



SMARTCENTRES EDMONTON NORTHEAST

13703 - 40TH STREET NORTH WEST | EDMONTON, AB



SmartCentres Edmonton Northeast is a Walmart Supercentre-anchored shopping centre in the diverse Clareview neighbourhood. The property features is adjacent to the Clareview Community Recreation Centre and the Clareview Town Centre. It is located just off Highway 15 and is directly accessible by the LRT at Clareview Station.

PROPERTY DETAILS

Total GLA:
274,353 sf

Site Size:
23.00 acres

Major Intersection:
137th Avenue & 40th Street Northwest

DEMOGRAPHICS

5 KILOMETERS

10 KILOMETERS

20 KILOMETERS

Population	66,532	645,715	1,269,299
Household Income	\$96,985	\$113,666	\$126,706
Number of Households	23,778	246,499	465,263

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EXPLORE PROPERTY
<https://smartcentres.com/property/1230>

LEASING CONTACT

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Map of the shopping area around 40th St NW and 139th Ave. The map shows various retail stores including BulkBarn, Walmart Supercentre, Michaels, Moore's, Best Buy, Real Canadian Superstore, Visions Electronics, and Your Dollar Store More. A north arrow is in the top right corner. A legend in the bottom right corner indicates that red buildings are 'Stores with drive-through windows' and grey buildings are 'Stores without drive-through windows'. The map also shows parking lots, streets (139th Ave, 137th Ave, 40th St NW, 42nd Ave), and a traffic light at the intersection of 40th St NW and 137th Ave.

 **NEW BUILD
OPPORTUNITY**

1. Walmart Supercentre
2. Eastgate Medical Centre Pharmacy
3. Available (~2,400 sf)
4. M&M Food Market
5. Crown Cannabis
6. Fraser Physiotherapy
7. Great Clips
8. Ace Liquor
9. Savoy's South Indian Kitchen
10. Essence Nails
11. Wind Mobile
12. Marble Slab Creamery
13. Subway
14. Wok Donair
15. Clareview Aestiva Dental Center
16. EB Games
17. Thousand Spices
18. Available (~5,500 sf)
19. Moores
20. The Chiropractic Wellness Studio
21. Available (~5,500 sf)
22. Papa Johns Pizza
23. Sally Beauty
24. Available (~4,400 sf)
25. Available (~3,000 sf)
26. Bulk Barn
27. Visions Electronics
28. Your Dollar Store with More
29. Michaels