

# NORTHGATE SHOPPING CENTRE

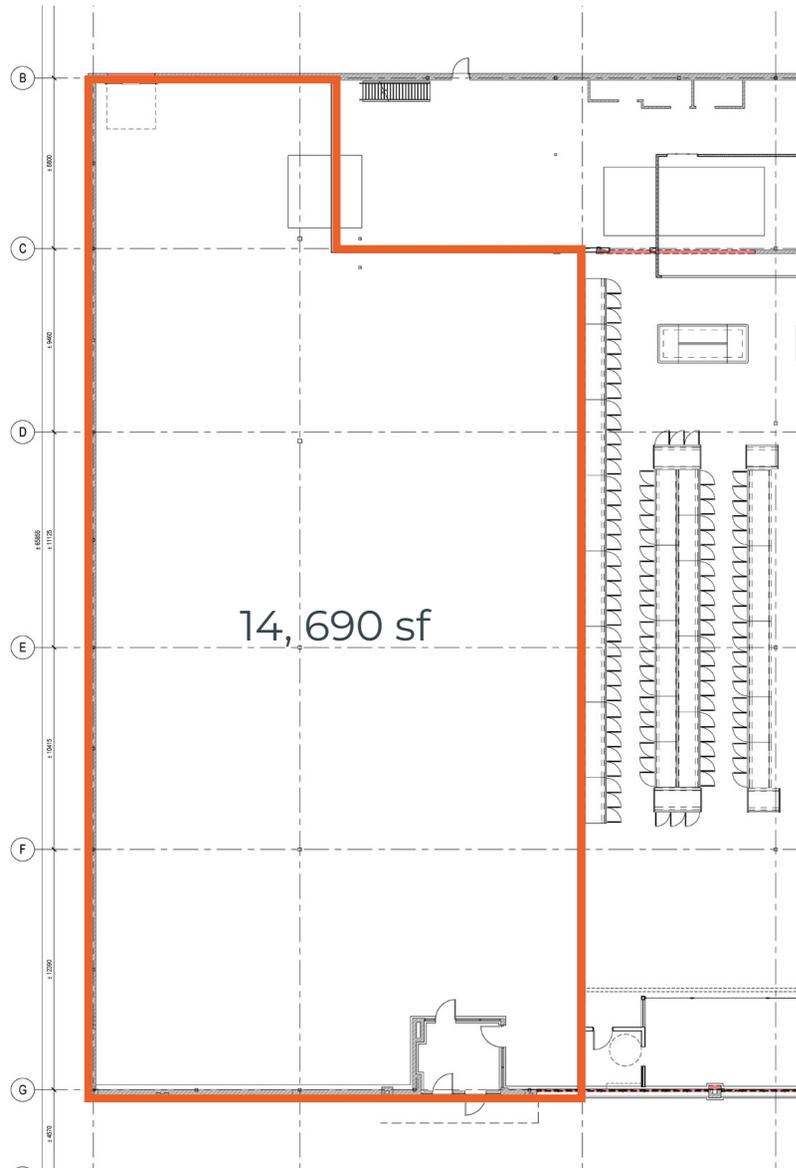
📍 495 - 36 Street NE  
Calgary, Alberta

*Premium Retail Space  
Available!*



**open**  
PROPERTY  
GROUP

# FLOORPLAN



## THE DETAILS

Area	14,690 sf
Rate	Market
Additional Rent	\$7.04 psf (2025)
Zoning	Regional 3 (C-R3)
Availability	Q4 2026

## LOCAL MARKET

174,000 Population    66,624 Households    188,700 Daytime Population

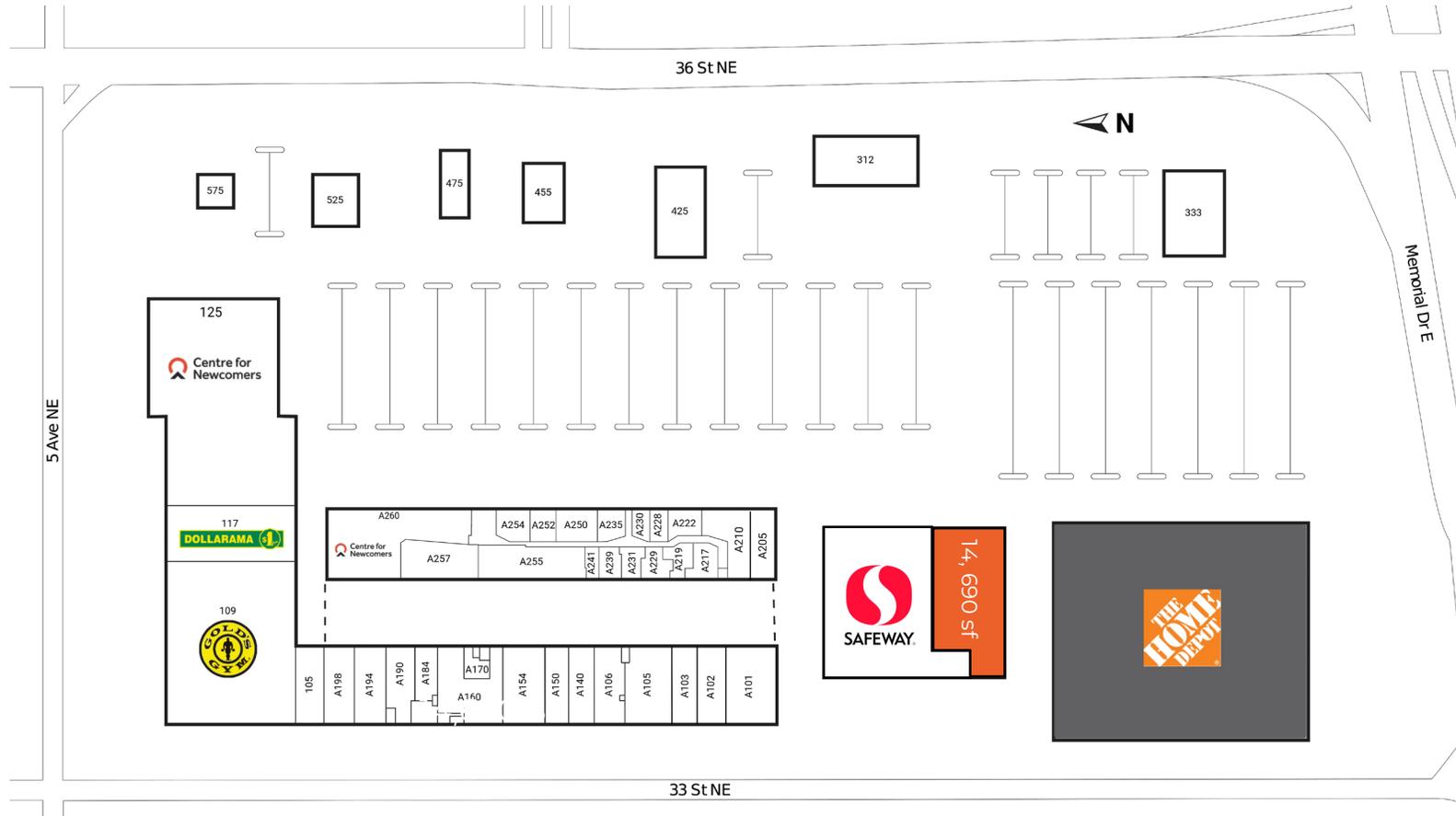


\$78,900  
Avg. Household \$

Ample  
Parking Stalls



# SITE PLAN



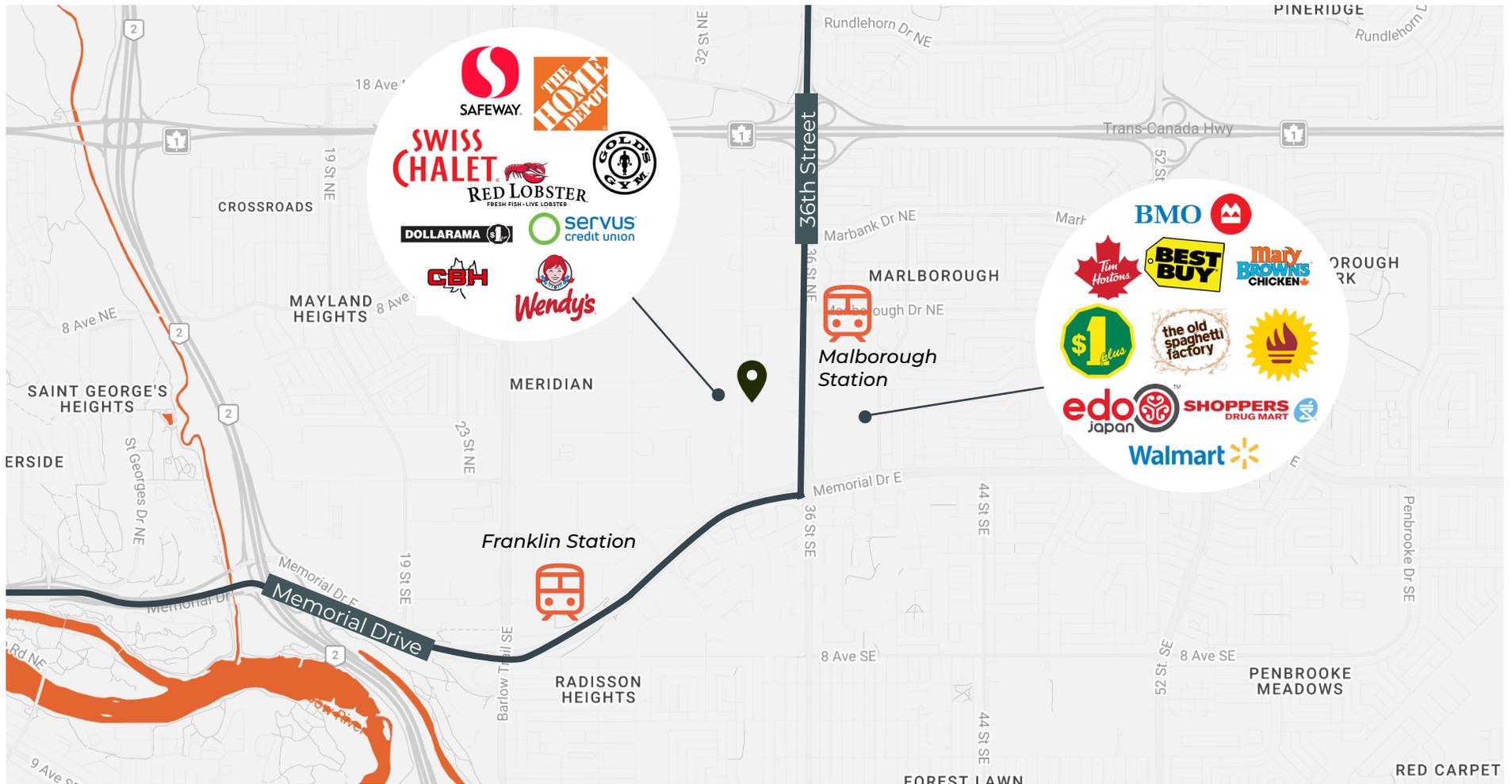
**JOIN  
THE  
MIX!**

- |                               |   |                            |                               |
|-------------------------------|---|----------------------------|-------------------------------|
| 1. Calgary Board of Education | 11. Action Dignity                            | 18. Dr. Beth Maclellan     | 28. Connectfirst Credit Union |
| 2. Dr. Bishop & Associates    | 12. Alberta Association of the Appraisals Ins | 19. Eastside Family Centre | 29. Wendy's                   |
| 3. Hera Beauty                | 13. Hudson Management                         | 20. Centre for Newcomers   | 30. Harvey's                  |
| 4. The Bead Store             | 14. Comfortstep Comprehensive Foot and Ankle  | 21. In Touch Dental Spa    | 31. Tim Hortons               |
| 5. Marlborough Medical Clinic | 15. Juvy Derm                                 | 22. Golds Gym              |                               |
| 6. Gold Comb Barber Shop      | 16. Cragg, Richard L. Barrister & Solicitor   | 23. Dollarama              |                               |
| 7. Horeb                      | 17. MathPro                                   | 24. Red Lobster            |                               |
| 8. 7 Star Liquor              |   | 25. Olive Garden           |                               |
| 9. Pho Hao Vietnamese         |   | 26. Safeway                |                               |
| 10. Massage Heights           |   | 27. Canadian Brewhouse     |                               |

# VISUALS



# PERKS



# OPEN THE DOOR TO YOUR NEXT OPPORTUNITY.

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