

# 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)



Fixtured medical space available February 2026



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



Developed and professionally managed by Qualico Properties

**Ben Volorney**

Principal

+1 780 909 5810

ben.volorney@avisonyoung.com

**Siv Lalli**

Senior Associate

+1 780 803 9000

siv.lalli@avisonyoung.com

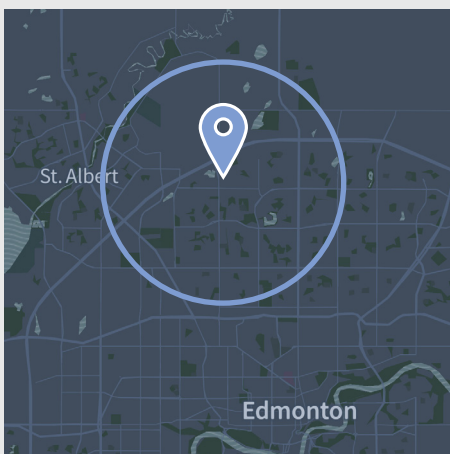
**AVISON  
YOUNG**



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 (2025)



**145,792**

Population



**158,012**

2029 Projected Population



**38.5**

Average Age

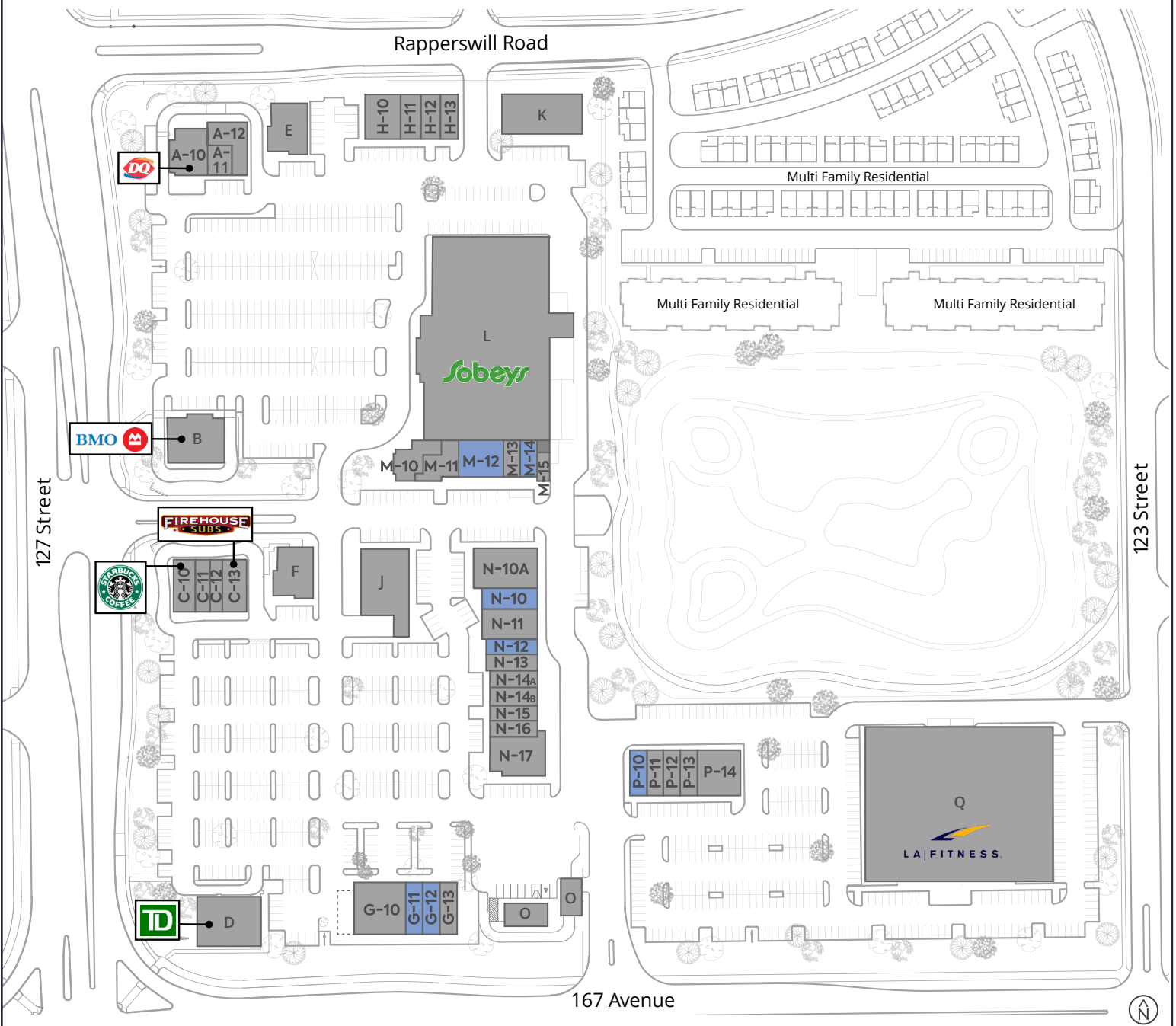


**\$124,719**

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>	1,449 SF SPRING 2026
<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 AVAILABLE FIXTURED MEDICAL
<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>	One Plant Cannabis
<b>N-14B</b>	Physiotherapy
<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>	1,287 SF AVAILABLE
<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:	\$6.57 psf*
Property Tax	\$12.32 psf
Total:	\$18.89 psf (2026)
	<i>*plus admin fee</i>



## Get in touch

### Ben Volorney

Principal

+1 780 909 5810

ben.volorney@avisonyoung.com

### Siv Lalli

Senior Associate

+1 780 803 9000

siv.lalli@avisonyoung.com

Visit us online

[avisonyoung.com](https://www.avisonyoung.com)

©2026 Avison Young Commercial Real Estate Services, LP, Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON  
YOUNG**