

Coopers Town Promenade

401 Coopers Boulevard SW | Airdrie, Alberta



Retail Lease Opportunity



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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

Landlord's Legal Name:	Cooperstown Holdings Ltd.
Rentable Area:	Unit 303 1,225 SF
Lease Rate:	Market
Annual Operating Costs & Taxes:	±\$17.78 PSF (2026 estimate)
Term:	5-10 years
Availability:	September 1/26
Parking:	Unassigned surface @ no charge



LOCATION

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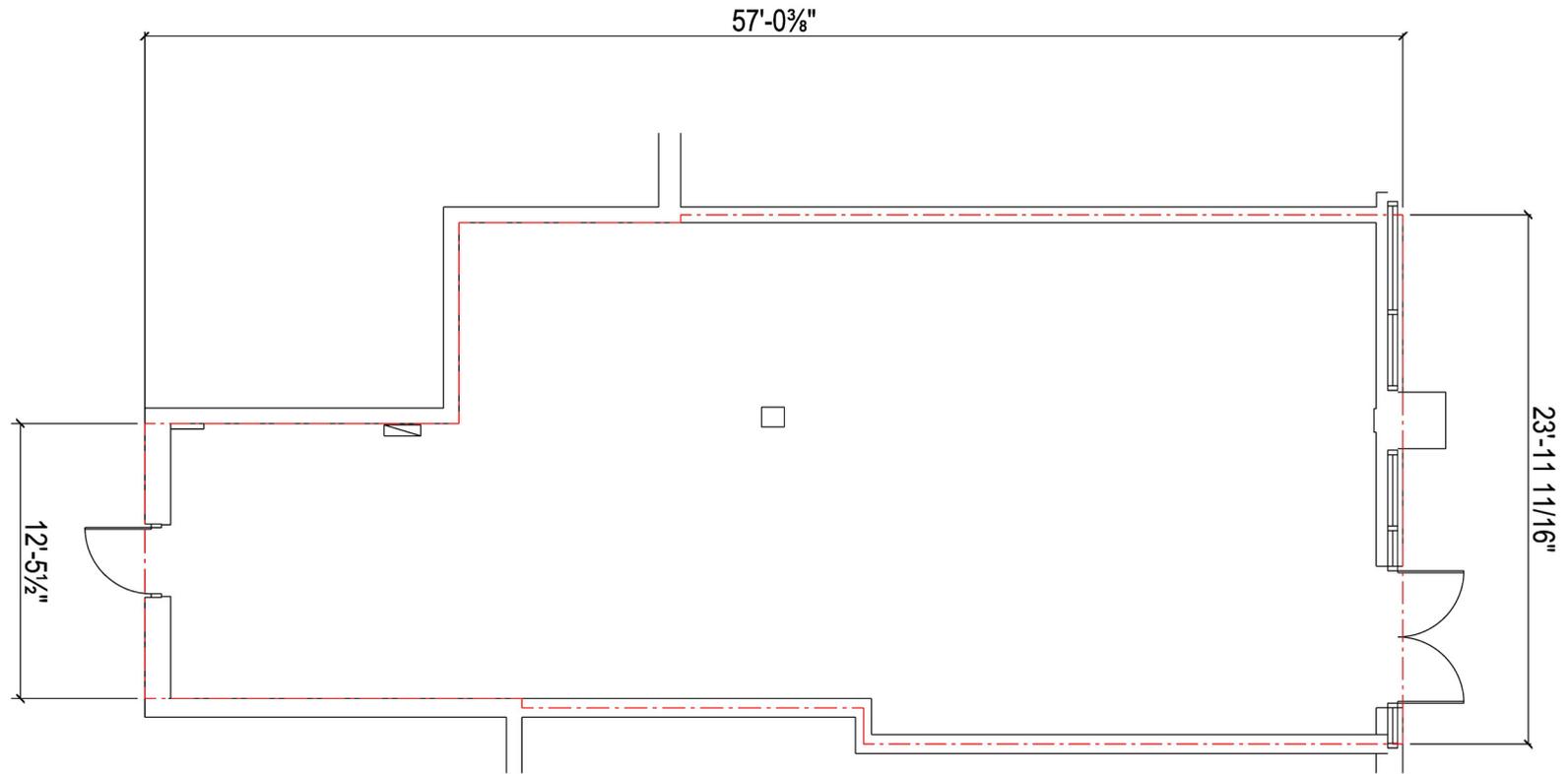


Shopping Centre Businesses

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

FLOOR PLAN

Unit 303 | 1,225 SF



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SITE PLAN

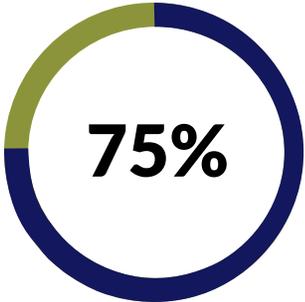


DEMOGRAPHICS

	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



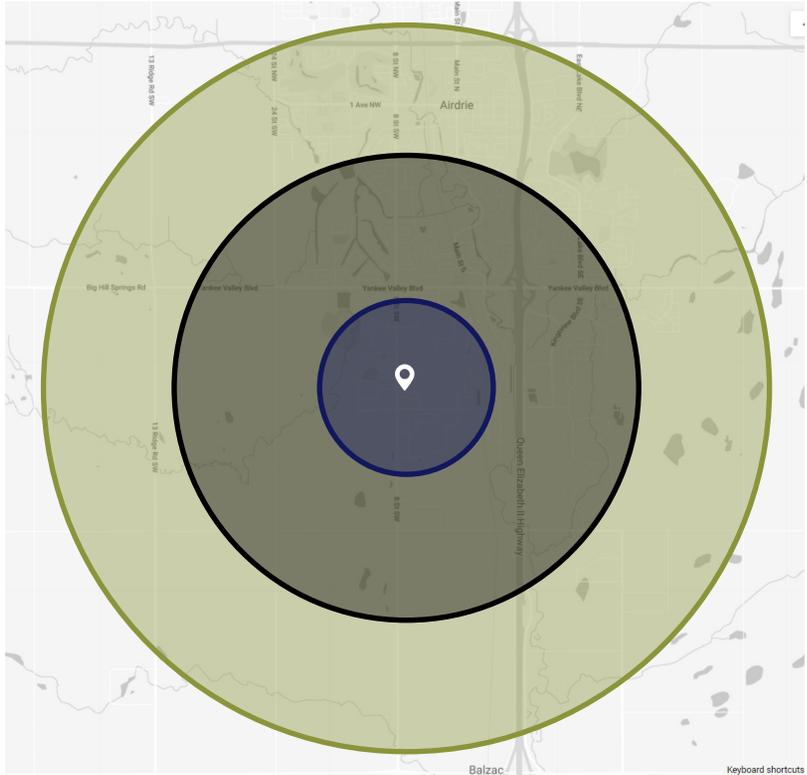
Median age
32 years old



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**