

# Coopers Town Promenade

401 Coopers Boulevard SW | Airdrie, Alberta



## Retail Lease Opportunity



### Ronmor Developers Inc.

Suite 250  
5920 - 1A Street SW  
Calgary, Alberta T2H 0G3

### Angela Hill

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# PROPERTY OVERVIEW



Located within a 5-minute drive from Cross Iron Mills and a 10-minute drive from Calgary's northern city limits



All-access turns from 40th Avenue and 8th Street SW



Diverse tenant mix includes QSR, medical, and fitness uses



Anchor tenants include Save-On Foods and Shoppers Drug Mart



Ample surface parking



Easy access to/from Highway 2 (QEII) via Yankee Valley Boulevard

## Vacancy Information

<b>Landlord's Legal Name:</b>	Cooperstown Holdings Ltd.
<b>Rentable Area:</b>	Unit 302   1,225 SF
<b>Lease Rate:</b>	Market
<b>Annual Operating Costs &amp; Taxes:</b>	±\$15.46 PSF
<b>Term:</b>	5-10 years
<b>Availability:</b>	September 1/26
<b>Parking:</b>	Unassigned surface @ no charge
<b>Ideal Uses:</b>	Retail, Medical, Optometry, Veterinary



# LOCATION

401 Coopers Boulevard SW | Airdrie, Alberta



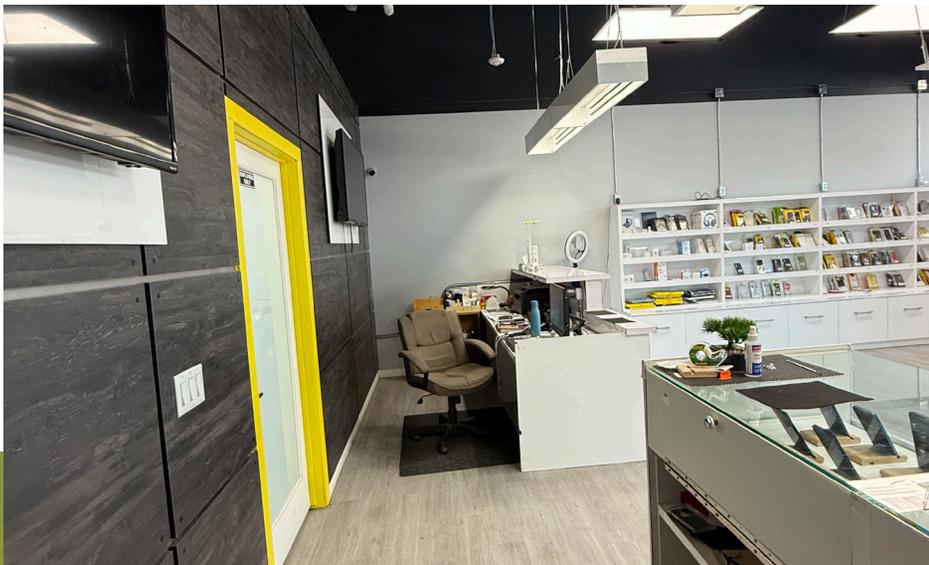
## Shopping Centre Businesses

- |                          |                                    |                                   |                                   |
|--------------------------|------------------------------------|-----------------------------------|-----------------------------------|
| <b>1</b> Save-On Foods   | <b>3</b> Dairy Queen               | <b>6</b> Coopers Medical Clinic   | <b>9</b> Balzac Brewery           |
| <b>2</b> Cooper's Dental | <b>4</b> Highlander Wine & Spirits | <b>7</b> Little Treasures Daycare | <b>10</b> Bow Valley Credit Union |
|                          | <b>5</b> Shoppers Drug Mart        | <b>8</b> McDonald's               | <b>11</b> Shell Gas/C-Store       |

# PHOTOS

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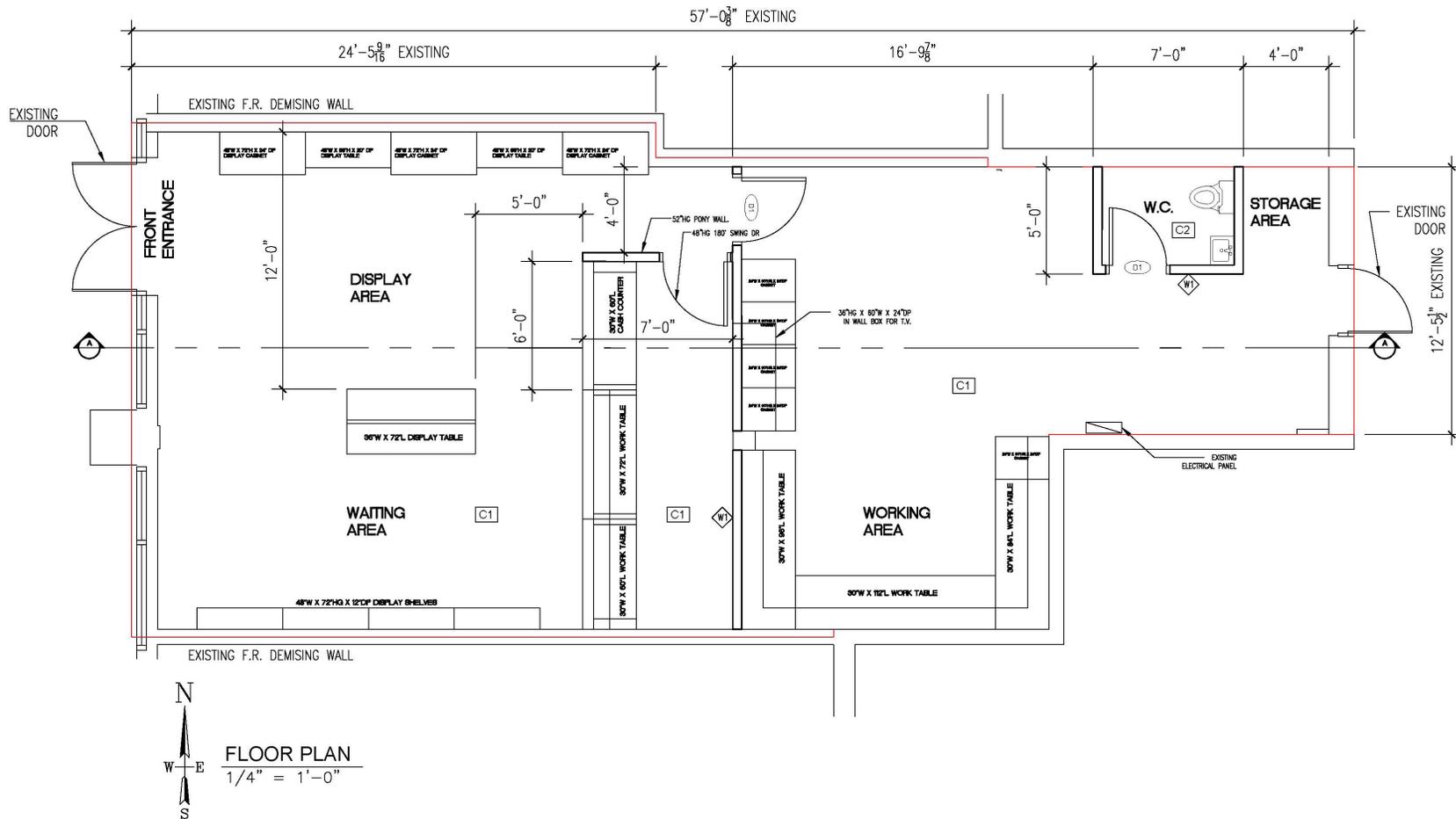
Unit 303 | 1,225 SF



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# FLOOR PLAN

Unit 303 | 1,225 SF



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# SITE PLAN

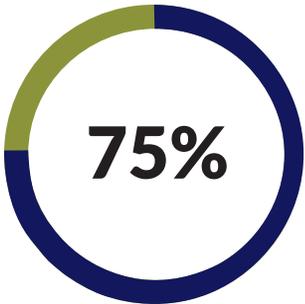


# DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	4,182	27,477	55,464
Daytime Population	Sum	2,989	19,459	42,074
Total Households	Sum	1,405	9,151	19,504



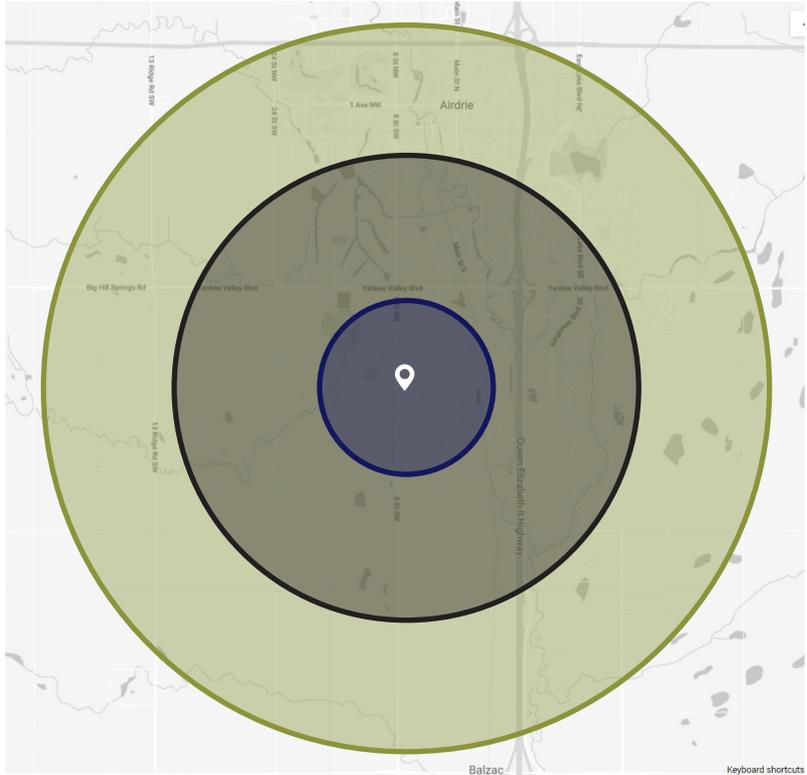
**Median age**  
32 years old



**Employment Rate**  
within 1 km radius



**Median Household Income**  
\$125,211



1 km Radius    3 km Radius    5 km Radius



Primary age group  
**22-37**  
year olds



**MOST** household incomes in the surrounding areas are **HIGHER THAN AVERAGE**