



# NEWCASTLE CENTRE

127 STREET & 167 AVENUE | EDMONTON, AB

## + RETAIL SPACE FOR LEASE

Newcastle Centre enjoys a stable customer base, has several high-profile anchor tenants, and is surrounded by thriving residential neighbourhoods.

Every bay in the development has been designed to promote the success of the tenant. From clear site lines to ample parking and excellent access, Newcastle Centre is an ideal location to serve your growing customer base.

- Strong grocery and fitness chains anchor the site
- High-quality façades and materials set the development apart
- Significant exposure on 127 Street and 167 Avenue
- Limited retail bays remain



## + PROPERTY DETAILS



**SITE AREA**  
20 Acres



**RENTAL RATE**  
Negotiable



**AVAILABILITY**  
Immediately



**GROSS BUILDING AREA**  
180,303 SF



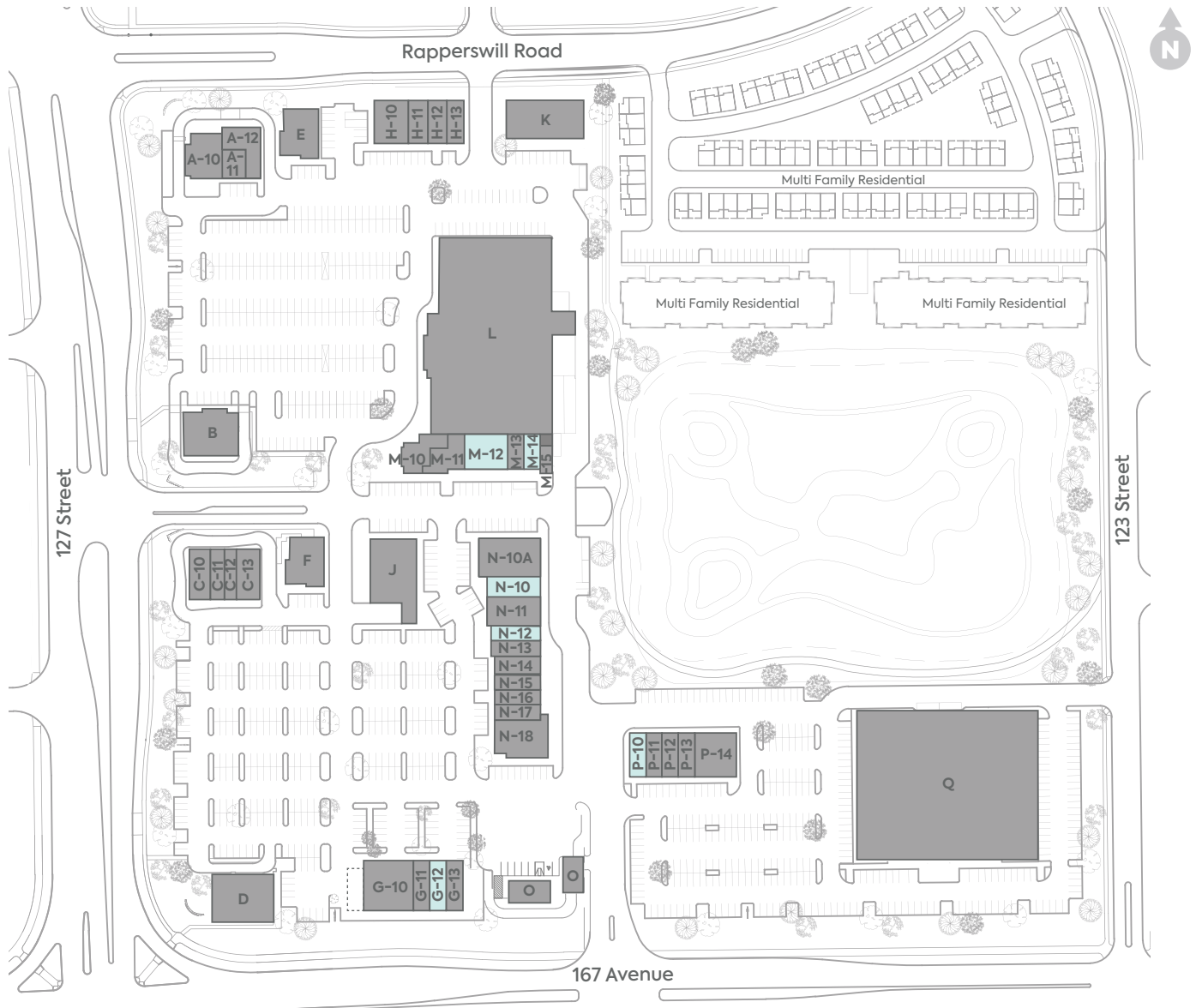
**ADDITIONAL RENT**  
Prop Tax: \$12.32/SF  
CAM: \$6.57/SF\*  
EST. TOTAL: \$18.89/SF  
*\*Plus admin fee*



**PARKING RATIO**  
5/1,000 SF

# + SITE PLAN

Newcastle Centre



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.

A-10	Dairy Queen	2,818 SF	H-10	Pet Planet	2,250 SF	N-11	Albany Veterinary Clinic	3,085 SF
A-11	Barber Shop	699 SF	H-11	River City Eyecare	1,582 SF	N-12	<b>AVAILABLE</b>	<b>1,365 SF</b>
A-12	Macs Insurance & Registry	2,625 SF	H-12	Barburrito	1,330 SF	N-13	Apna Dhaba	1,362 SF
B	BMO	4,178 SF	H-13	Home Care Assistance	1,366 SF	N-14	One Plant	1,500 SF
C-10	Starbucks	1,604 SF	J	Sobeys Liquor	5,392 SF	N-15	Mindbody Physiotherapy & Wellness	1,331 SF
C-11	H&R Block	1,251 SF	K	Newcastle Childcare	3,932 SF	N-16	River City Vapes	1,237 SF
C-12	Win's Nails	1,067 SF	L	Sobeys	41,548 SF	N-17	Mary Brown's	1,302 SF
C-13	Firehouse Subs	1,795 SF	M-10	Memphis Blues	2,079 SF	N-18	Royal Pizza	3,545 SF
D	TD Canada Trust	5,120 SF	M-11	Remedy RX	1,622 SF	O	Shell	3,234 SF
E	Halong Bay	3,075 SF	M-12	<b>AVAILABLE</b>	<b>2,809 SF</b>	P-10	<b>AVAILABLE (Partially Fixed)</b>	<b>1,287 SF</b>
F	Swish Dental	2,973 SF	M-13	Kumon	1,044 SF	P-11	Supplement World	1,250 SF
G-10	Denny's	3,779 SF	M-14	<b>AVAILABLE</b>	<b>1,036 SF</b>	P-12	JR Hair	1,149 SF
G-11	Osmow's	1,245 SF	M-15	Telus	835 SF	P-13	Olive Turkish Restaurant	1,645 SF
G-12	<b>AVAILABLE</b>	<b>1,438 SF</b>	N-10	<b>AVAILABLE</b>	<b>1,415 SF</b>	P-14	Level Orthodontics	3,289 SF
G-13	Divine Spine	910 SF	N-10A	Elemental Spa	4,249 SF	Q	LA Fitness	45,442 SF



## + AREA DEMOGRAPHICS

### Newcastle Centre



#### POPULATION

<b>1 KM</b>	<b>3 KM</b>	<b>5 KM</b>
10,337	67,455	149,443



#### HOUSEHOLDS

<b>1 KM</b>	<b>3 KM</b>	<b>5 KM</b>
3,247	22,350	51,420



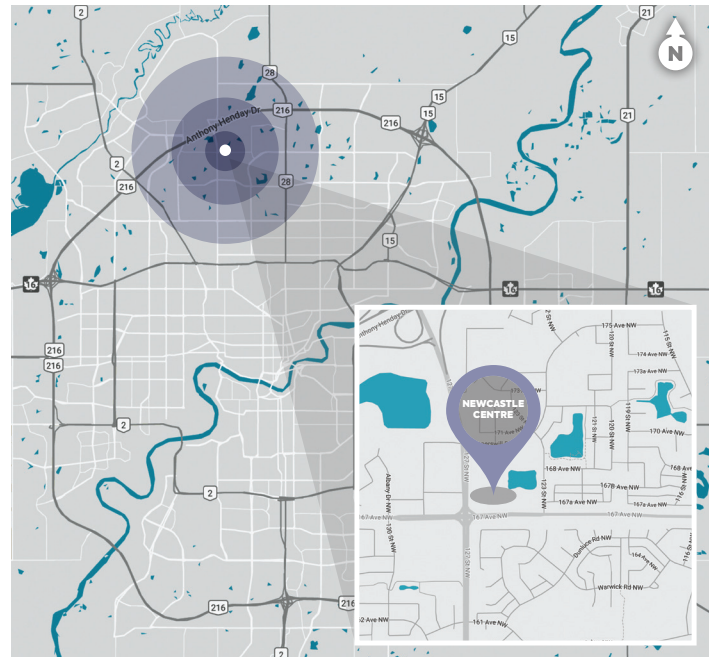
#### AVERAGE INCOME

<b>1 KM</b>	<b>3 KM</b>	<b>5 KM</b>
\$131,039	\$118,779	\$122,291



#### VEHICLES PER DAY

Approximately 18,000 on 127 Street and 13,900 along 167 Avenue



## + CONTACT



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