

PRIME RETAIL LEASING OPPORTUNITY IN NW EDMONTON



Kensington Crossing

12660 137 Avenue NW
Edmonton, AB

CBRE

Demographics



164,595

Population
Within 3 KM

169,354

Daytime Population
Within 5 KM



\$102,292

Average Household Income
Within 5 KM

60,036

Households
Within 5 KM



38 Years

Median Age Within 5 KM



63,889

VPD along 137 Avenue NW

37,138

VPD along 127 Street NW

Prime leasing opportunity in NW Edmonton

- Located on a high profile corner with direct access off 127 Street NW and 137 Avenue NW
- Shadow anchored by Real Canadian Superstore and Lucky Supermarket
- Directly serving a multitude of communities including Kensington, Wellington, Carlisle, Baranow, Caernarvon, Rosslyn, Cumberland and Hudson
- Seperate loading area

Space Available
17,030 sq. ft.

**(additional 5,000 sq. ft.
mezzanine on site**

(demising options available)

BASIC RENT - Market

OP COSTS & TAXES - \$16.45 (2026)

SIGNAGE - Fascia & Pylon

Pylon available at market

AVAILABLE - September 1, 2026

TERM - 5 - 10 years



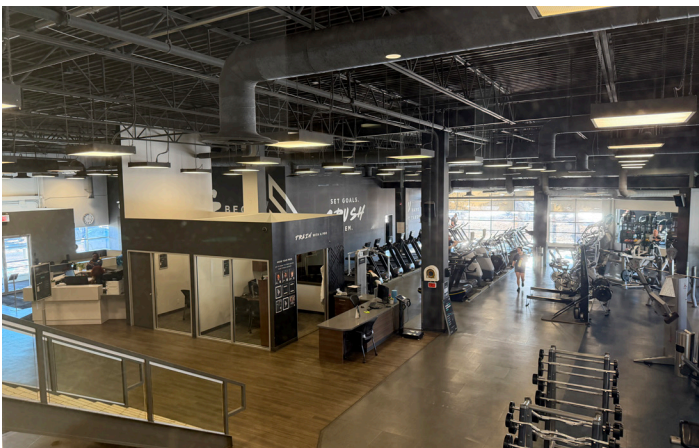
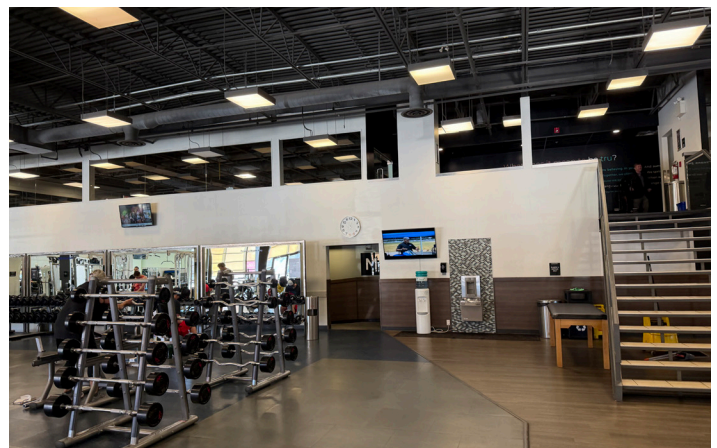
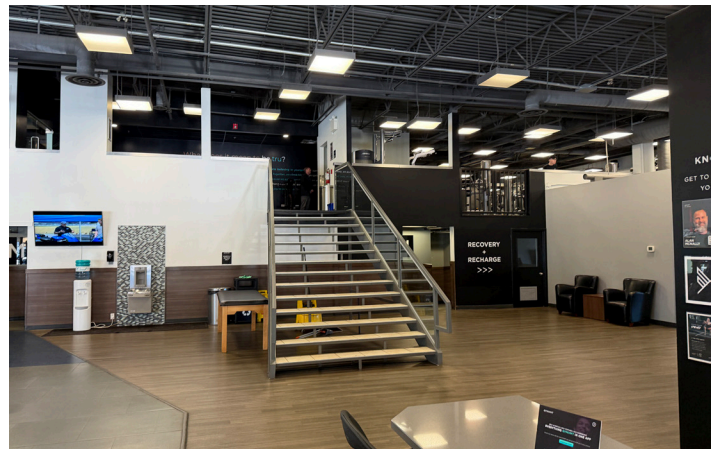
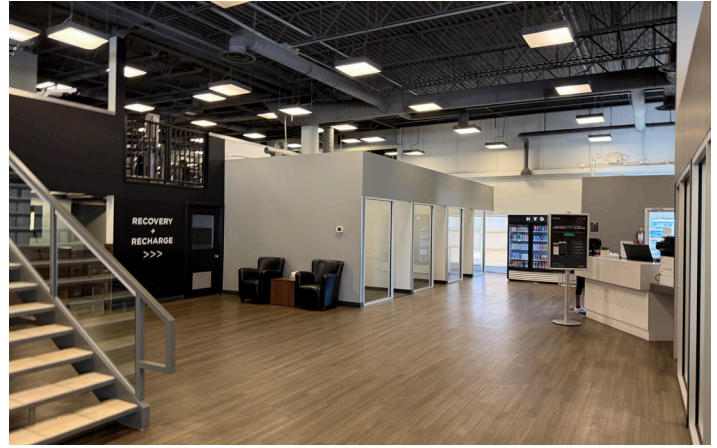
Aerials



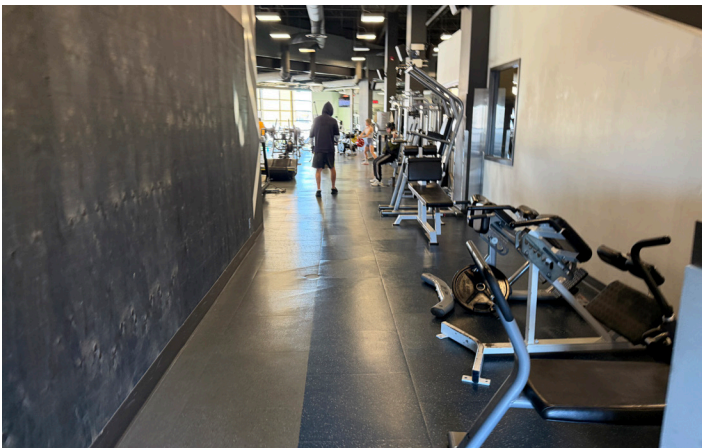
Exterior Photos



Interior Photos



Interior Photos





For More Information Please Contact

Alistair Corbett

Senior Vice President
403.294.5709
alistair.corbett@cbre.com

Cory Miles

Senior Sales Associate
403.750.0523
cory.miles@cbre.com

Mac Marcinew

Sales Associate
587.583.7197
mac.marcinew@cbre.com

Jayne Rogers

Transaction Manager
403.750.0535
jayce.rogers@cbre.com

Brandy Chorney

Marketing Specialist
403.303.3609
brandy.chorney@cbre.com

Matthew Hanson

Sales Associate
780.917.4637
matthew.hanson@cbre.com

CBRE Calgary
Eighth Avenue Place
East Tower 525 8 Avenue SW Suite 3200
Calgary, Alberta T2P 1G1

CBRE Edmonton
10180 - 101 Street, Suite 1995
Edmonton, Alberta T5J 3S4

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the Information. The information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth. Map© 2024 Sherlock Publishing Ltd.

