

RETAIL SPACE FOR LEASE

3105 MAIN STREET SW

AIRDRIE, AB



Airdrie's Premier
Commercial Destination

Now Preleasing
District A, Lots 1-4

 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

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



Yankee Valley Blvd



40 Avenue

SOUTH POINT
RESIDENTIAL

Queen Elizabeth II Hwy

AREA HIGHLIGHTS

Located at the South entrance of Airdrie

Sierra Springs Shopping Centre
  **Scotiabank** **Walmart** 
   **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



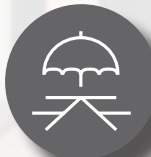
Nearby Transit
Terminal



Shop Local
Initiatives

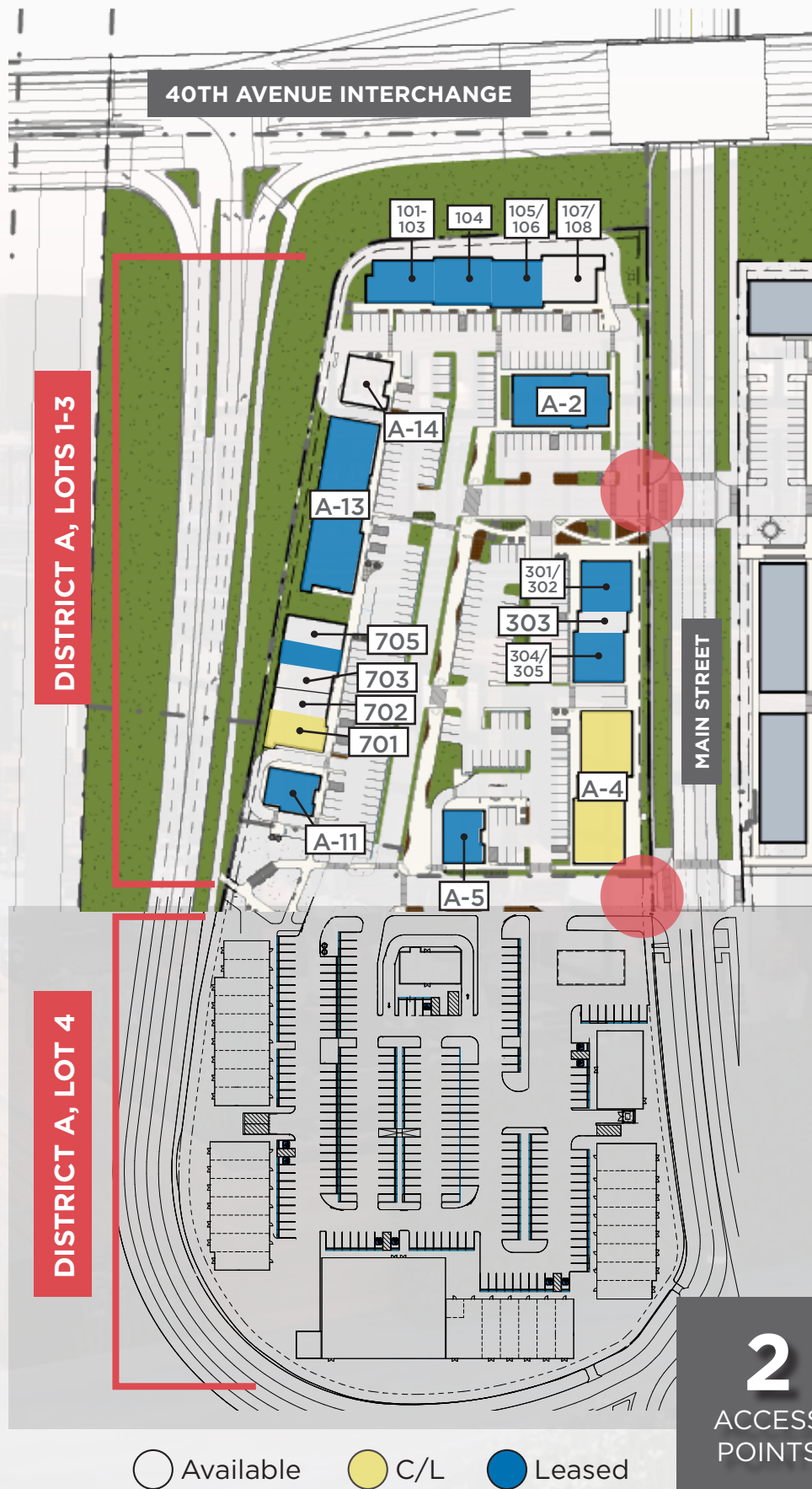


Sustainable
Construction



Patio Areas

DISTRICT A, LOTS 1-3




SITE PLAN (DISTRICT A)






BLDG A-1	
UNIT 101-103	Thrift Store
UNIT 104	Liquor Store
UNIT 105/106	Butcher
UNIT 107/108	2,926 SF
BLDG A-2	Chicken Restaurant & Bakery
BLDG A-3	
UNIT 301/302	Dentist
UNIT 303	1,186 SF
UNIT 304/305	Nail Salon
BLDG A-4	
UNIT 401	1,970 SF Conditionally Leased
UNIT 402	7,000 SF Conditionally Leased
BLDG A-5	Coffee Shop
BLDG A-11	Burger Restaurant
BLDG A-12	
UNIT 701	1,911 SF Conditionally Leased
UNIT 702	1,337 SF
UNIT 703	1,427 SF
UNIT 704	Massage Spa
UNIT 705	1,477 SF
BLDG A-13	Daycare & Preschool
BLDG A-14	2,400 SF
*Drive-Thru Opportunity	

PROPERTY OVERVIEW

ESTIMATED SIZES	Starting at 1,186 SF up to 7,000 SF
ESTIMATED OCCUPANCY	Q2, 2025
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

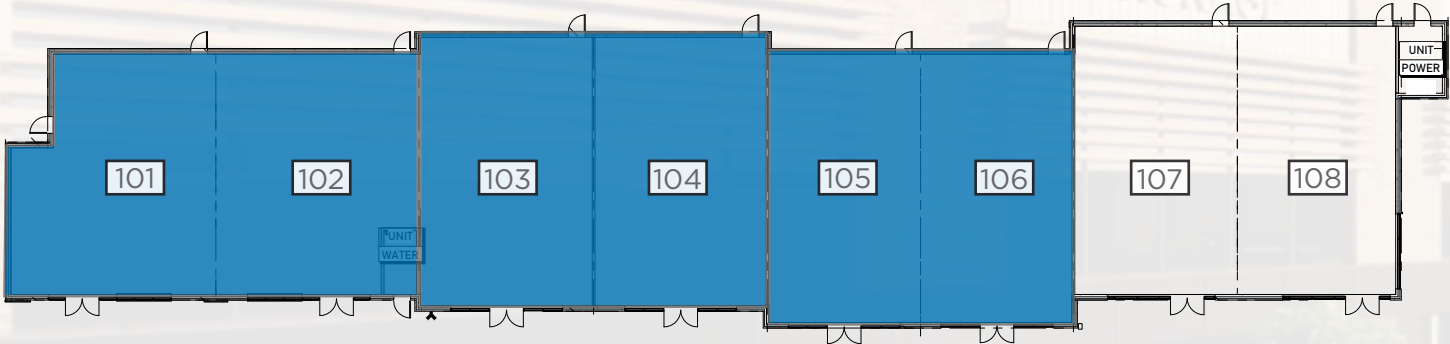
-  Boutique-style
LOCAL SHOPS
-  Big
BOX STORES
-  National
RETAILERS
-  Professional
MEDICAL SERVICES
-  Various
RESTAURANTS
-  Future
AUTO MALL



SIZE OPTIONS

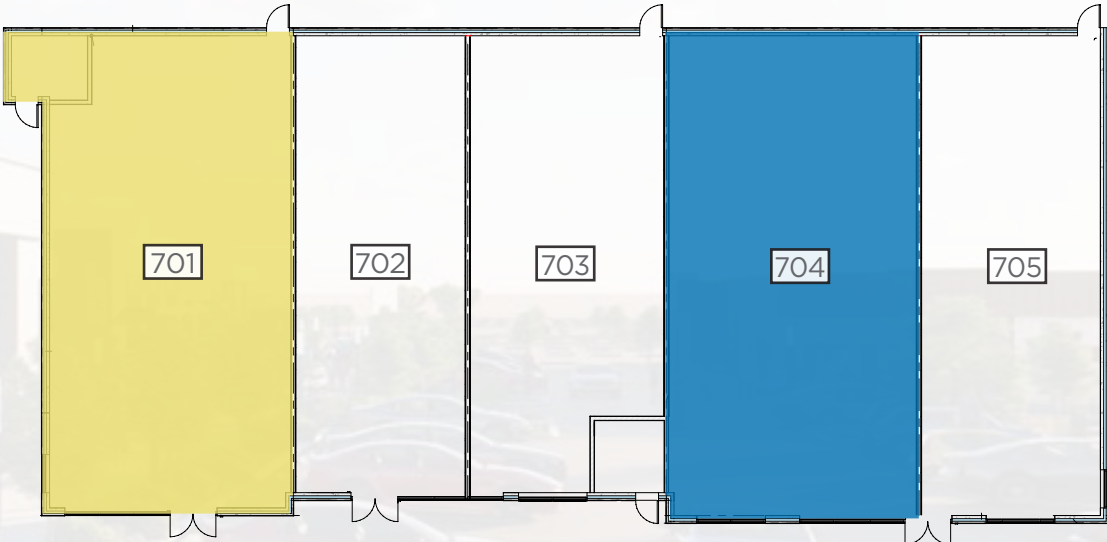
BLDG A-1
11,970 SF

Unit 101: Thrift Store Unit 103: Thrift Store Unit 105: Butcher Unit 107: 1,470 SF
Unit 102: Thrift Store Unit 104: Liquor Store Unit 106: Butcher Unit 108: 1,456 SF



BLDG A-12
8,198 SF

Unit 701: 1,911 SF
Unit 702: 1,337 SF
Unit 703: 1,427 SF
Unit 704: 2,046 SF
Unit 705: 1,477 SF



BLDG A-4
8,970 SF

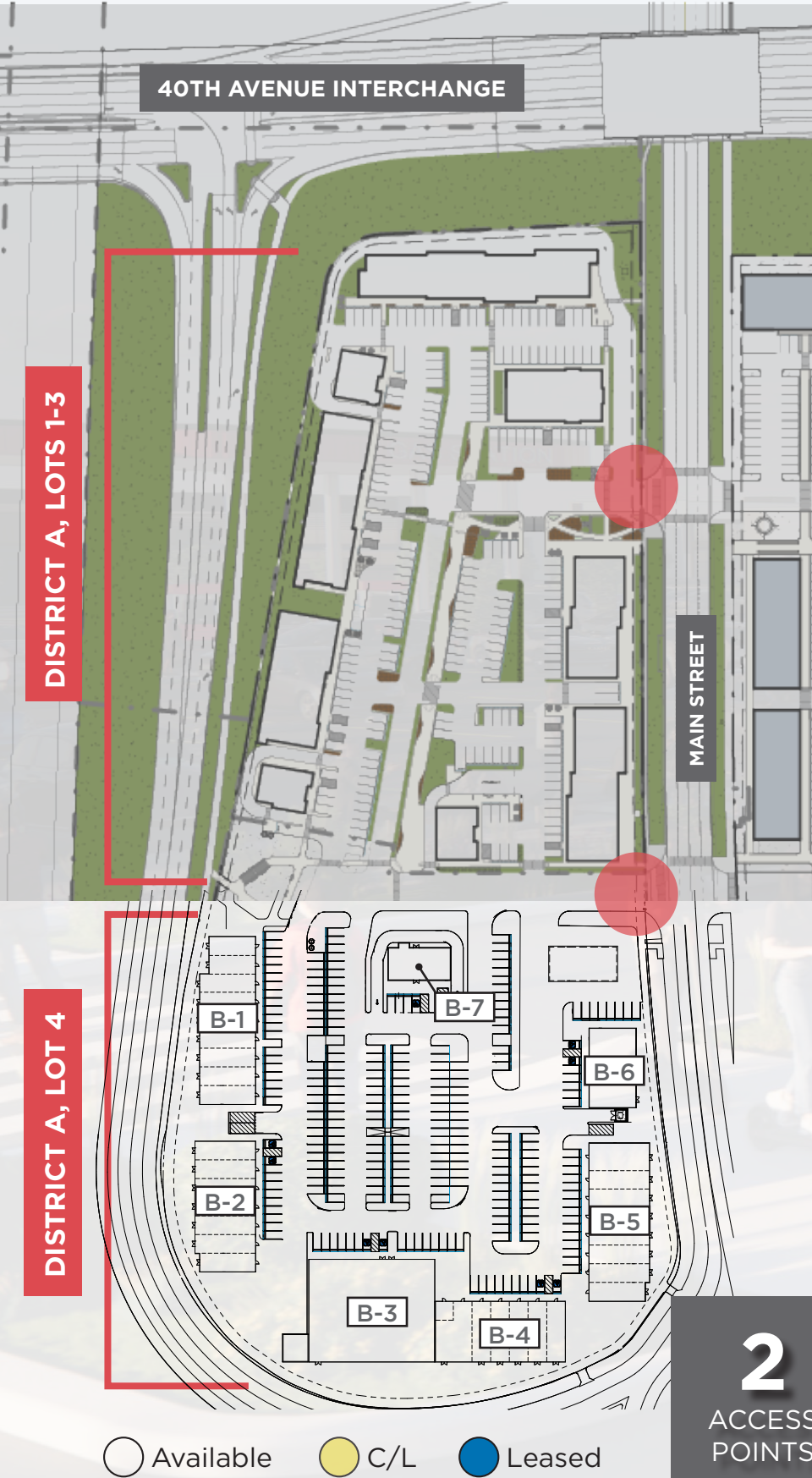
Unit 401: 1,925 SF
Unit 402: 1,925 SF
Unit 403: 1,270 SF
Unit 404: 1,818 SF
Unit 405: 1,813 SF



BLDG A-14
2,400 SF



DISTRICT A, LOT 4



SITE PLAN (DISTRICT B)

BLDG B-1	1,200 SF - 10,399 SF
BLDG B-2	1,200 SF - 9,000 SF
BLDG B-3	5,000 SF - 15,000 SF
*Grocery Opportunity	
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	2,325 SF
*Drive-Thru Opportunity	

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

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



SOUTH POINT
A MASTER PLANNED COMMUNITY

COMPANY
LOGO

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**CUSHMAN &
WAKEFIELD**