

AIRDRIE'S PREMIER COMMERCIAL DESTINATION

# SOUTH POINT VILLAGE

3105 MAIN STREET, AIRDRIE, AB

**NOW PRELEASING PHASE 2**



**RETAIL SPACE FOR LEASE**  
DISTRICT A - LOTS 3-4





# 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.



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



**3 MIN | 2 KM**  
Yankee Valley Blvd



**7 MINS | 5 KM**  
Genesis Place



**10 MINS | 6 KM**  
Veterans Blvd/Hwy 567

Yankee Valley Blvd

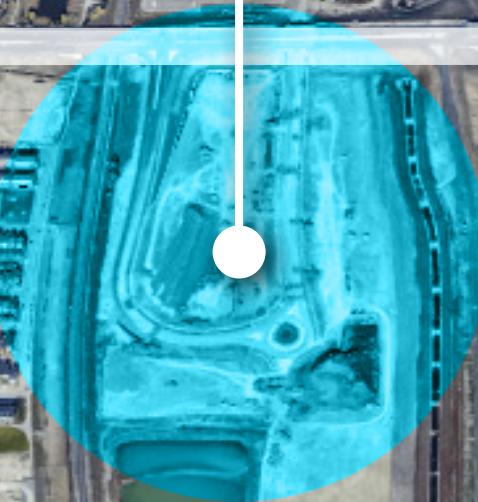


**SOUTH POINT**  
A MASTER PLANNED COMMUNITY

Queen Elizabeth II Hwy

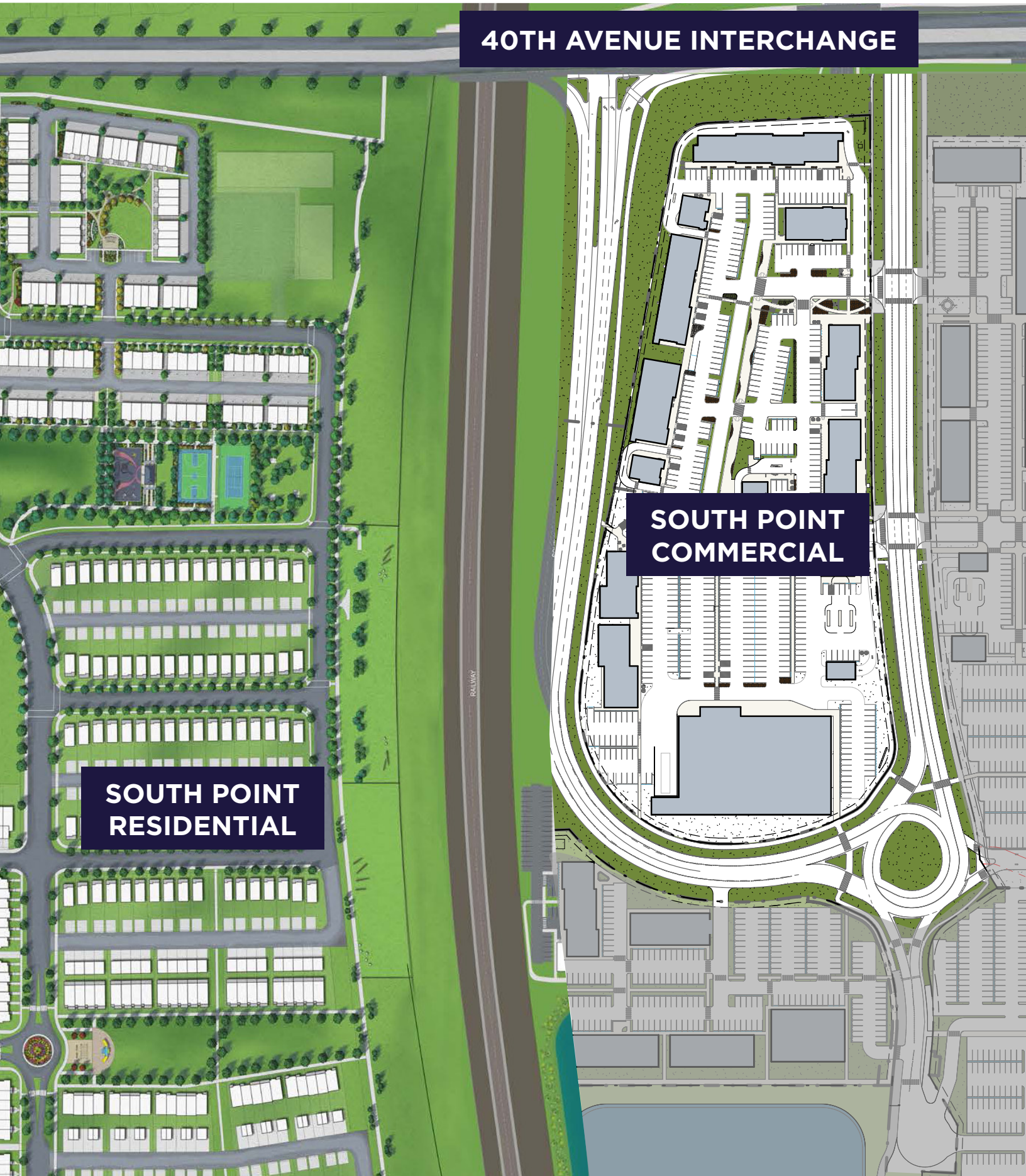
40 Avenue

**SOUTH POINT  
RESIDENTIAL**





# 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



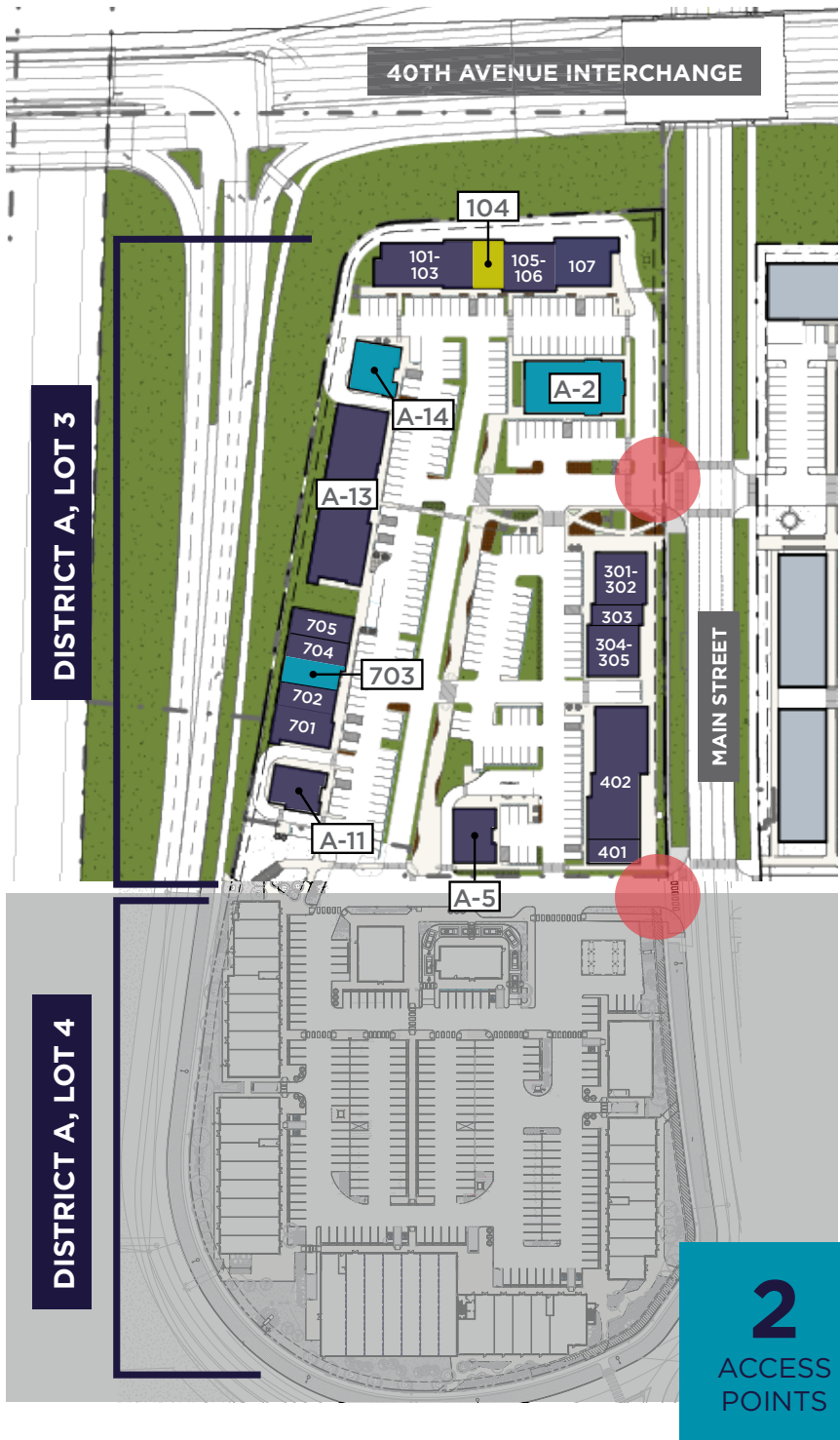
Patio Areas



# 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 Available: 2,400 SF  
\*Drive-Thru Opportunity

### 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



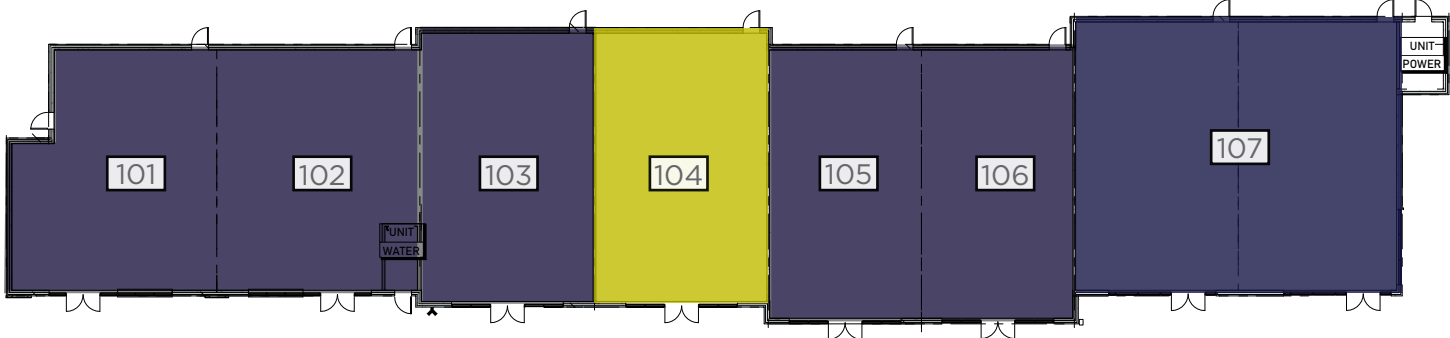
# FLOOR PLANS

## DISTRICT A, LOT 3

AVAILABLE IMMEDIATELY

### BLDG A-1

11,970 SF

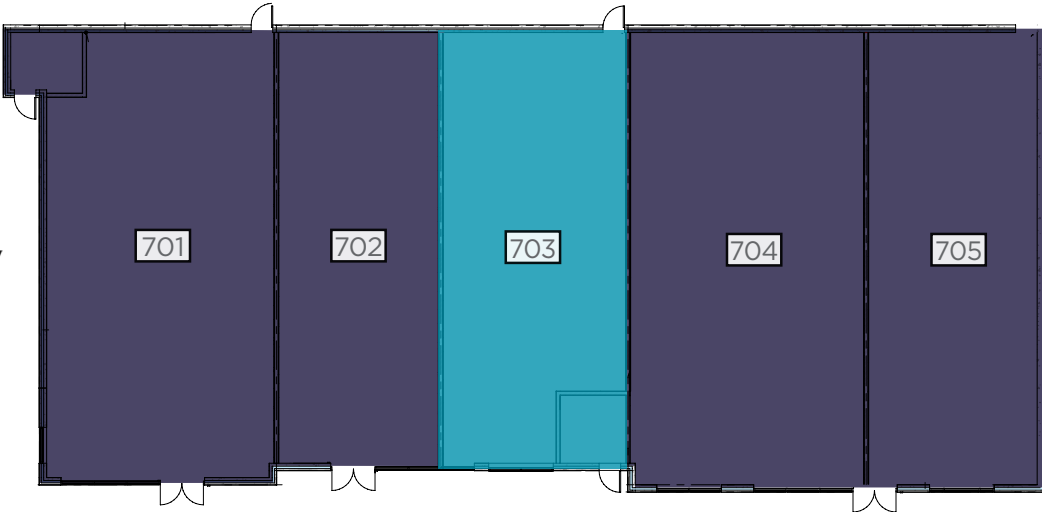


- Unit 101: Community Store
- Unit 102: Community Store
- Unit 103: Community Store
- Unit 104: 1,554 SF
- Unit 105: Liquor
- Unit 106: Liquor
- Unit 107: Golf Sim

### 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

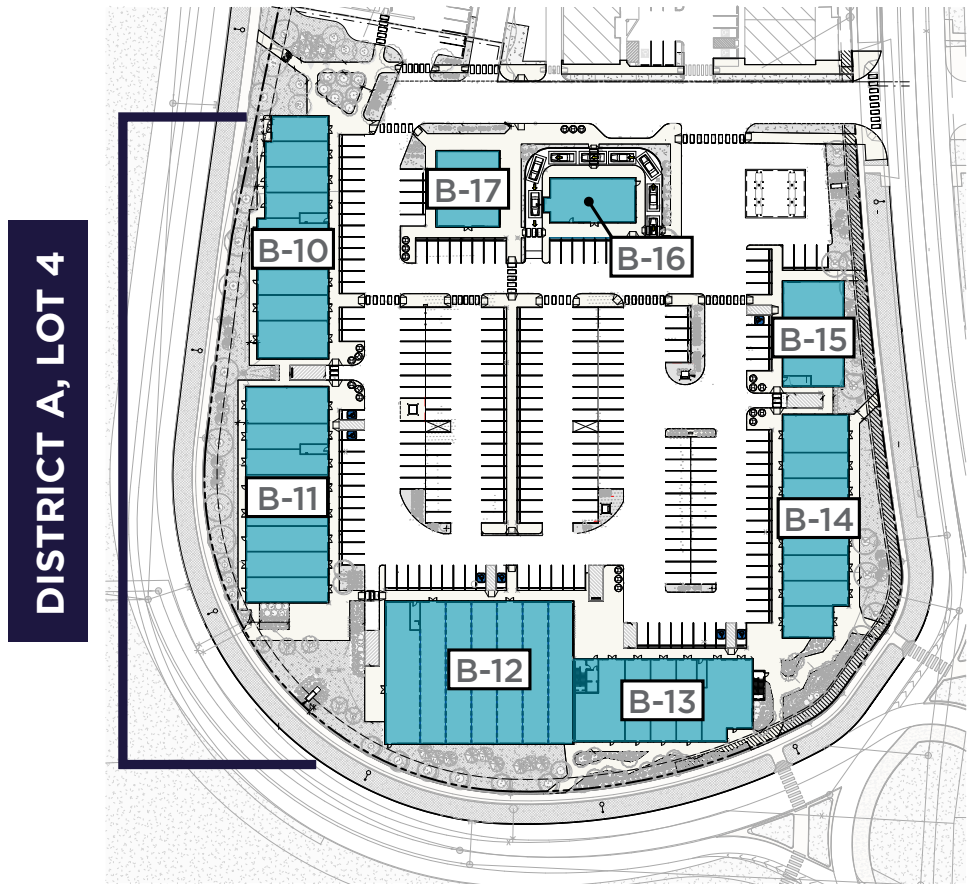




# SITE PLAN

## DISTRICT A, LOT 4

NOW PRELEASING



Available C/L Leased

| SITE PLAN                                         |                      |
|---------------------------------------------------|----------------------|
| BLDG B-10                                         | 804 SF - 10,399 SF   |
| BLDG B-11                                         | 1,137 SF - 9,000 SF  |
| BLDG B-12<br>*Grocery Opportunity                 | 5,000 SF - 15,825 SF |
| BLDG B-13 (Main Floor)                            | 1,136 SF - 9,100 SF  |
| BLDG B-13 (2 <sup>nd</sup> Floor)                 | 2,264 SF - 8,000 SF  |
| BLDG B-14                                         | 884 SF - 11,000 SF   |
| BLDG B-15<br>*Gas & Convenience Store Opportunity | 4,001 SF             |
| BLDG B-16<br>*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 |



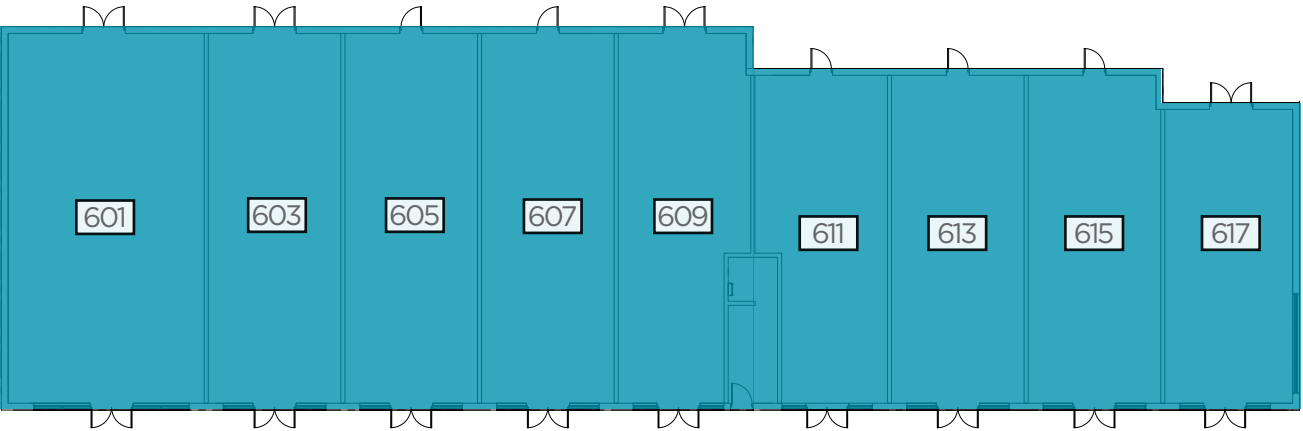
# FLOOR PLANS

## DISTRICT A, LOT 4

AVAILABLE Q2 2027

### BLDG B-10

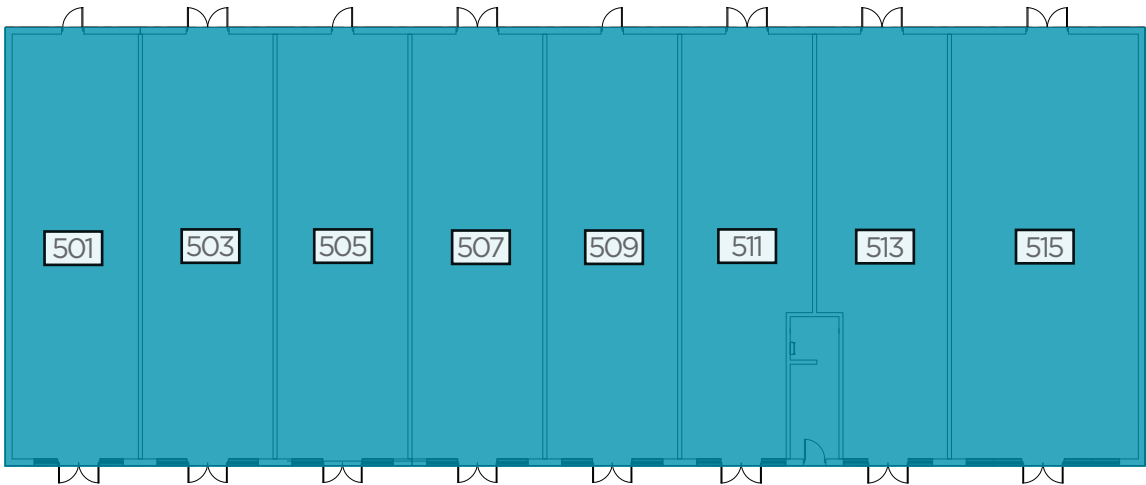
10,399 SF



- 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

Available C/L Leased

### BLDG B-13 (Main Floor)

9,100 SF

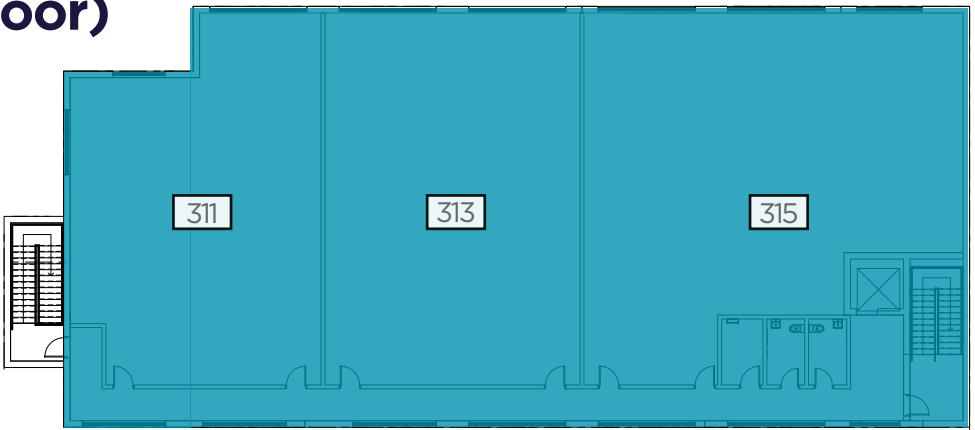
- Unit 301: 2,158 SF
- Unit 303: 1,136 SF
- Unit 305: 1,222 SF
- Unit 307: 1,222 SF
- Unit 309: 1,952 SF



### BLDG B-13 (2nd Floor)

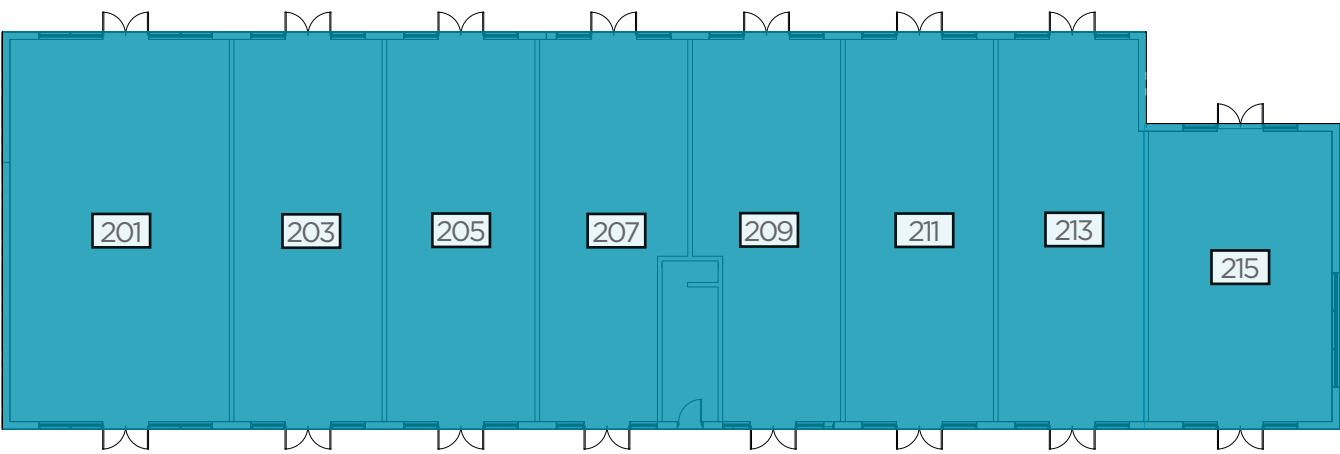
8,000 SF

- 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





## CONTACT INFORMATION

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