

GRIESBACH VILLAGE | 9732 137 AVENUE

HIGH PROFILE RETAIL CENTRE



UP TO 4,818 SF AVAILABLE IMMEDIATELY

- 1,200 SF – 4,818 SF available immediately with options to demise
- Excellent exposure to 137 Avenue and 97 Street, which see a combined total of over 76,000 vehicles per day
- High profile site on the most prominent intersection in North Edmonton
- Join national retailers including Shoppers Drug Mart, Co-op Liquor, Tim Hortons, Popeye's Chicken and others
- Ideal for retail, personal services, professional services, medical, and more

GABRIEL LORIEAU
Partner
780.222.4229
gabriel.lorieau@omada-cre.com

CAM PICKETTS
Partner I Broker
780.485.7654
cam.picketts@omada-cre.com

OMADA-CRE.COM | 780.540.5320

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PROPERTY FEATURES

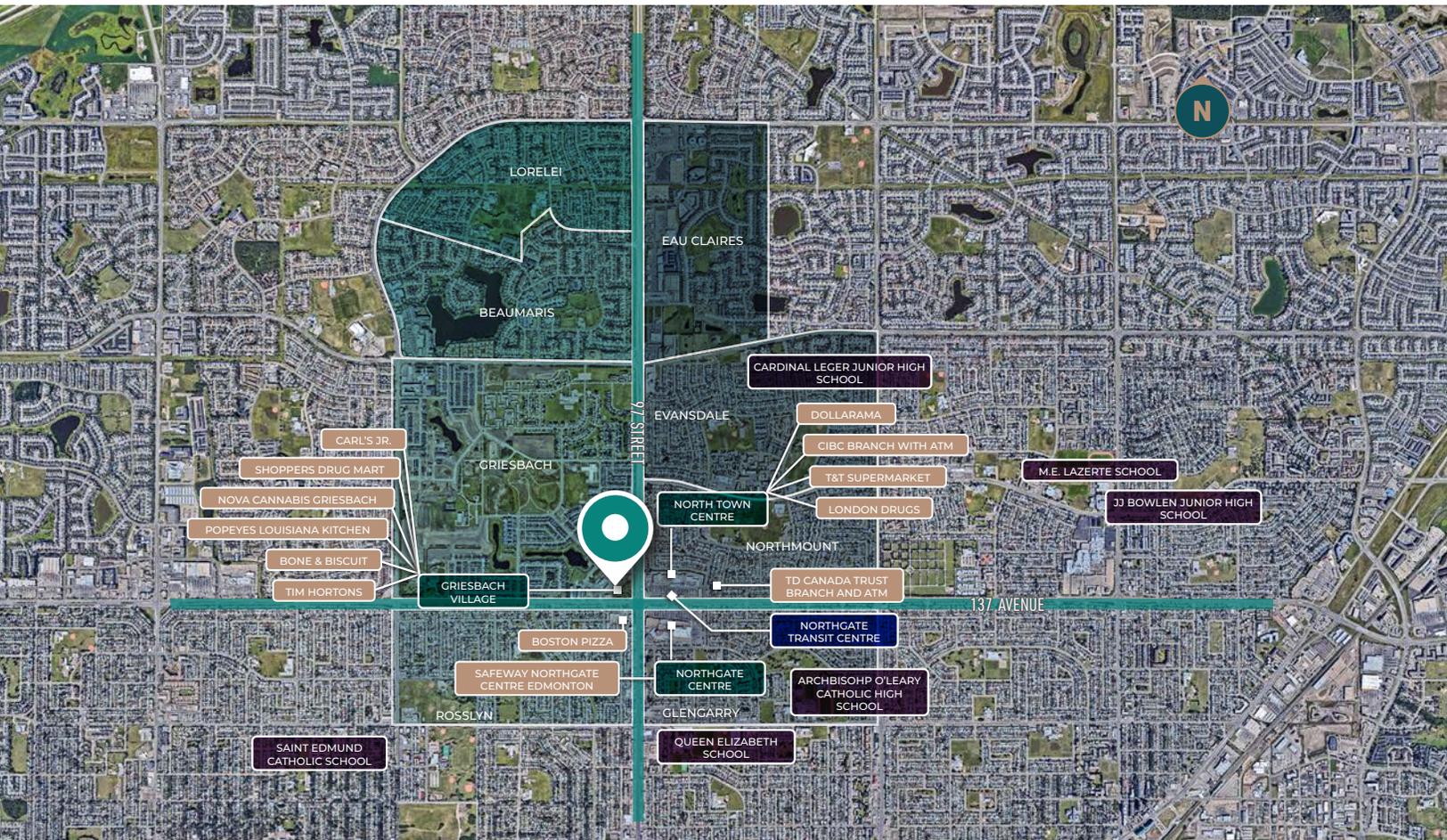
Vacancy	1,200 - 4,818 SF	Basic Rent	Negotiable
Available	Immediately	Op Costs	\$22.12 PSF (2026)
Address	9732 137 Avenue, Edmonton, AB	Utilities	Separately metered
Legal	Plan 1523747, Block 27, Lot 5	Parking	571 surface stalls total
Zoning	Griesbach Village Centre Zone (GVC)		



VACANCY STARTING AT 1,200 SF AVAILABLE AT GRIESBACH VILLAGE

Griesbach Village is situated in the high profile community of Griesbach which has an average household income of over \$105,000. The site is strategically located on the Northwest Corner of 97 Street and 137 Avenue, which is the most prominent intersection in North Edmonton with exposure to over 76,000 vehicles per day.

There are approximately 4,800 people currently living in the former military base of Griesbach and at full build-out there will be over 14,000 residents within walking distance. Take advantage of this incredibly unique opportunity to open your business in the Heart of North Edmonton.



DENSELY
POPULATED AREA

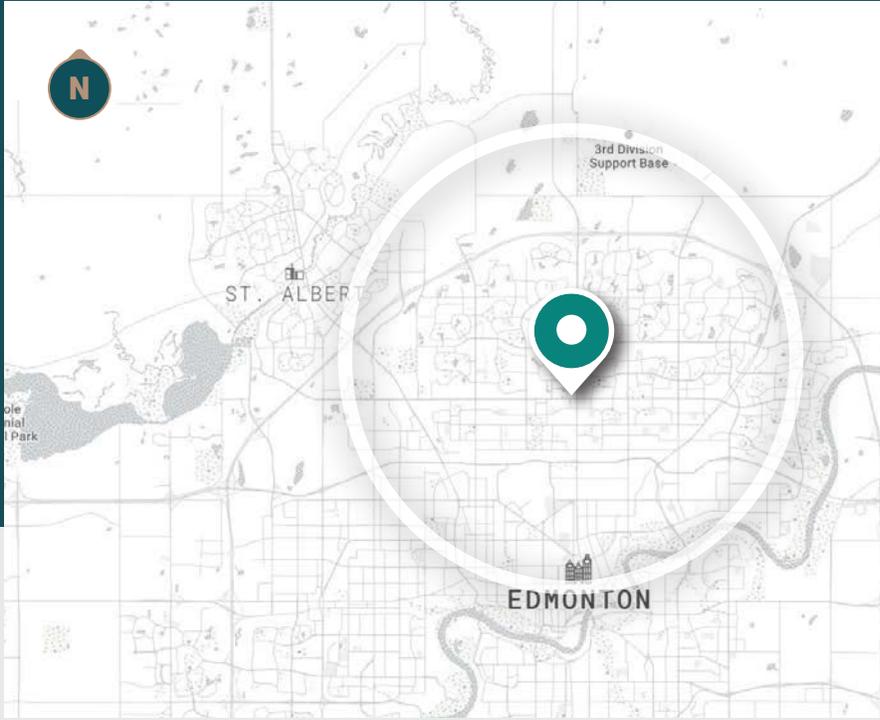


ABUNDANT
PARKING



HIGH TRAFFIC
LOCATION

GRIESBACH VILLAGE | 9732 137 AVENUE



+ 44,000 VPD ON 97 STREET

AREA DEMOGRAPHICS

2 KM RADIUS

35,673

RESIDENTS

28,211 daytime population
6.1% growth (2018-2023)
8.9% projected growth (2023-2028)

28.0%

20-39 YRS

0-19 yrs = 24.9%
40-59 yrs = 24.3%
60+ yrs = 22.7%

\$105,950

AVERAGE HOUSEHOLD INCOME

27.4% earn \$60-100,000
42.5% earn \$100,000+

TRAFFIC

COUNTS

28,000 VPD on 137 Avenue
44,400 VPD on 97 Street

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OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL
1400 Connect Tower
10020 101A Avenue NW
Edmonton, AB T5J 3G2

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