

**AVISON
YOUNG**

Retail for lease
QEII Highway and Airport Road
Leduc, AB

ovalex

AirPoint AT YEG



Join the growing retail hub at the Edmonton International Airport (YEG)

- AirPoint at YEG is a 16 acre retail node at the main gateway to YEG, serving airport passengers, a 21,000-person employment base, and the surrounding trade area.
- Situated adjacent to the Premium Outlet Collection Mall and Costco, AirPoint has 3 distinct retail destinations.
- Over 1,000,000 square feet of completed construction commercial development, including Outlet Collections, retail, hotels, and restaurants.
- Edmonton International Airport (YEG) served 7.92M passengers in 2024 and offers non-stop service to 60+ destinations (subject to seasonal schedules).

Get more information

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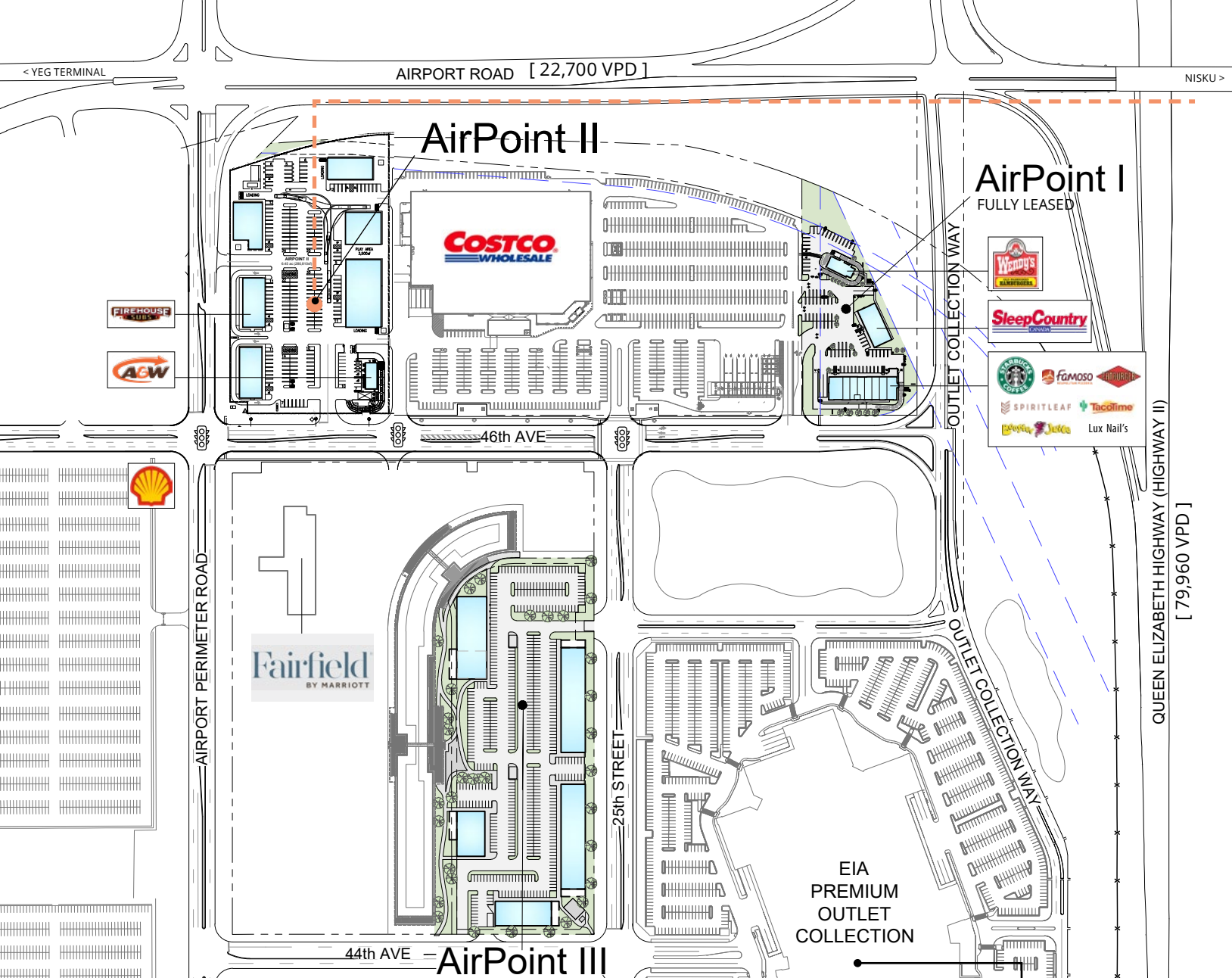
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Property highlights

AirPoint at YEG is situated immediately west of Nisku Industrial Park (via Airport Road overpass) which has a daytime population of approximately 3,000 - 5,000 workers from over 500 businesses.

Prominent pylon signage located at various points surrounding the AirPoint sites.

YEG & the surrounding region are responsible for generating \$4.9 billion in onward economic output (2025).

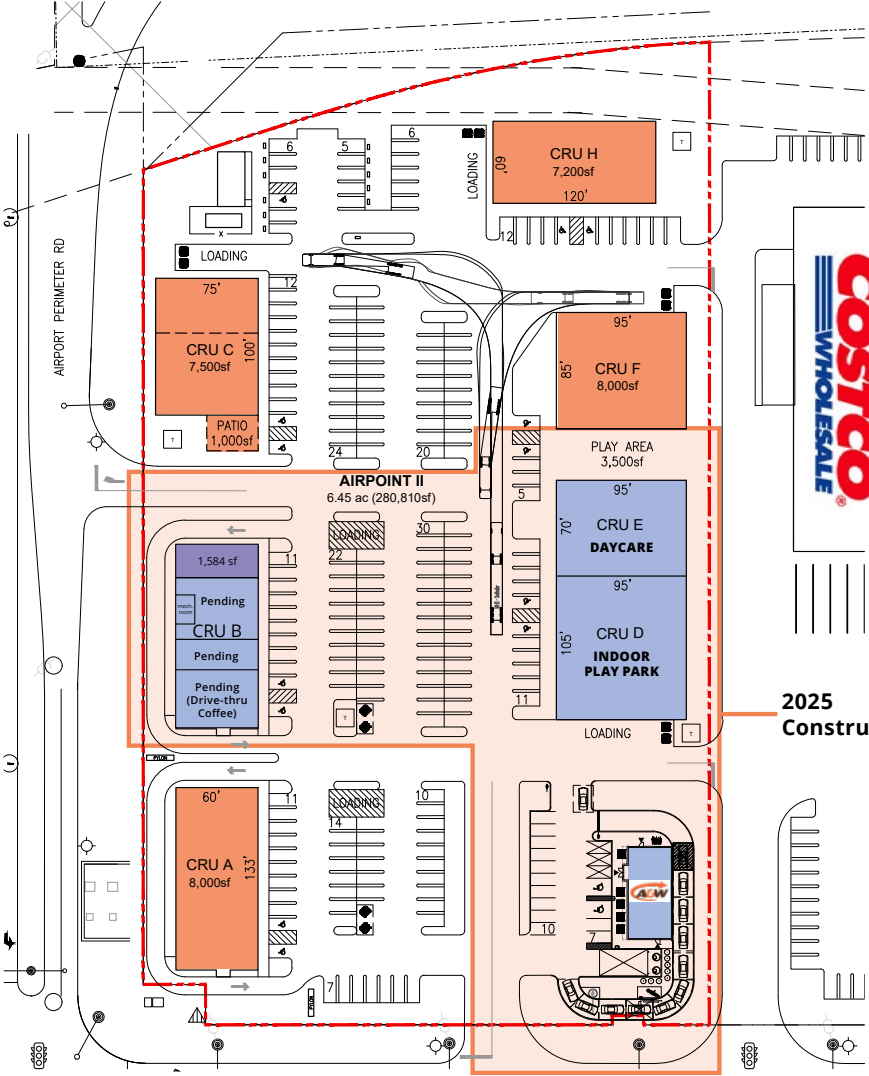


PREMIUM OUTLET COLLECTION EDMONTON INTERNATIONAL AIRPORT



AirPoint II

■ PENDING ■ UNDER DISCUSSIONS ■ AVAILABLE



AirPoint details

- Phase 1 of AirPoint II will be complete in Spring of 2026 with Tenants opening in Summer of 2026
- CRU A is projected to be available Spring 2027, and the remaining Phase in 2027-2028
- Approximately 250,000 sf of commercial space to be constructed
- Edmonton's newest 154,000 sf Costco includes a gas station and liquor store

Retail for lease Offering summary

Available:
Drive-thru, CRU, Pad and Box Opportunities

Operating Costs:
Property Tax: \$5.51 psf
CAM: \$7.96 psf
Total: \$13.47 psf (2026)

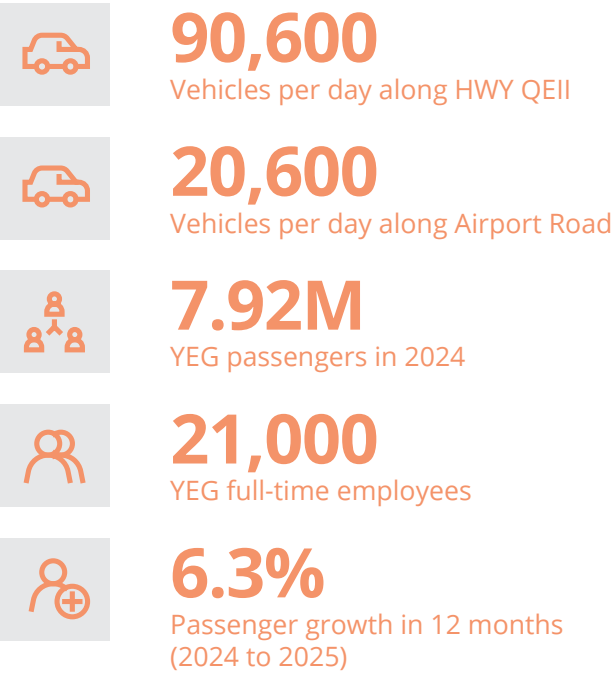
Possession:
CRU B - Estimated March 2026



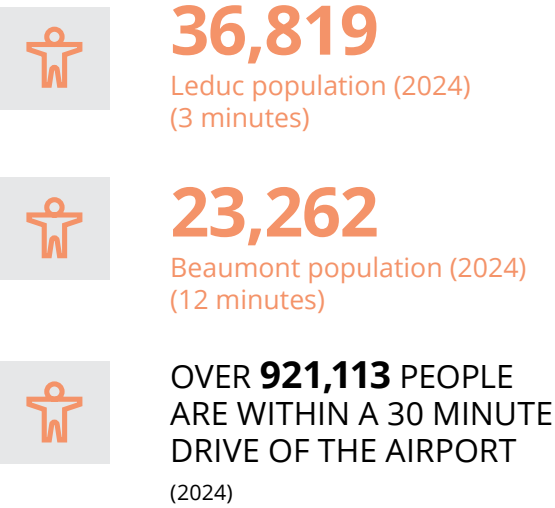
Area details

- AirPoint is accessible via major thoroughfares including the QEII, which is the primary highway between Edmonton and Calgary
- A new connection from Airport Perimeter Road to a QEII overpass was completed in 2025
- Major employers in the shadow of the YEG include the Premium Outlet Collection Mall, as well as companies in the Logistics and Delivery Industry, Hotel and Lodging, and Industrial/manufacturing
- In 2025 YEG grew its capacity by adding new non-stop routes to Chicago, Houston, and Salt Lake City
- Premium Outlet Collection Mall has 428,000 sf of existing retail draw, with significant activity daily
- Fairfield Inn by Marriott is located in the heart of YEG’s burgeoning Airport City

Complementary YEG shuttle every 30 minutes and ETS bus route service.



Population



Drive time/population

Within 30 minutes (2024)	
SHERWOOD PARK	58,328*
EDMONTON AREA	401,241*
OUTLYING AREA	369,422*
MILLET	2,828
CALMAR	2,884
DEVON	10,023
BEAUMONT	31,851
LEDUC	51,308
NISKU	253*

*APPROXIMATELY

DATA COLLECTED VIA SITEWISE & FLYEIA

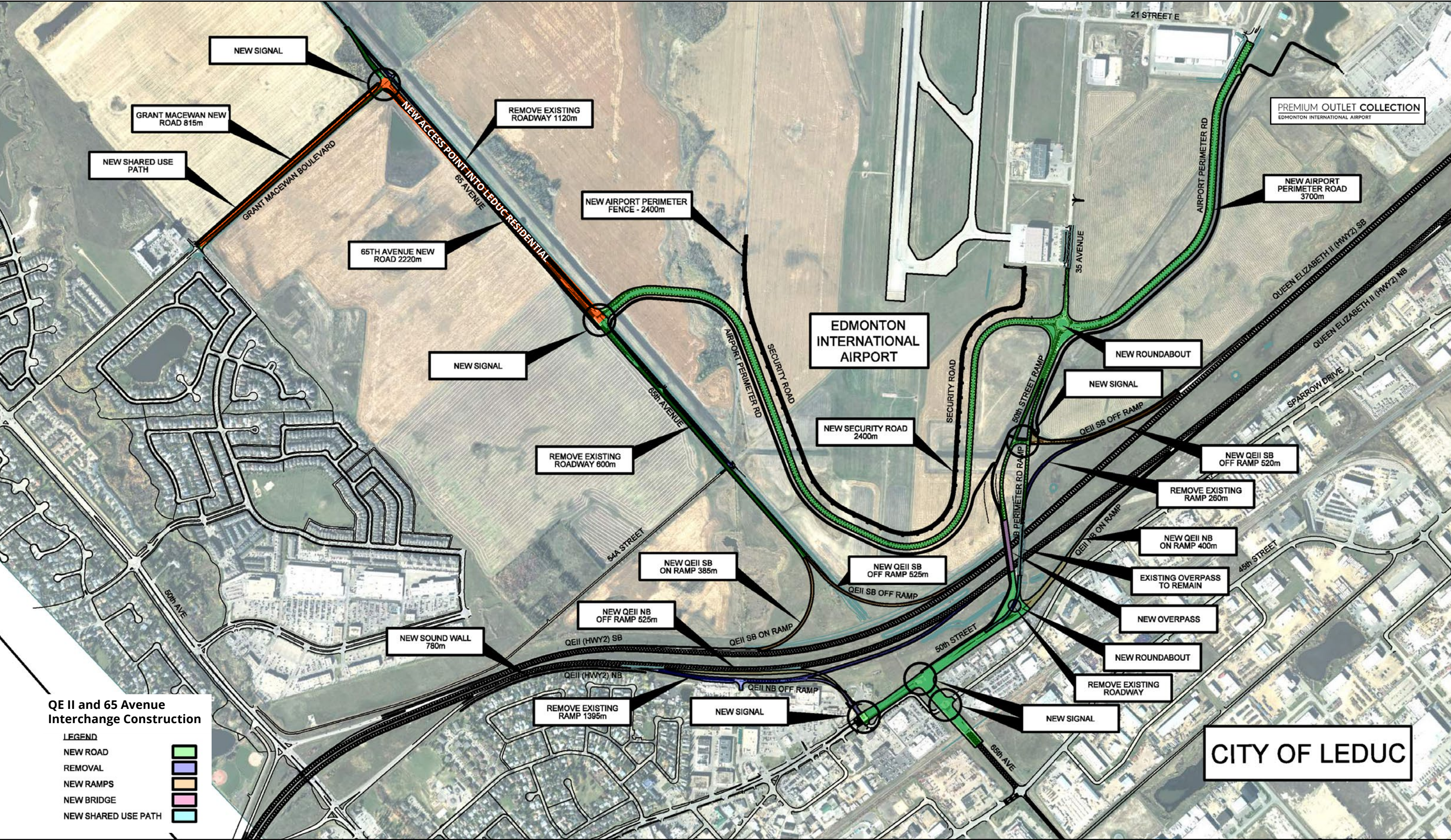
Current/Completed Projects

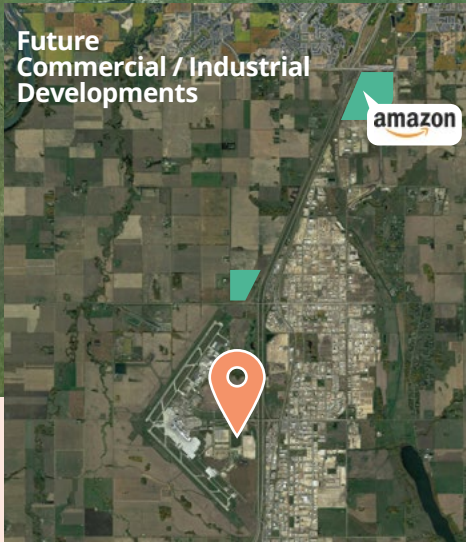
- 1- Redtail Landing Golf Club
- 2- Century Mile Race Track & Casino
- 3- Alberta Motor Transport
- 4- Aurora Sky (800,000 SF Complete)
- 5- Aurora Expansion (300,00 SF)
- 6- AB. Aerospace & Tech. Centre
- 7- Renaissance Airport Hotel
- 8- AirPoint I**
- 9- Costco
- 10- AirPoint II**
- 11- Premium Outlet Collection
- 12- Marriott Fairfield

Future Development

- 13- AirPoint III**
- 14- Rosenau Transport
- 15- Aeroterm
- 16- Cargo Jet, DHL, Purolator
- 17,18- Bee & CBSA**
- 19- Alberta Health Services







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