

RETAIL SPACE FOR LEASE

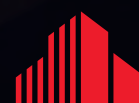
SOUTH POINT VILLAGE



3105 Main Street | Airdrie, AB



**Airdrie's Premier Commercial Destination
Now Preleasing District A, Lots 3-4**



**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.



AIRDRIE

CALGARY



7TH

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



Yankee Valley Blvd



Queen Elizabeth II Hwy

40 Avenue

SOUTH POINT
RESIDENTIAL

AREA HIGHLIGHTS

Located at the South entrance of Airdrie



Crossiron Mills Shopping Centre

1 MINS | 1 KM



Scotiabank



Walmart



Michaels



WINNERS



Yankee Valley Blvd

3 MIN | 2 KM



Genesis Place

7 MINS | 5 KM



Veterans Blvd/Highway 567

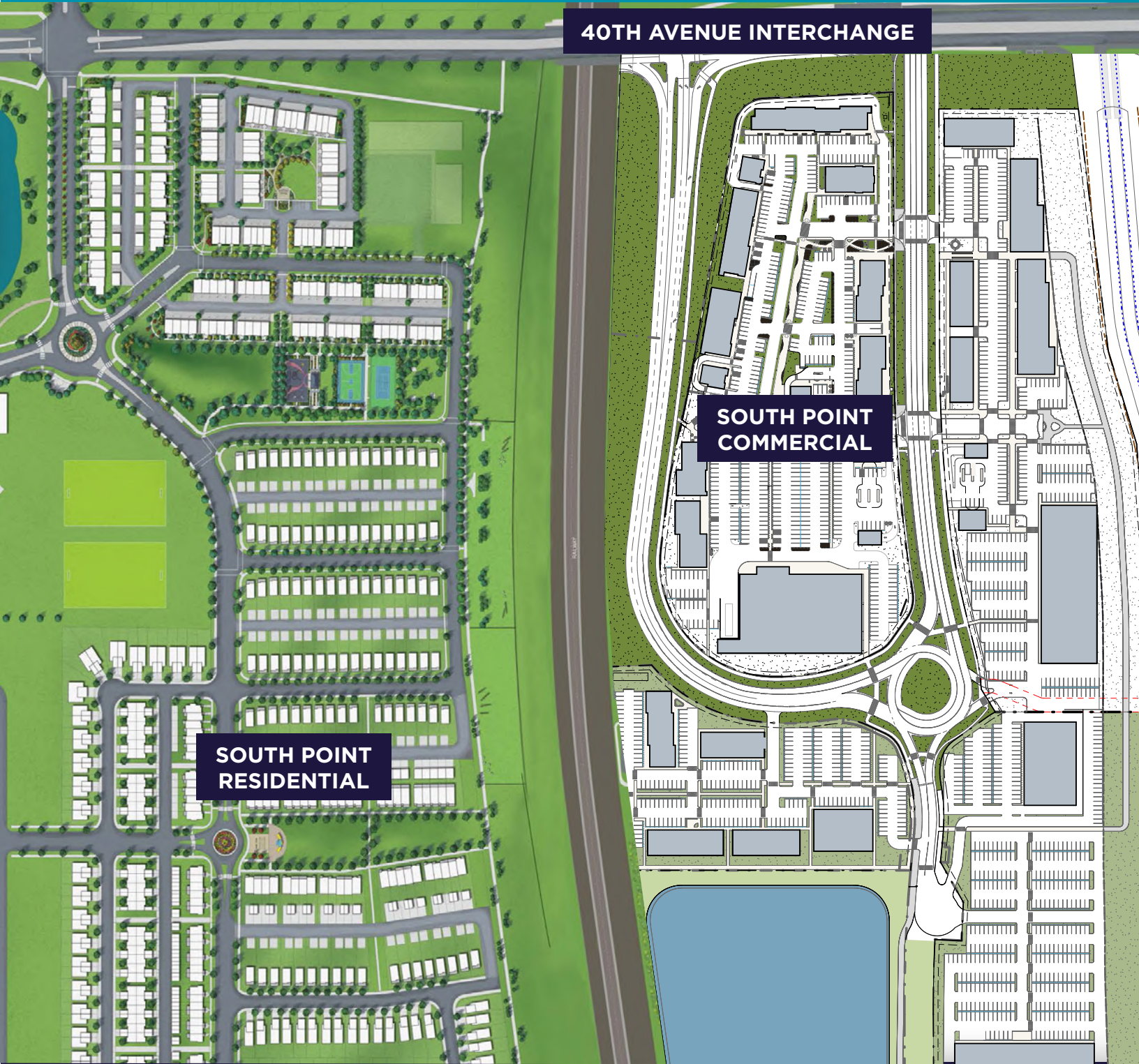
10 MINS | 6 KM

Grow your business in Airdrie's newest community!

This commercial village is located at the southern-most 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 PLAN



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, includes a variety of businesses including restaurants, cafes, daycare and medical services.

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



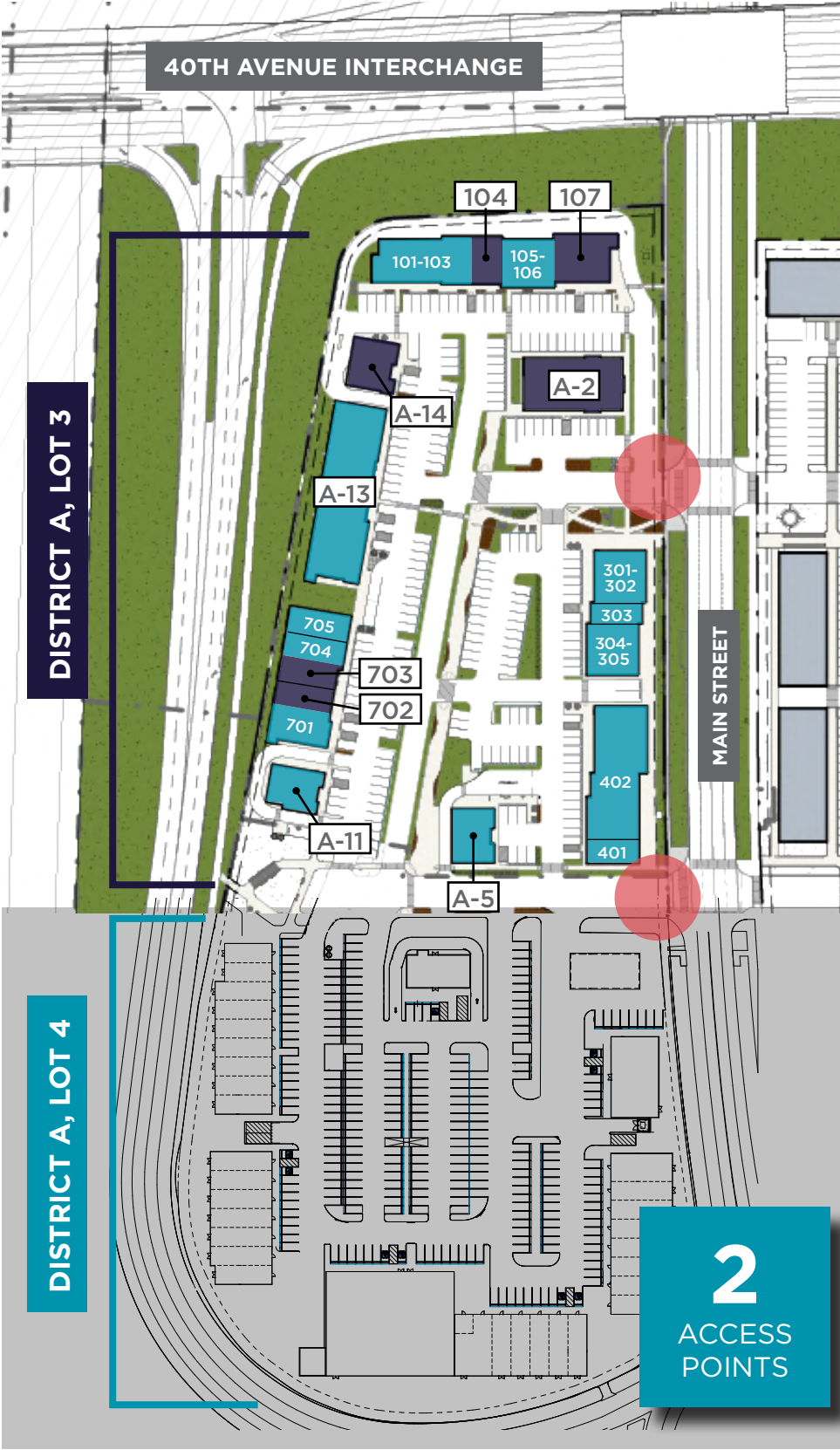
Sustainable
Construction



Patio Areas

ONLY 4 UNITS REMAINING

DISTRICT A, LOT 3



Available C/L Leased

SITE PLAN

BLDG A-1	
UNIT 101-103	Community Store
UNIT 104	Available: 1,554 SF
UNIT 105/106	Liquor Store
UNIT 107	Available: 2,926 SF
BLDG A-2	
Available: 5,790 SF	
BLDG A-3	
UNIT 301/302	Dentist
UNIT 303	Pizza
UNIT 304/305	Nail Salon
BLDG A-4	
UNIT 401	Vietnamese Restaurant
UNIT 402	South Asian Grocery Store
BLDG A-5	
Coffee Shop	
BLDG A-11	
Burger Restaurant	
BLDG A-12	
UNIT 701	Optical Store
UNIT 702	Available: 1,337 SF
UNIT 703	Available: 1,427 SF
UNIT 704	Massage Spa
UNIT 705	East Indian Restaurant
BLDG A-13	
Daycare & Preschool	
BLDG A-14	
Available: 2,400 SF	
*Drive-Thru Opportunity	

PROPERTY OVERVIEW

ESTIMATED SIZES	Starting at 1,337 SF up to 5,790 SF
OCCUPANCY	Immediately
NET RENT	Market
ADDITIONAL RENT	\$12.55/sf (est 2025)
PARKING	Ample surface parking, unassigned
INDUCEMENTS	Negotiable
TERM	5-10 Years

COMMERCIAL USES
AT A GLANCE

Boutique-style
LOCAL SHOPS

Big
BOX STORES

National
RETAILERS

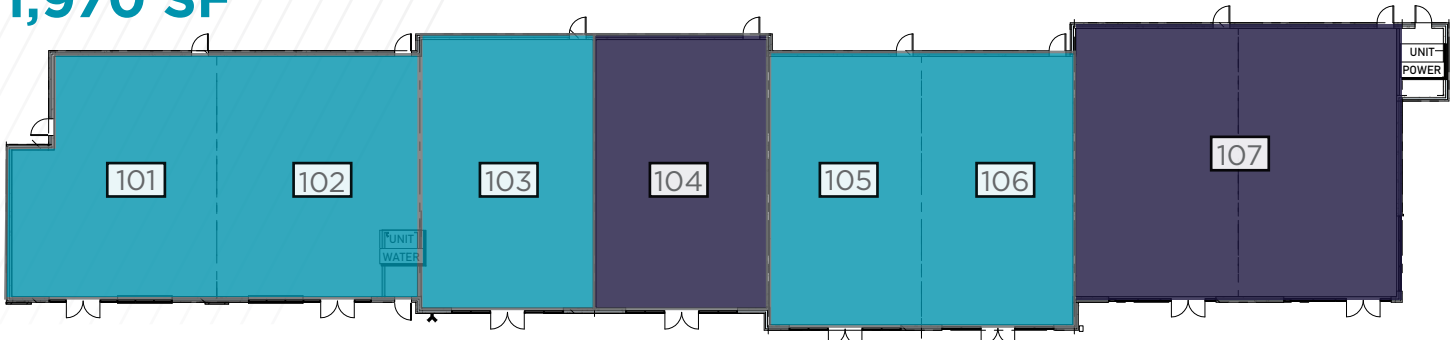
Professional
MEDICAL SERVICES

Various
RESTAURANTS

FLOOR PLANS - DISTRICT A, LOT 3

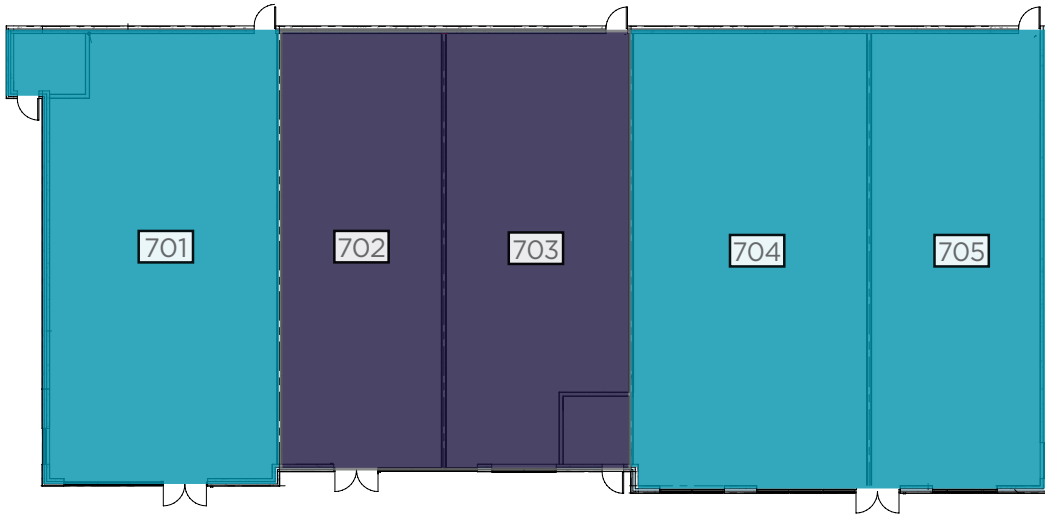
Available Immediately

BLDG A-1 11,970 SF



- Unit 101: Community Store
- Unit 102: Community Store
- Unit 103: Community Store
- Unit 104: 1,554 SF
- Unit 105: Liquor
- Unit 106: Liquor
- Unit 107: 2,926 SF

BLDG A-12 8,198 SF



- Unit 701: Optical Store
- Unit 702: 1,337 SF
- Unit 703: 1,427 SF
- Unit 704: Massage Spa
- Unit 705: East Indian Restaurant

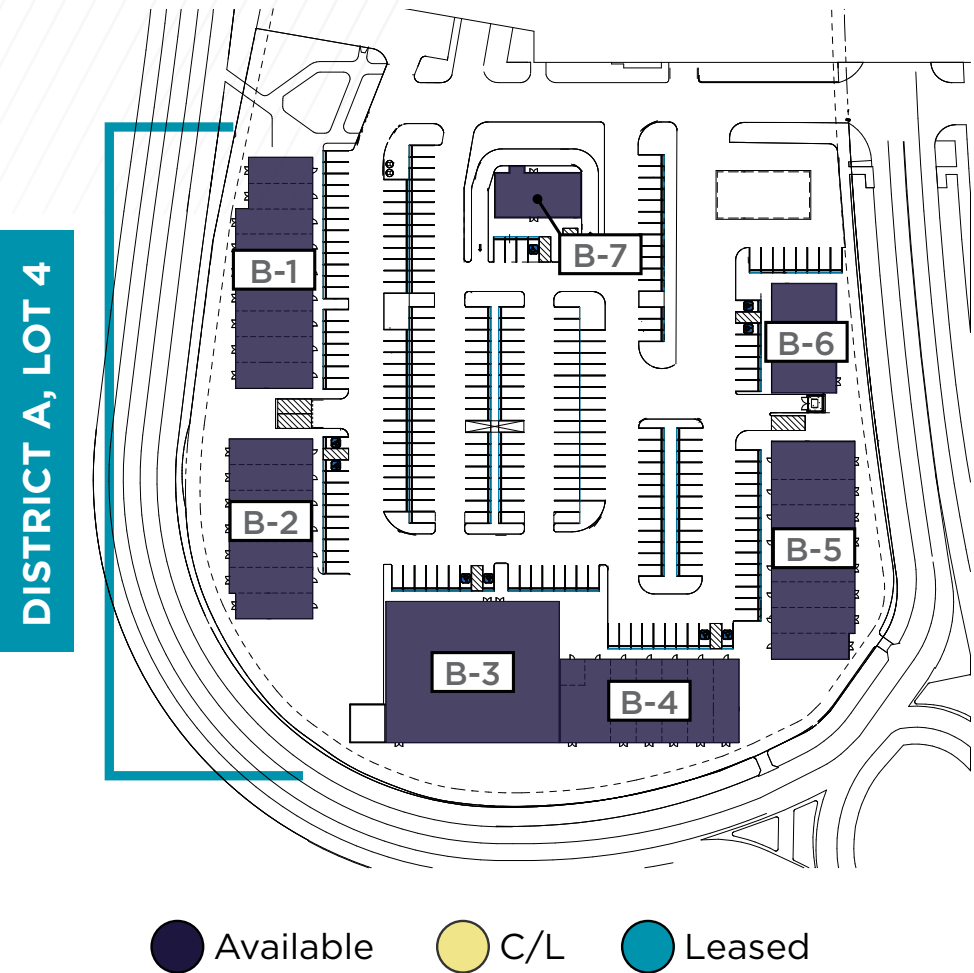
- Available
- C/L
- Leased



SITE PHOTOS

NOW PRELEASING

DISTRICT A, LOT 4



SITE PLAN

BLDG B-1	1,200 SF - 10,399 SF
BLDG B-2	1,200 SF - 9,000 SF
BLDG B-3 *Grocery Opportunity	5,000 SF - 15,000 SF
BLDG B-4 (Main Floor)	1,200 SF - 9,100 SF
BLDG B-4 (2 nd Floor)	1,200 SF - 8,000 SF
BLDG B-5	1,200 SF - 11,000 SF
BLDG B-6	4,001 SF
BLDG B-7 *Drive-Thru Opportunity	2,325 SF

PROPERTY OVERVIEW

ESTIMATED SIZES	Starting at 1,200 SF up to 15,000 SF
ESTIMATED OCCUPANCY	Q2, 2026
NET RENT	Market
ADDITIONAL RENT	\$12.55/sf (est 2025)
PARKING	Ample surface parking, unassigned
INDUCEMENTS	Negotiable
TERM	5-10 Years

DEMOGRAPHICS
AT A GLANCE

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	\$180,707
Within 3km	\$136,413
Within 5km	\$126,413

PROJECTED HOUSEHOLD INCOME (2027)

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

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**CUSHMAN &
WAKEFIELD**

