AIRDRIE'S PREMIER COMMERCIAL DESTINATION

SOUTH POINT VILLAGE

3105 MAIN STREET, AIRDRIE, AB

NOW PRELEASING PHASE 2

SOUTH POINT
A MASTER PLANNED COMMUNITY



RETAIL SPACE FOR LEASE

DISTRICT A - LOTS 3-4

CUSHMAN & WAKEFIELD

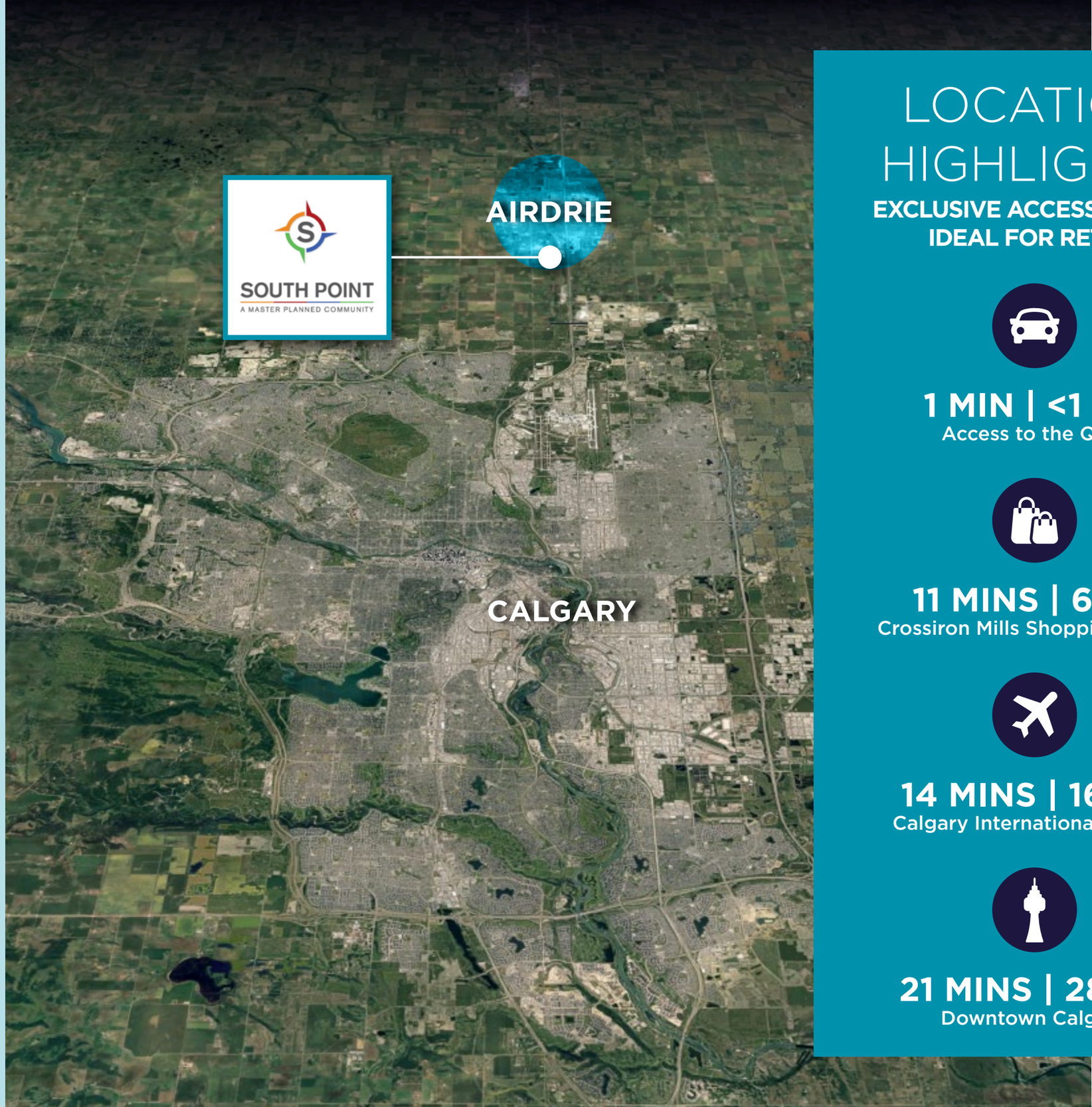
Grow your business in Airdrie's newest community!

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.

7TH

AIRDRIE IS THE FASTEST GROWING MUNICIPALITY IN ALBERTA



LOCATION HIGHLIGHTS

EXCLUSIVE ACCESS TO QE II
IDEAL FOR RETAIL

1 MIN | <1 KM
Access to the QE II

11 MINS | 6 KM
Crossiron Mills Shopping Centre

14 MINS | 16 KM
Calgary International Airport

21 MINS | 28 KM
Downtown Calgary



AREA HIGHLIGHTS

LOCATED AT THE SOUTH ENTRANCE OF AIRDRIE

1 MINS | 1 KM
Crossiron Mills Shopping Centre

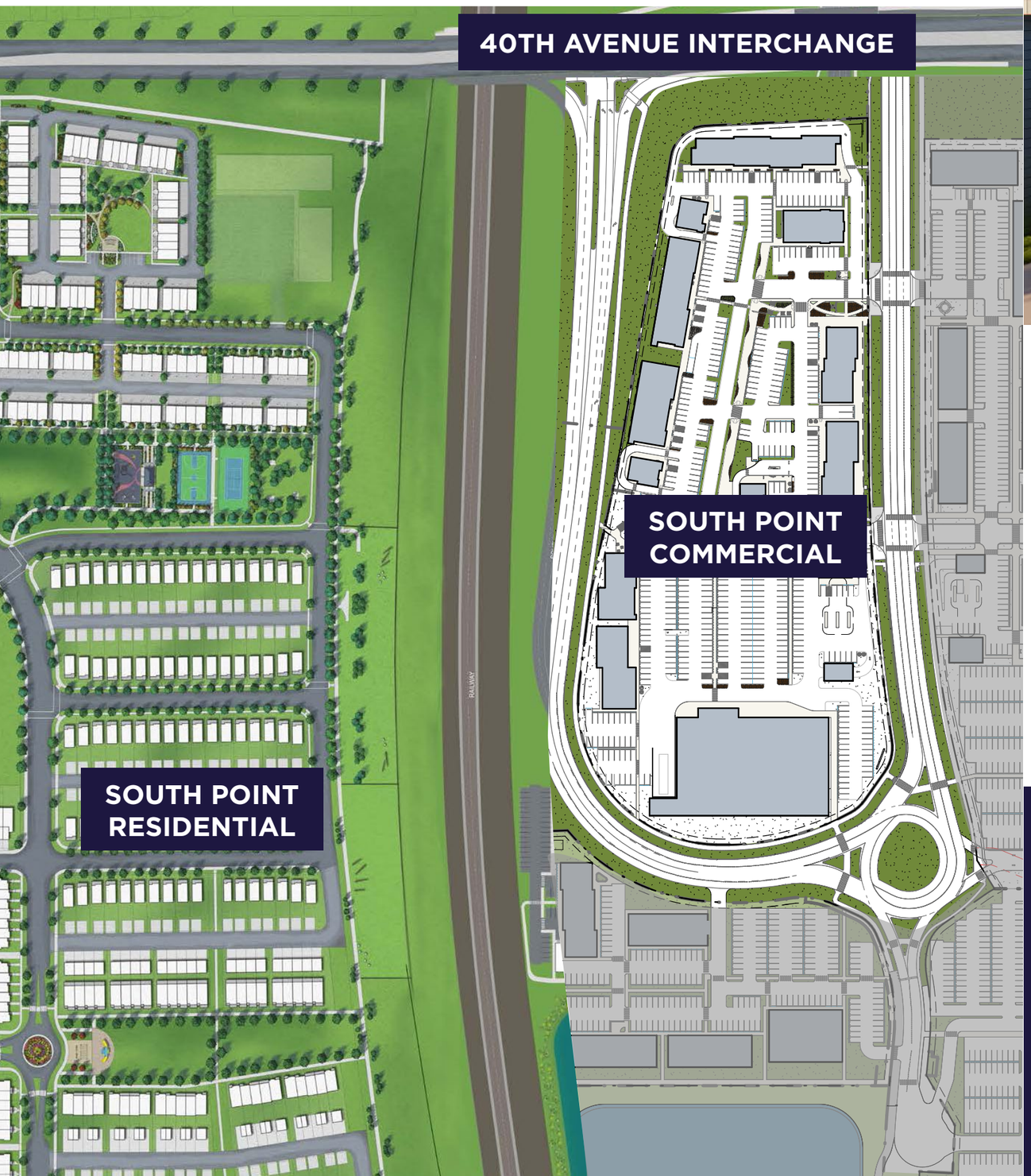
McDonald's · Scotiabank · planet fitness · Walmart · The Home Depot · Michaels · Shell · WINNERS

3 MIN | 2 KM
Yankee Valley Blvd

7 MINS | 5 KM
Genesis Place

10 MINS | 6 KM
Veterans Blvd/Hwy 567

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

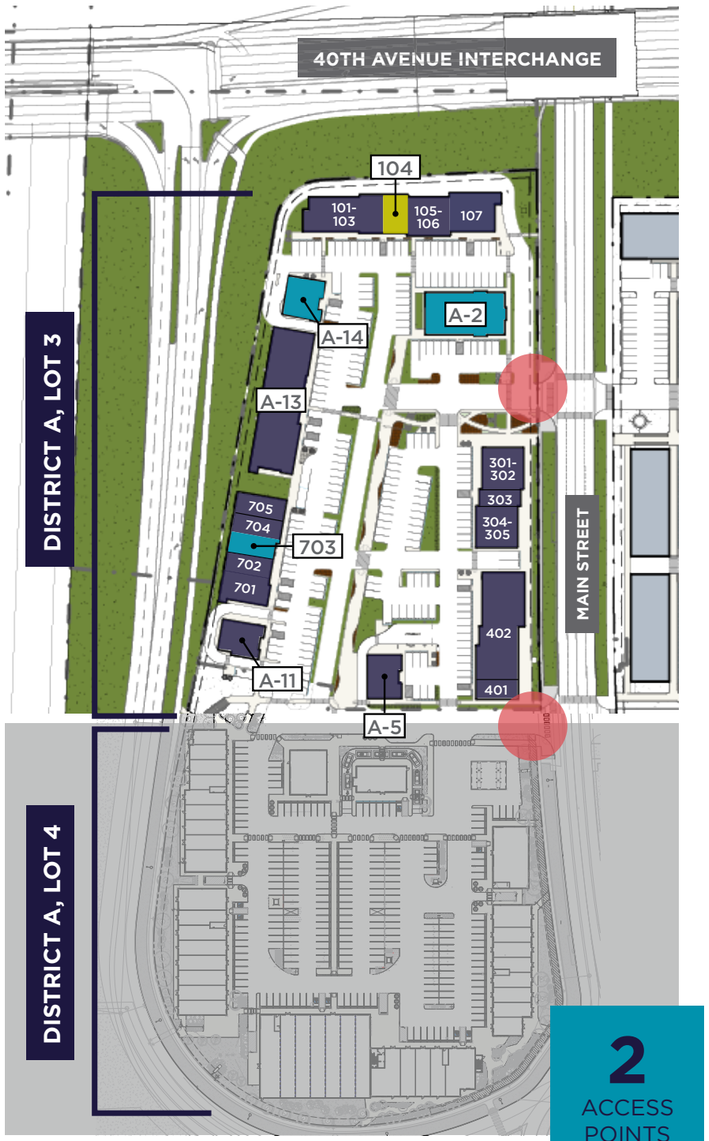
South Point is a lively neighborhood that offers top-notch amenities spread across more than 70-acres of land. These include parks, tennis and basketball courts, BBQ pits, and even an off-leash dog park. To make commuting easier, the community is conveniently located near major transportation routes 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

SITE PLAN
DISTRICT A, LOT 3

ONLY 3 UNITS REMAINING



Available C/L Leased

SITE PLAN	
BLDG A-1	
UNIT 101-103	Community Store
UNIT 104	**Conditionally Leased**
UNIT 105/106	Liquor Store
UNIT 107	Golf Simulator
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	Physiotherapy
UNIT 703	**Available: 1,427 SF**
UNIT 704	Massage Spa
UNIT 705	East Indian Restaurant
BLDG A-13	Daycare & Preschool
BLDG A-14 *Drive-Thru Opportunity	**Available: 2,400 SF**

PROPERTY OVERVIEW	
ESTIMATED SIZES	Starting at 1,427 SF up to 5,790 SF
OCCUPANCY	Immediately
NET RENT	Market
ADDITIONAL RENT	$13.00/sf
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

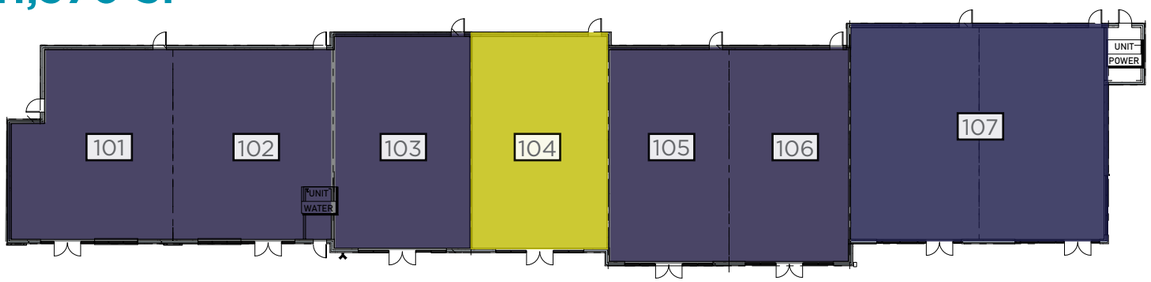
Professional
MEDICAL SERVICES

Various
RESTAURANTS

FLOOR PLANS
DISTRICT A, LOT 3

AVAILABLE IMMEDIATELY

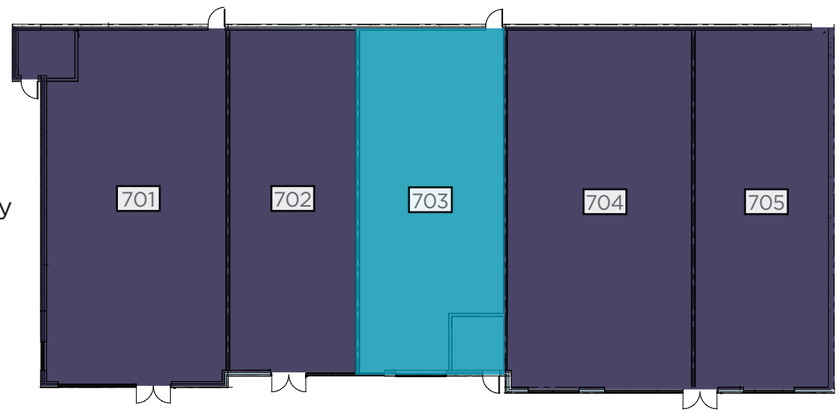
BLDG A-1
11,970 SF



- 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: Golf Sim

BLDG A-12
8,198 SF

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



Available C/L Leased

SITE PHOTOS







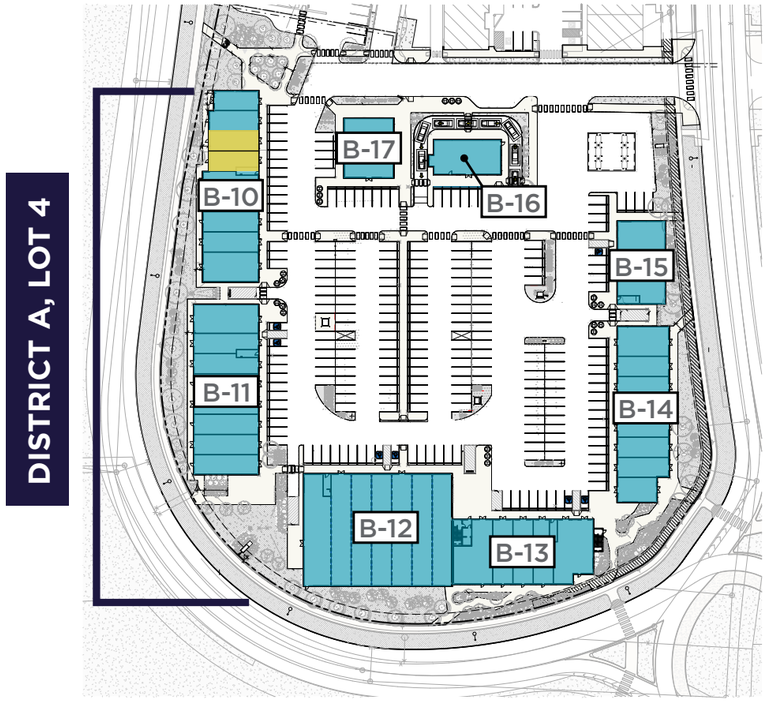






SITE PLAN
DISTRICT A, LOT 4

NOW PRELEASING



Available C/L Leased

SITE PLAN	
BLDG B-10	804 SF - 5,663 SF
BLDG B-11	1,137 SF - 9,000 SF
BLDG B-12 *Grocery Opportunity	5,000 SF - 15,825 SF
BLDG B-13 (Main Floor)	1,136 SF - 9,100 SF
BLDG B-13 (2nd Floor)	2,264 SF - 8,000 SF
BLDG B-14	884 SF - 11,000 SF
BLDG B-15 *Gas & Convenience Store Opportunity	4,001 SF
BLDG B-16 *Drive-Thru Opportunity	2,325 SF

PROPERTY OVERVIEW

ESTIMATED SIZES	Starting at 804 SF up to 15,825 SF
ESTIMATED OCCUPANCY	Q2, 2027
NET RENT	Market
ADDITIONAL RENT	$13.00/SF
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**

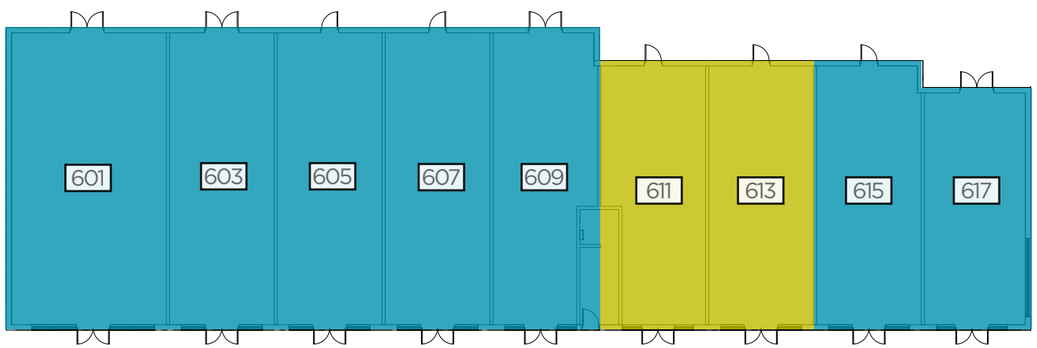
AVERAGE HOUSEHOLD INCOME (2022)	
Within 1km	**$180,707**
Within 3km	**$136,413**
Within 5km	**$126,413**

PROJECTED HOUSEHOLD INCOME (2027)	
Within 1km	**$198,742**
Within 3km	**$150,704**
Within 5km	**$138,520**

FLOOR PLANS
DISTRICT A, LOT 4

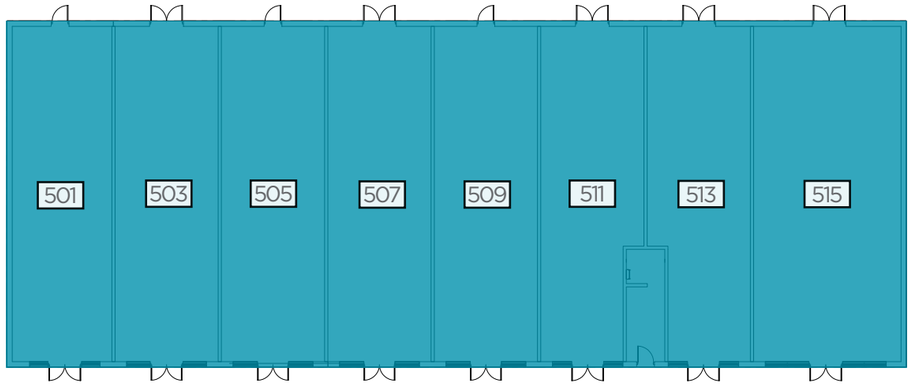
AVAILABLE Q2 2027

BLDG B-10
10,399 SF



- Unit 601: 1,553 SF
- Unit 603: 1,050 SF
- Unit 605: 1,050 SF
- Unit 607: 1,050 SF
- Unit 609: 960 SF
- Unit 611: 845 SF
- Unit 613: 931 SF
- Unit 615: 928 SF
- Unit 617: 804 SF

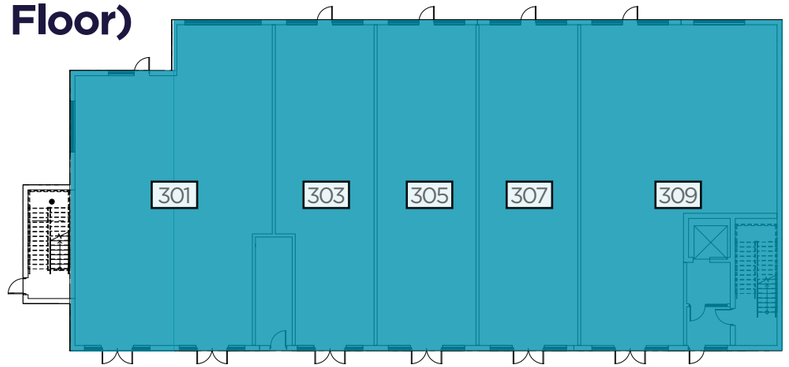
BLDG B-11
9,000 SF



- Unit 501: 1,180 SF
- Unit 503: 1,220 SF
- Unit 505: 1,222 SF
- Unit 507: 1,222 SF
- Unit 509: 1,222 SF
- Unit 511: 1,137 SF
- Unit 513: 1,137 SF
- Unit 515: 1,745 SF

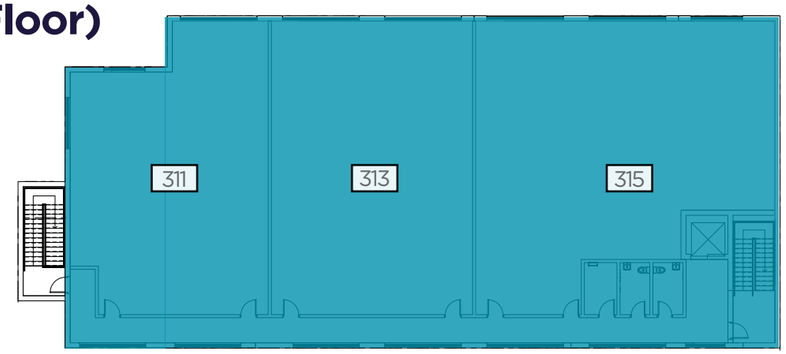
BLDG B-13 (Main Floor)
9,100 SF

- Unit 301: 2,158 SF
- Unit 303: 1,136 SF
- Unit 305: 1,222 SF
- Unit 307: 1,222 SF
- Unit 309: 1,952 SF

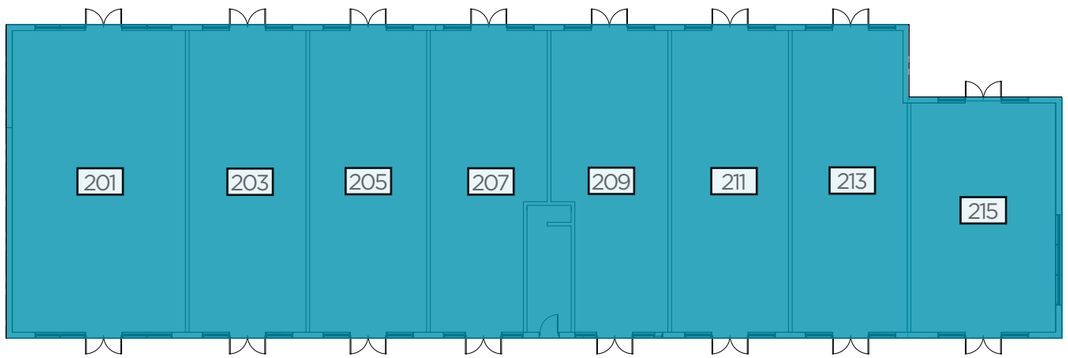


BLDG B-13 (2nd Floor)
8,000 SF

- Unit 311: 1,976 SF
- Unit 313: 2,264 SF
- Unit 315: 2,780 SF



BLDG B-14
11,000 SF



- Unit 201: 1,435 SF
- Unit 203: 970 SF
- Unit 205: 970 SF
- Unit 207: 884 SF
- Unit 209: 884 SF
- Unit 211: 970 SF
- Unit 213: 945 SF
- Unit 215: 913 SF

Available C/L Leased

Available C/L Leased

CUSHMAN & WAKEFIELD

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