

PRIME RETAIL LEASING OPPORTUNITY IN NW EDMONTON



# Kensington Crossing

12660 137 Avenue NW  
Edmonton, AB

CBRE

# Demographics

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**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)**

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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

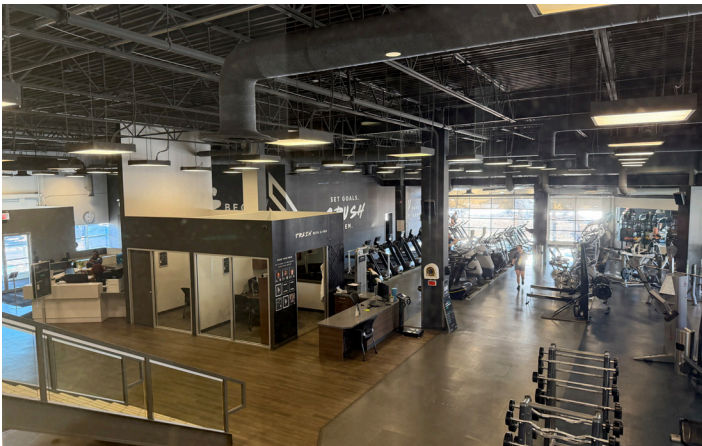
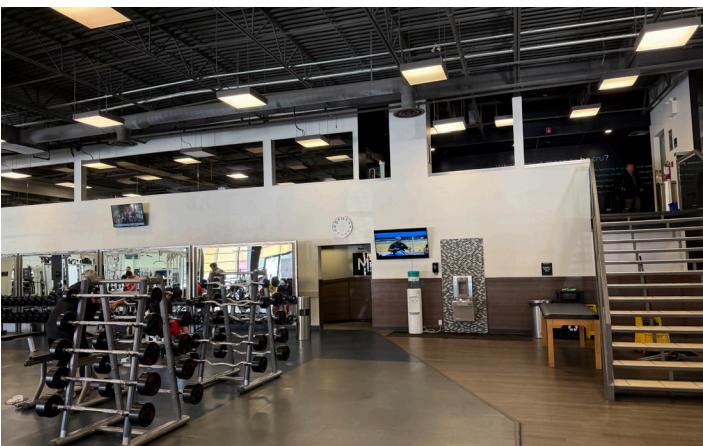
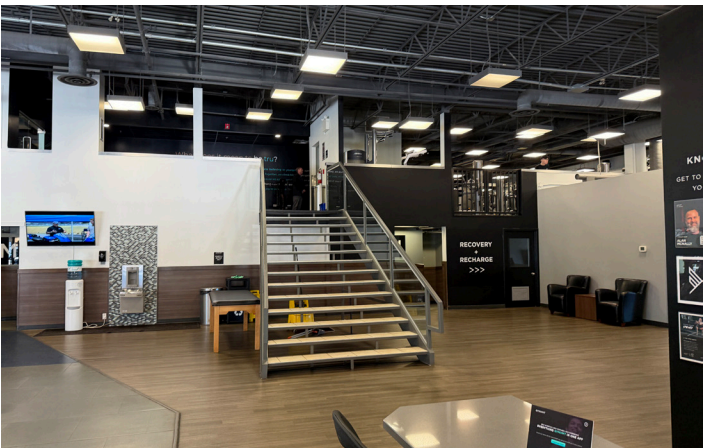
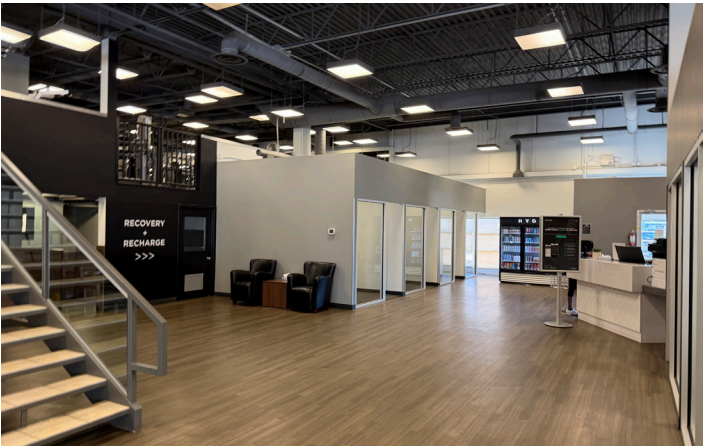


# Exterior Photos

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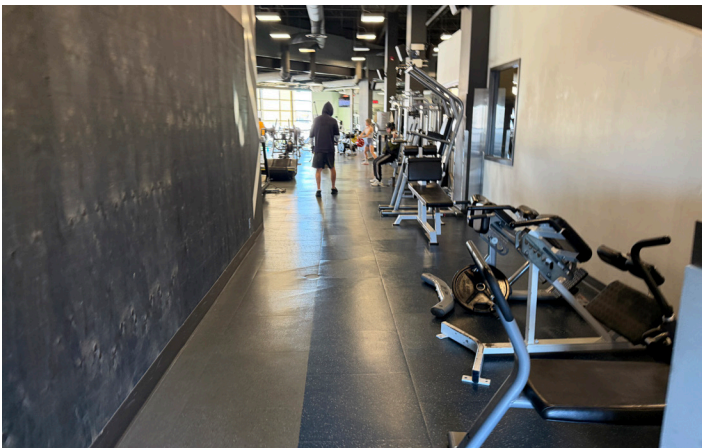


# Interior Photos



# Interior Photos

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