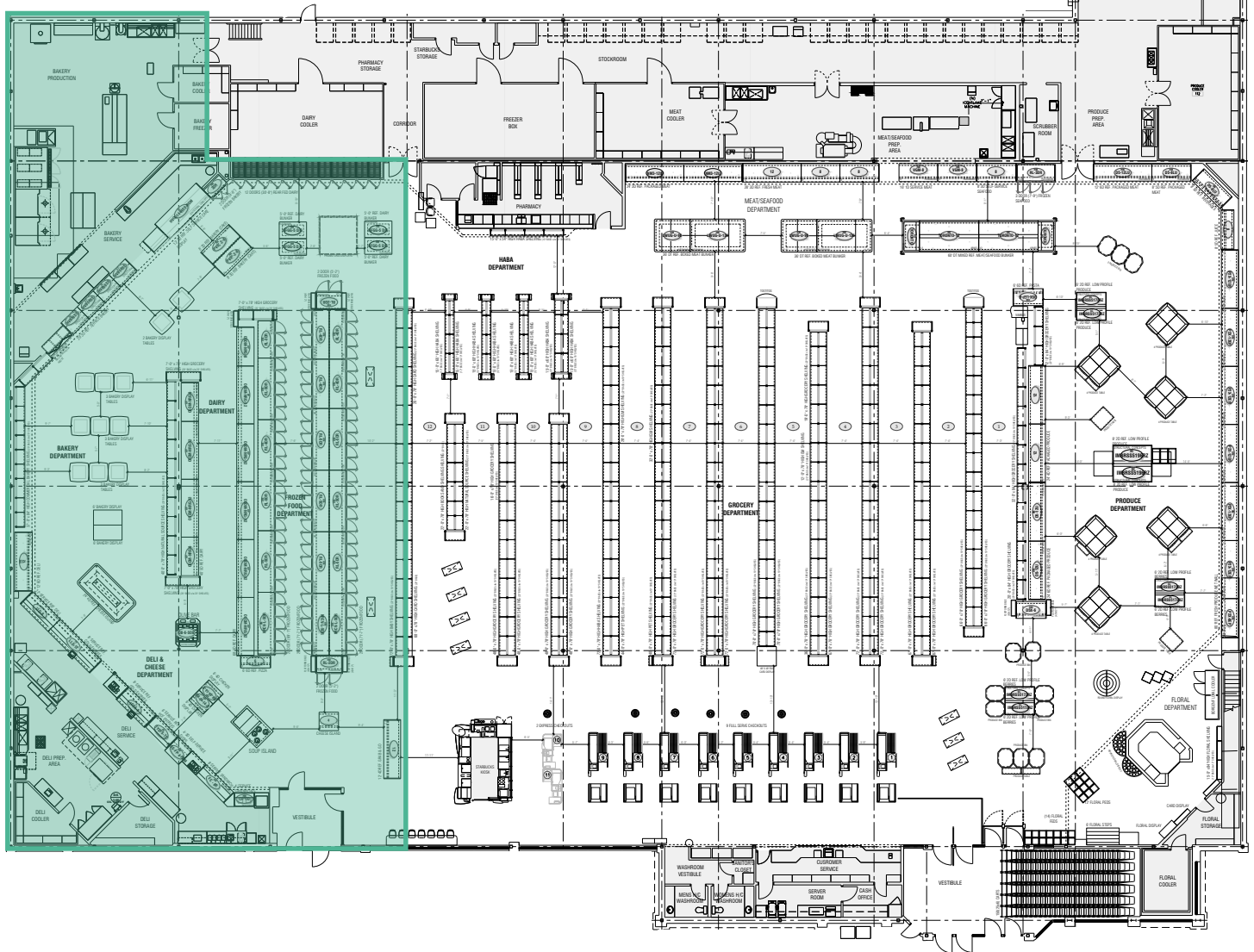
Strong anchor tenants driving consistent foot traffic: Safeway, Dollarama, Gold's Gym, Red Lobster, Olive Garden, Tim Hortons, and more



Diverse tenant mix including medical, beauty, dining, education, and essential services



AVAILABLE
12,718 SF



188,494



177,975



67,721

Households



SUBWAY Denny's

RONA GOLF TOWN The BRICK.
Sleep Country HOMESENSE
Ricky's PETSMART RBC Starbucks
FABRICLAND bar BURRITO THE CHOPPED LEAF
DOLLAR TREE REAL CANADIAN SUPERSTORE

NORTHGATE SHOPPING CENTRE

Franklin LRT Station

Marlborough LRT Station

Marlborough Mall

Tim Hortons THE CANADIAN BREWHOUSE The BRICK.
SWISS CHALET ROTISSERIE & GRILL RED LOBSTER Olive Garden
McDonald's DQ
SAFeway connectFirst credit union edo Japan
SHOPPERS DRUG MART Walmart

- 9 (6.3 km) drive to Downtown Calgary
- 11 (800 m) minute walk to Marlborough LRT Station
- 22 (1.3 km) minute walk to Franklin LRT Station

ALBERT PARK/RADISSON HEIGHTS

AVISON YOUNG

Avison Young is the real estate partner businesses trust for intelligent, integrated solutions.

We deliver results that are aligned with your strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organization.

Avison Young Commercial Real Estate Services, LP, Brokerage
Suite 4300 - 525 8 Avenue SW, Calgary, AB T2P 1G1, Canada
Office +1 403 262 3082 avisonyoung.ca

Get more info.

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