

# RETAIL SPACE FOR LEASE

3105 MAIN STREET SW

AIRDRIE, AB



Airdrie's Premier  
Commercial Destination

Now Preleasing  
District A

 CUSHMAN &  
WAKEFIELD

# LOCATION HIGHLIGHTS

Exclusive access to QE II, ideal for retail



Access to the QE II  
**1 MIN | <1 KM**



Crossiron Mills Shopping Centre  
**11 MINS | 6 KM**



Calgary International Airport  
**14 MINS | 16 KM**

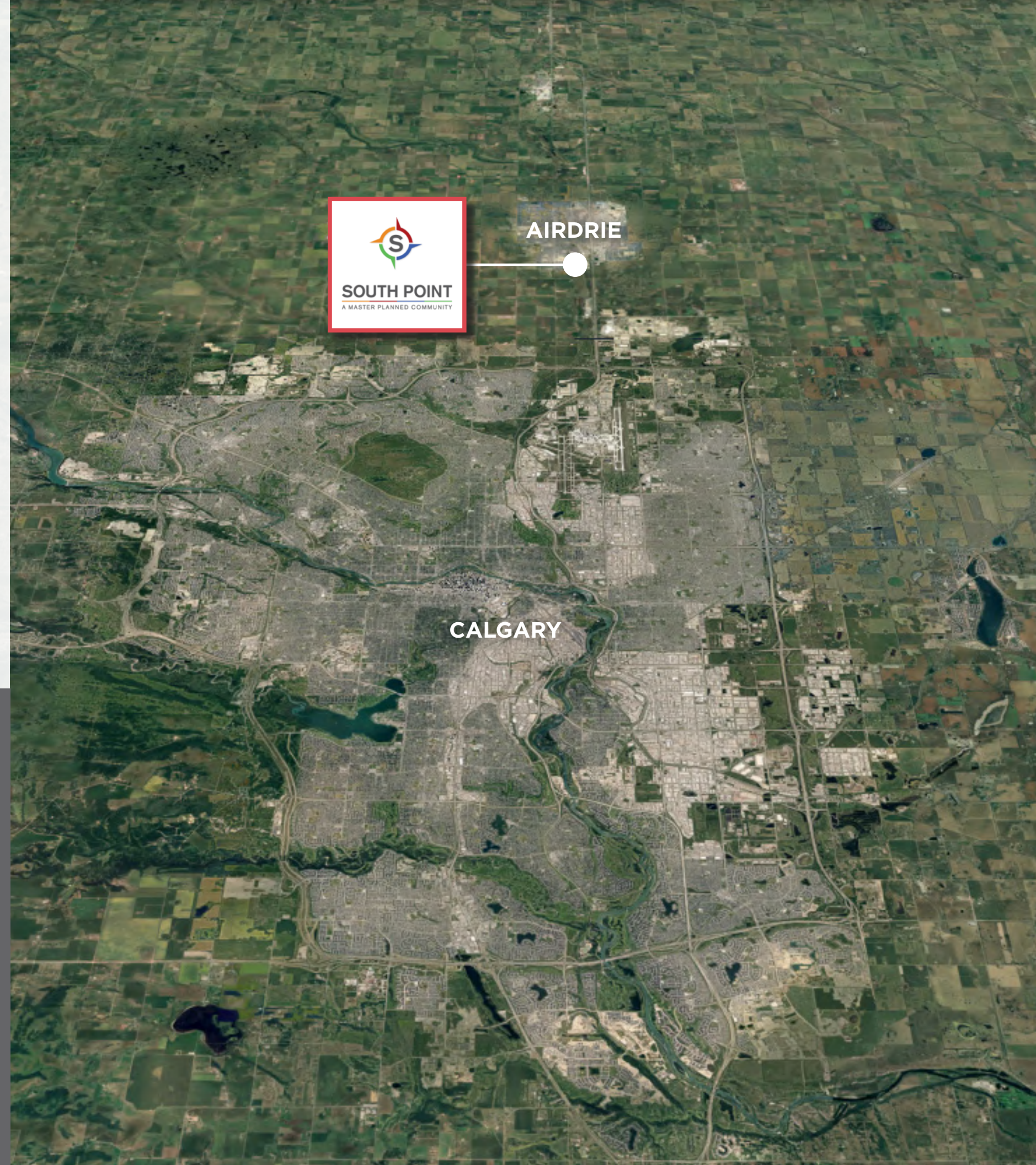


Downtown Calgary  
**21 MINS | 28 KM**

## Discover **Airdrie's** premiere commercial destination!

**Airdrie** is a vibrant and rapidly growing city located just north of Calgary. With easy access to major highways, commuting is a breeze, and the city benefits from Calgary's economic and cultural opportunities.

Airdrie's economy is diverse and dynamic, with a mix of local businesses, retail establishments, and industrial enterprises. The city's growth has attracted new developments and investment, creating a thriving business environment.





Yankee Valley Blvd



Queen Elizabeth II Hwy

40 Avenue

SOUTH POINT  
RESIDENTIAL

## AREA HIGHLIGHTS

Located at the South entrance of Airdrie

Sierra Springs Shopping Centre

**WINNERS**  
1 MIN | <1 KM



Yankee Valley Blvd  
3 MINS | 2 KM



Genesis Place  
7 MINS | 5 KM



Veterans Blvd/Highway 567  
10 MINS | 6 KM

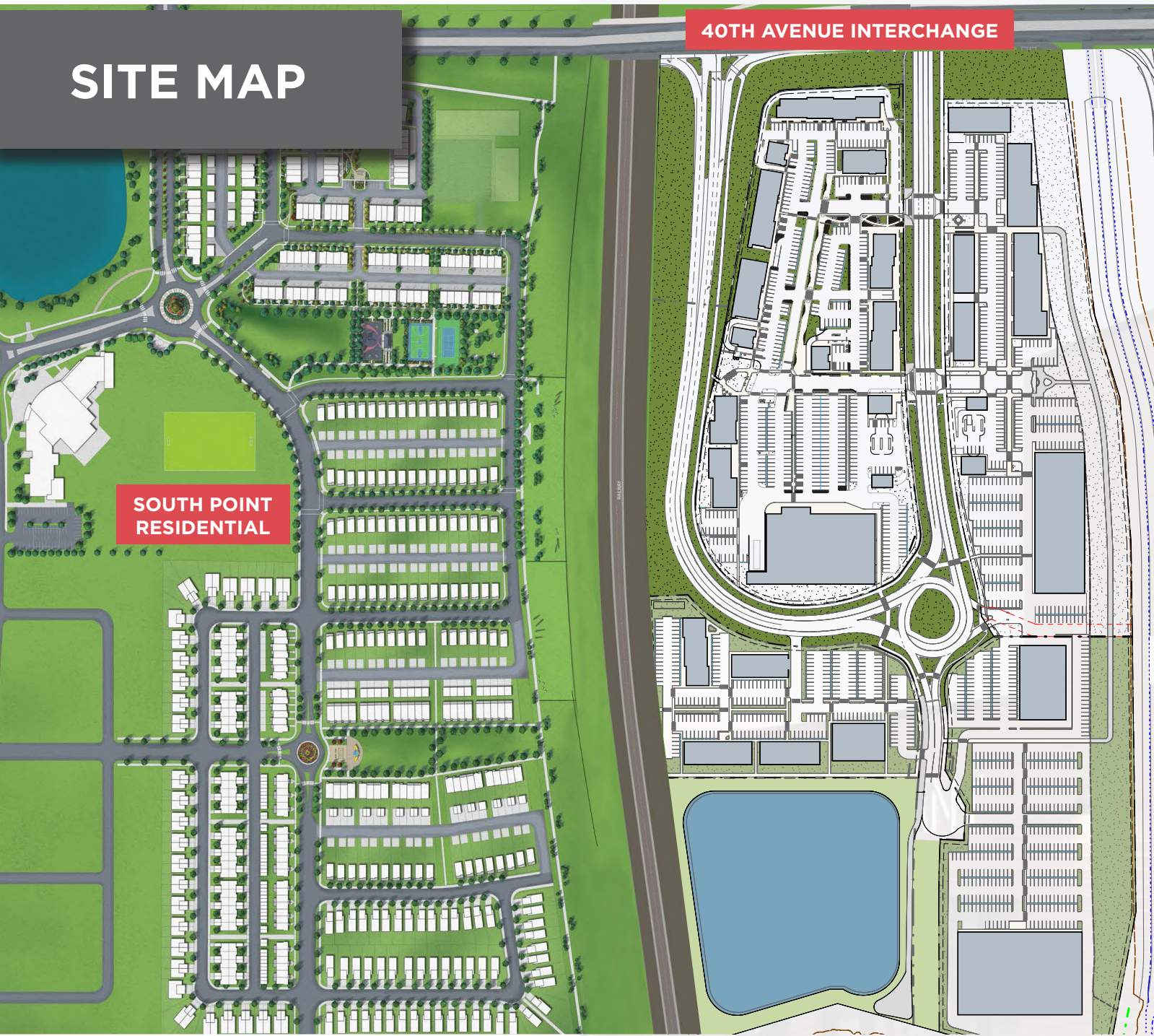


## Grow your business in **Airdrie's** newest community!

This commercial village is located at the southernmost point in Airdrie directly off the new 40th Avenue interchange and the 70-acre South Point residential community. It's strategic position not only caters to the growing population of Airdrie but also captures the attention of commuters and travelers from the city of Calgary.

This development features boutique-style shops that promote "shop local" and "economic sustainability", a scenic restaurant alley with bakeries, breweries, and coffee shops, an urban office district, and a future auto mall.

# SITE MAP



# SOUTH POINT VILLAGE

District A

## RETAIL HUB

Vesta is committed to building a brighter future for the City of Airdrie and future residents of South Point. A brand new 30-acre commercial hub is arriving soon to the east of South Point. The South Point Village will consist of four districts.

The first district, known as District A, will include a variety of businesses including restaurants, cafes, daycare and medical services with estimated completion in Q2 2025.

## DISCOVER A VIBRANT LIVING EXPERIENCE

South Point is a lively neighborhood that offers top-notch amenities spread across more than 70-acres of land. These include parks, tennis and basketball courts, BBQ pits, and even an off-leash dog park. To make commuting easier, the community is conveniently located near major transportation routes including the new 40th Avenue interchange connecting to the QE II Highway and the South Transit Terminal.

When finished, South Point will boast an impressive collection of more than 617 new homes to help support Airdrie's growing economy.

## COMMUNITY HIGHLIGHTS



Boardwalk



E-bike Charging Stations



Nearby Transit Terminal



Shop Local Initiatives

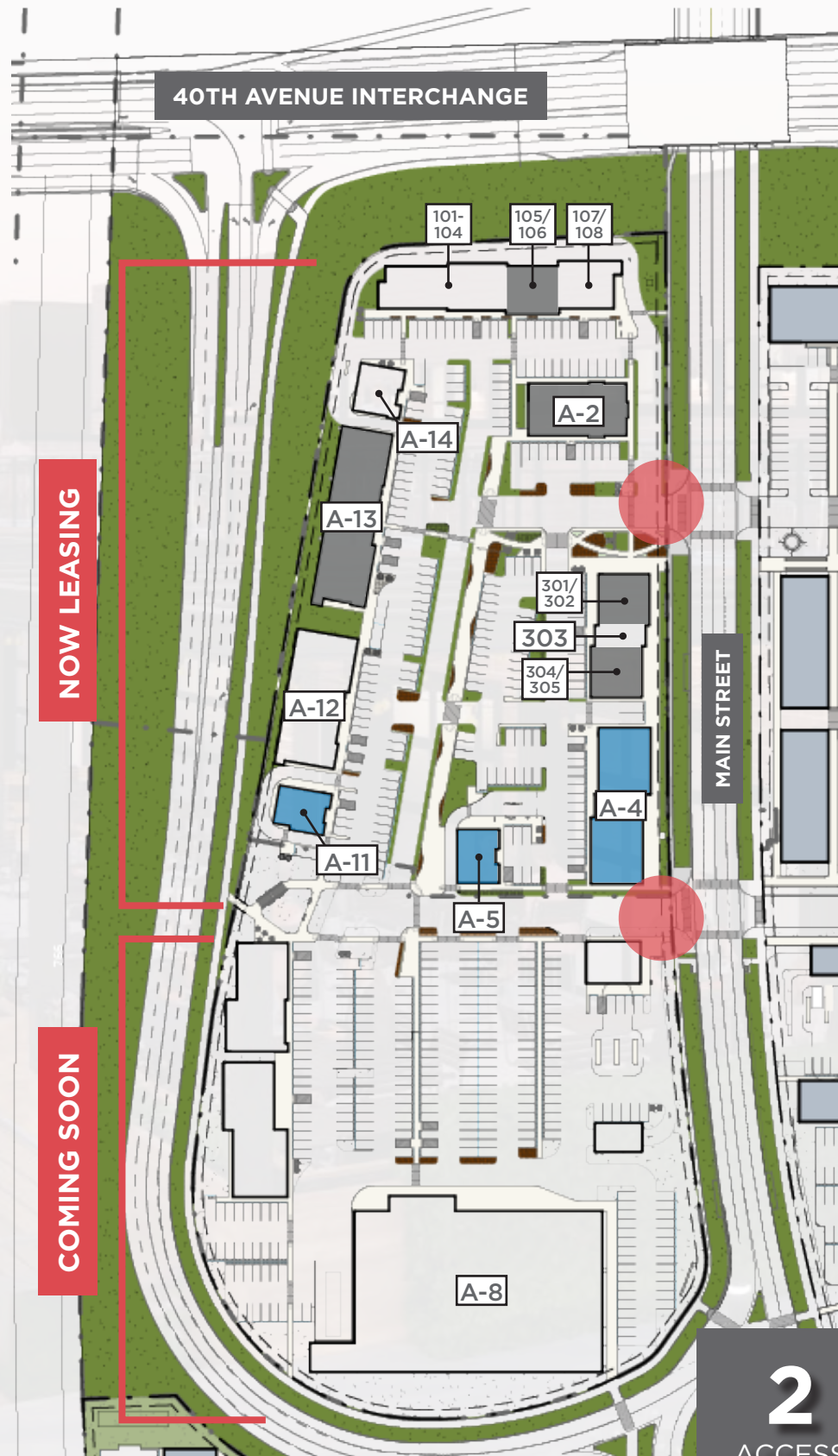


Sustainable Construction



Patio Areas

# DISTRICT A



○ Available   ● C/L   ● Leased

**2**  
ACCESS POINTS

## SITE PLAN (DISTRICT A)

<b>BLDG A-1</b>	
UNIT 101-104	6,241 SF
UNIT 105/106	2,747 SF <b>LEASED</b>
UNIT 107/108	2,956 SF
<b>BLDG A-2</b>	5,790 SF <b>LEASED</b>
<b>BLDG A-3</b>	
UNIT 301/302	2,655 SF <b>LEASED</b>
UNIT 303	1,186 SF
UNIT 304/305	2,900 SF <b>LEASED</b>
<b>BLDG A-4</b>	8,970 SF <b>Conditionally Leased</b>
<b>BLDG A-5</b>	2,400 SF <b>Conditionally Leased</b>
<b>BLDG A-8</b>	47,000 SF
*Grocer Opportunity	
<b>BLDG A-11</b>	2,800 SF <b>Conditionally Leased</b>
<b>BLDG A-12</b>	6,790 SF
<b>BLDG A-13</b>	10,000 SF <b>LEASED</b>
<b>BLDG A-14</b>	2,400 SF
*Drive-Thru Opportunity	

## PROPERTY OVERVIEW

<b>ADDRESS</b>	3105 Mainstreet SW   Airdrie, AB
<b>ESTIMATED SIZES</b>	Starting at 1,200 SF up to 47,000 SF
<b>ESTIMATED OCCUPANCY</b>	Q2, 2025
<b>NET RENT</b>	Market
<b>ADDITIONAL RENT</b>	\$12.55/sf (est 2024)
<b>PARKING</b>	Ample surface parking, unassigned
<b>INDUCEMENTS</b>	Negotiable
<b>TERM</b>	5-10 Years

## COMMERCIAL USES AT A GLANCE



Boutique-style **LOCAL SHOPS**



Big **BOX STORES**



National **RETAILERS**



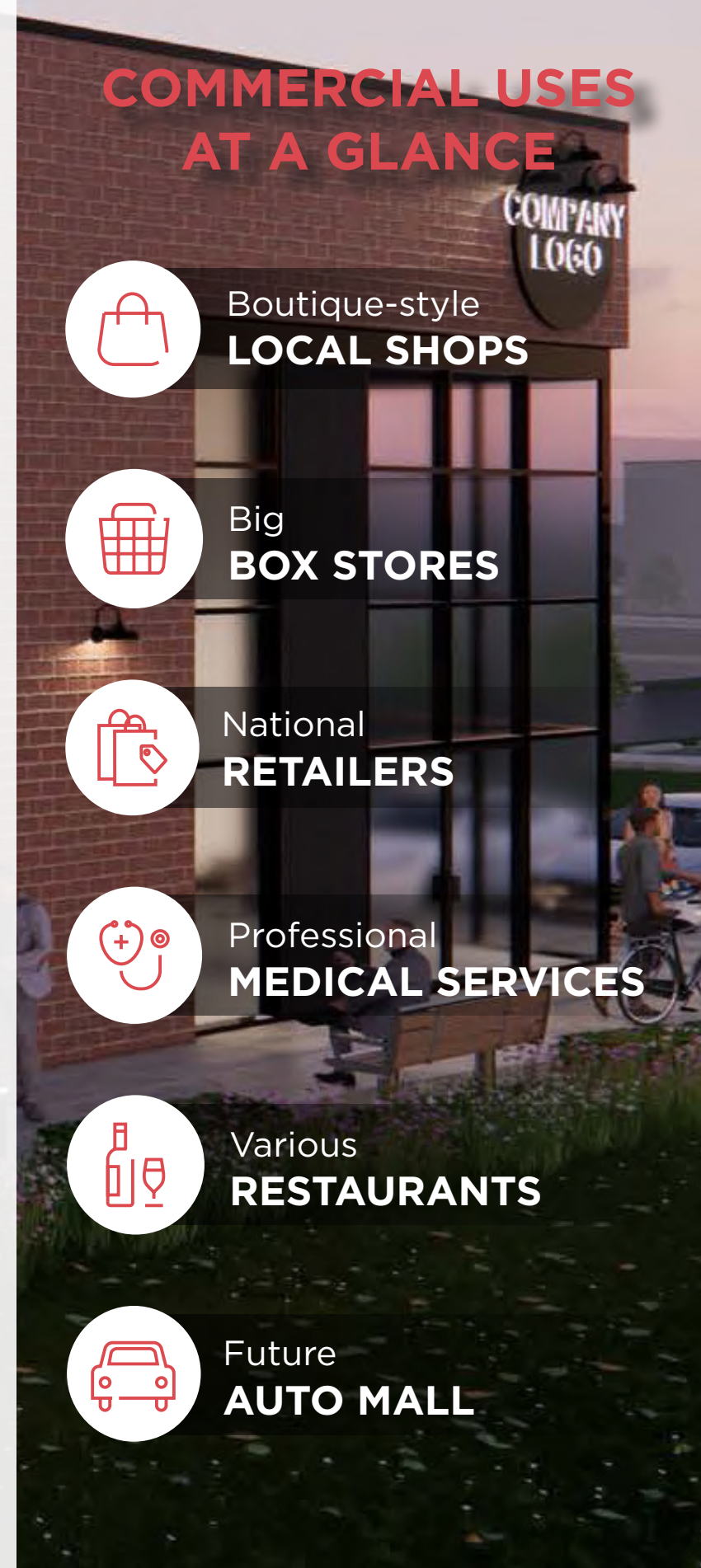
Professional **MEDICAL SERVICES**



Various **RESTAURANTS**

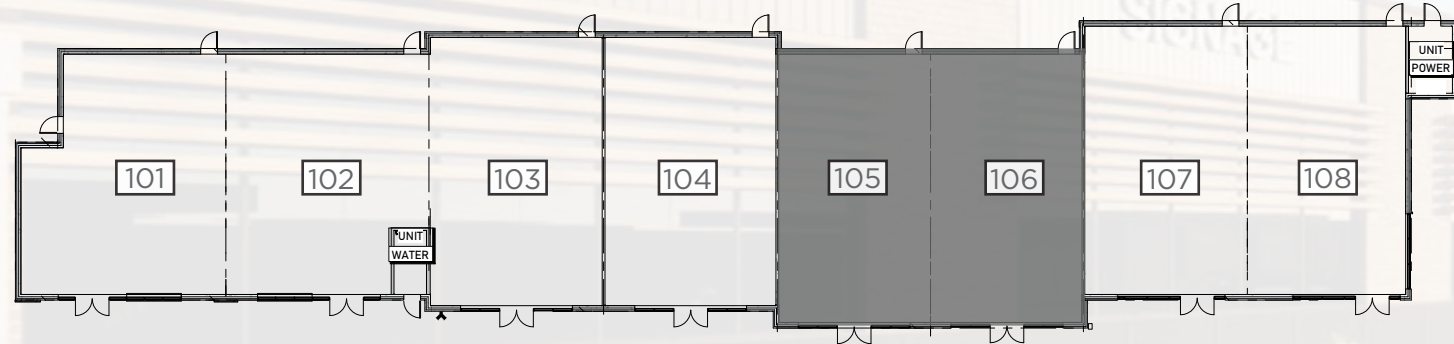


Future **AUTO MALL**

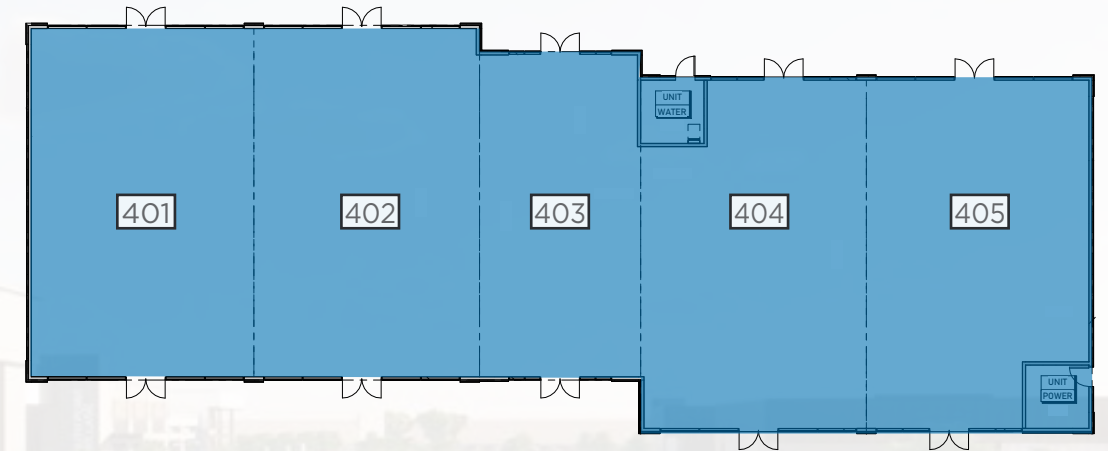


# SIZE OPTIONS

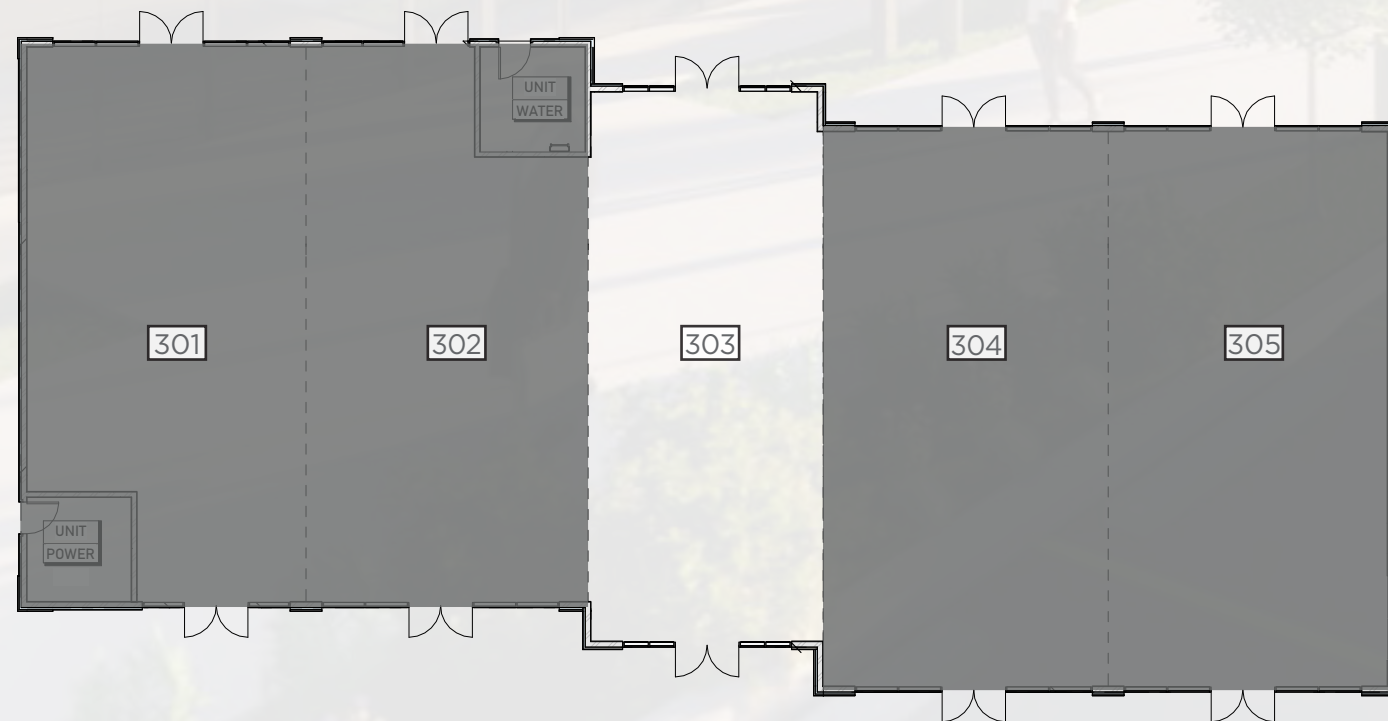
**BLDG A-1**  
**11,970 SF**  
 Unit 101: 1,567 SF   Unit 102: 1,549 SF   Unit 103: 1,571 SF   Unit 104: 1,554 SF   Unit 105: 1,373 SF   Unit 106: 1,374 SF   Unit 107: 1,470 SF   Unit 108: 1,456 SF



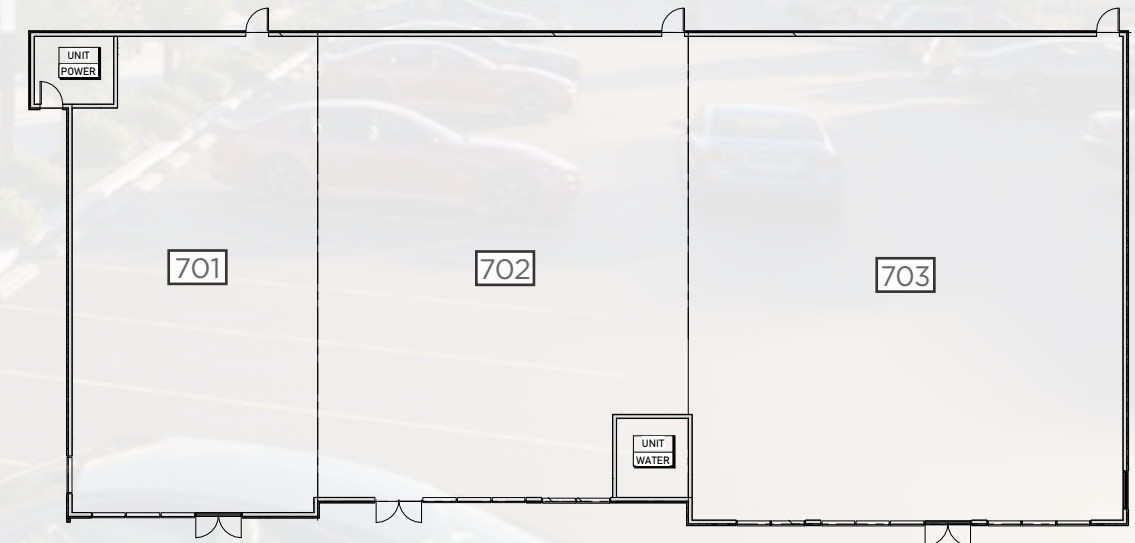
**BLDG A-4**  
**8,970 SF**  
 Unit 401: 1,925 SF   Unit 402: 1,925 SF   Unit 403: 1,270 SF   Unit 404: 1,818 SF   Unit 405: 1,813 SF



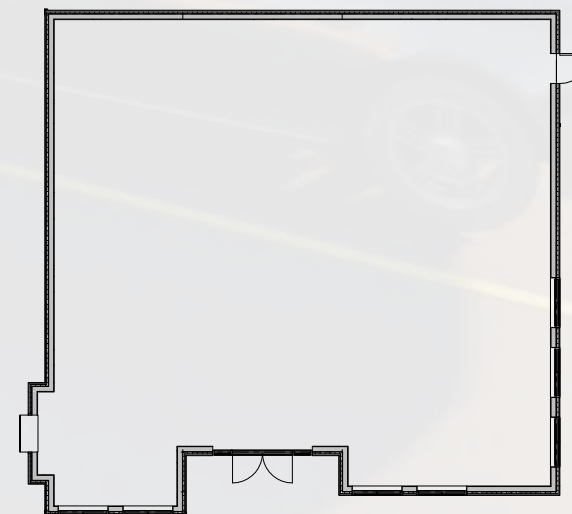
**BLDG A-3**  
**6,970 SF**  
 Unit 301: 1,334 SF   Unit 302: 1,321 SF   Unit 303: 1,186 SF   Unit 304: 1,451 SF   Unit 305: 1,449 SF



**BLDG A-12**  
**6,790 SF**  
 Unit 701: 2,051 SF   Unit 702: 2,929 SF   Unit 703: 3,767 SF



**BLDG A-14**  
**2,400 SF**



○ Available   ● C/L   ● Leased

# DEMOGRAPHICS



## CURRENT POPULATION (2022)

within 1km	2,860
within 3km	40,871
within 5km	70,579



## PROJECTED POPULATION (2027)

within 1km	3,425
within 3km	46,645
within 5km	80,757



## AVERAGE HOUSEHOLD INCOME (2022)

within 1km	CA\$180,707
within 3km	CA\$136,413
within 5km	CA\$126,413



## PROJECTED HOUSEHOLD INCOME (2027)

within 1km	CA\$198,742
within 3km	CA\$150,704
within 5km	CA\$138,520



AIRDRIE **7TH**  
IS THE  
FASTEST GROWING  
MUNICIPALITY IN  
ALBERTA



**NICK PRESTON**  
Vice President  
Retail Sales & Leasing  
403 467 9222  
[nick.preston@cushwake.com](mailto:nick.preston@cushwake.com)

**RYAN RUTHERFORD**  
Vice President  
Retail Sales & Leasing  
403 973 4677  
[ryan.rutherford@cushwake.com](mailto:ryan.rutherford@cushwake.com)

Bow Valley Square 4  
Suite 2400, 250 6th Avenue SW  
Calgary, Alberta T2P 3H7  
+1 403 261 1111  
[cushmanwakefield.com](http://cushmanwakefield.com)

