

AIRDRIE'S PREMIER COMMERCIAL DESTINATION

SOUTH POINT VILLAGE

3105 MAIN STREET, AIRDRIE, AB



RETAIL SPACE FOR LEASE
DISTRICT A - LOTS 3-4



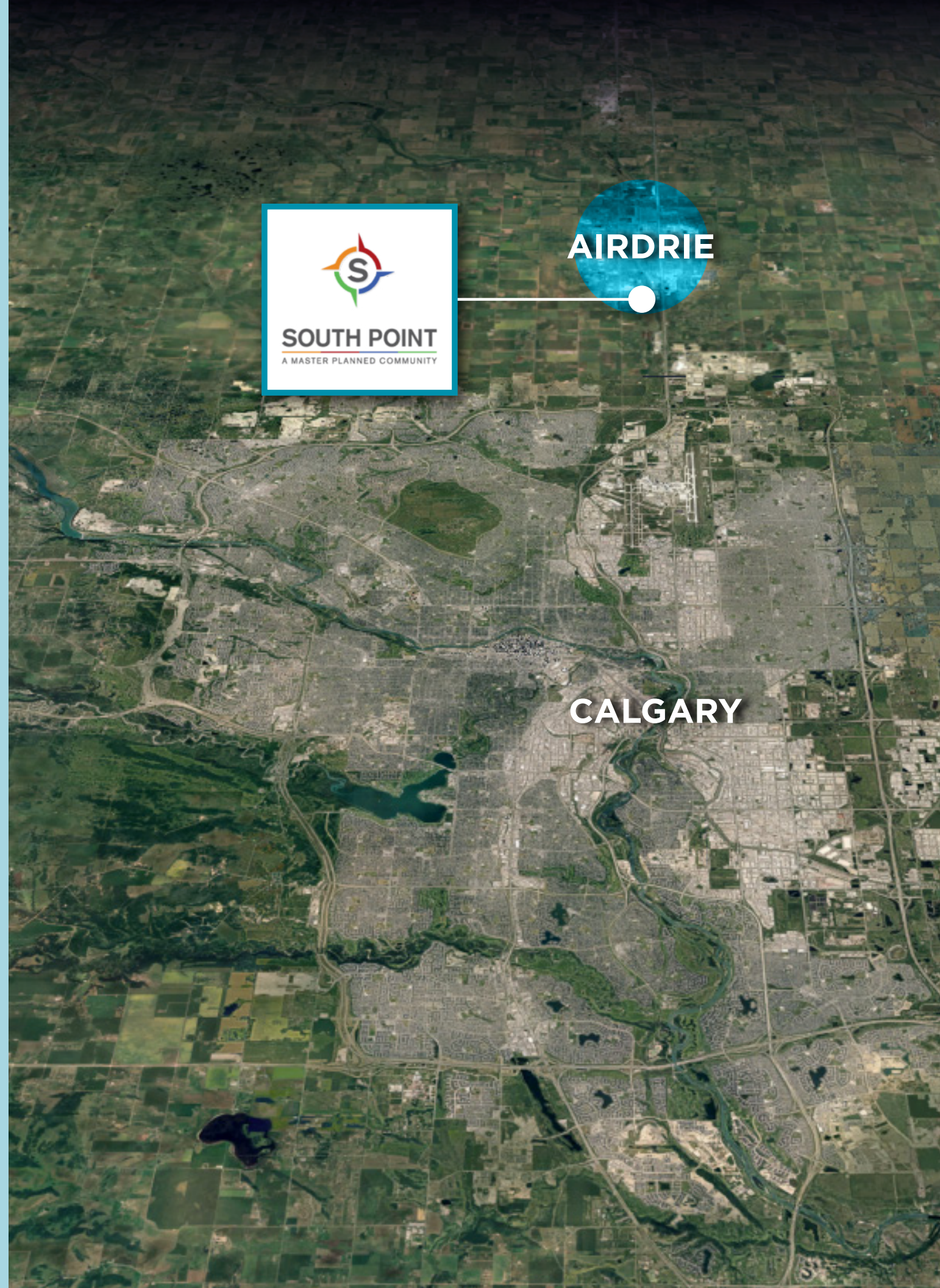
Grow your business in Airdrie's newest community!

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

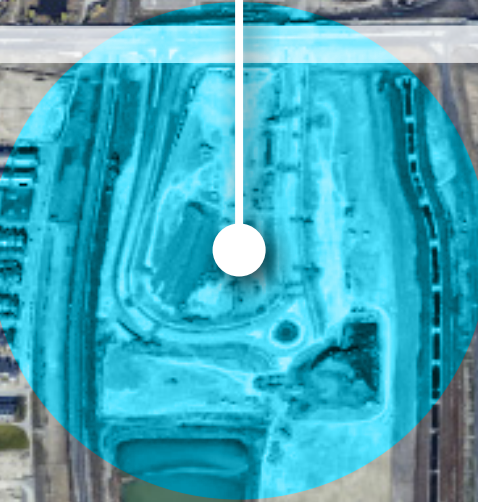
Yankee Valley Blvd



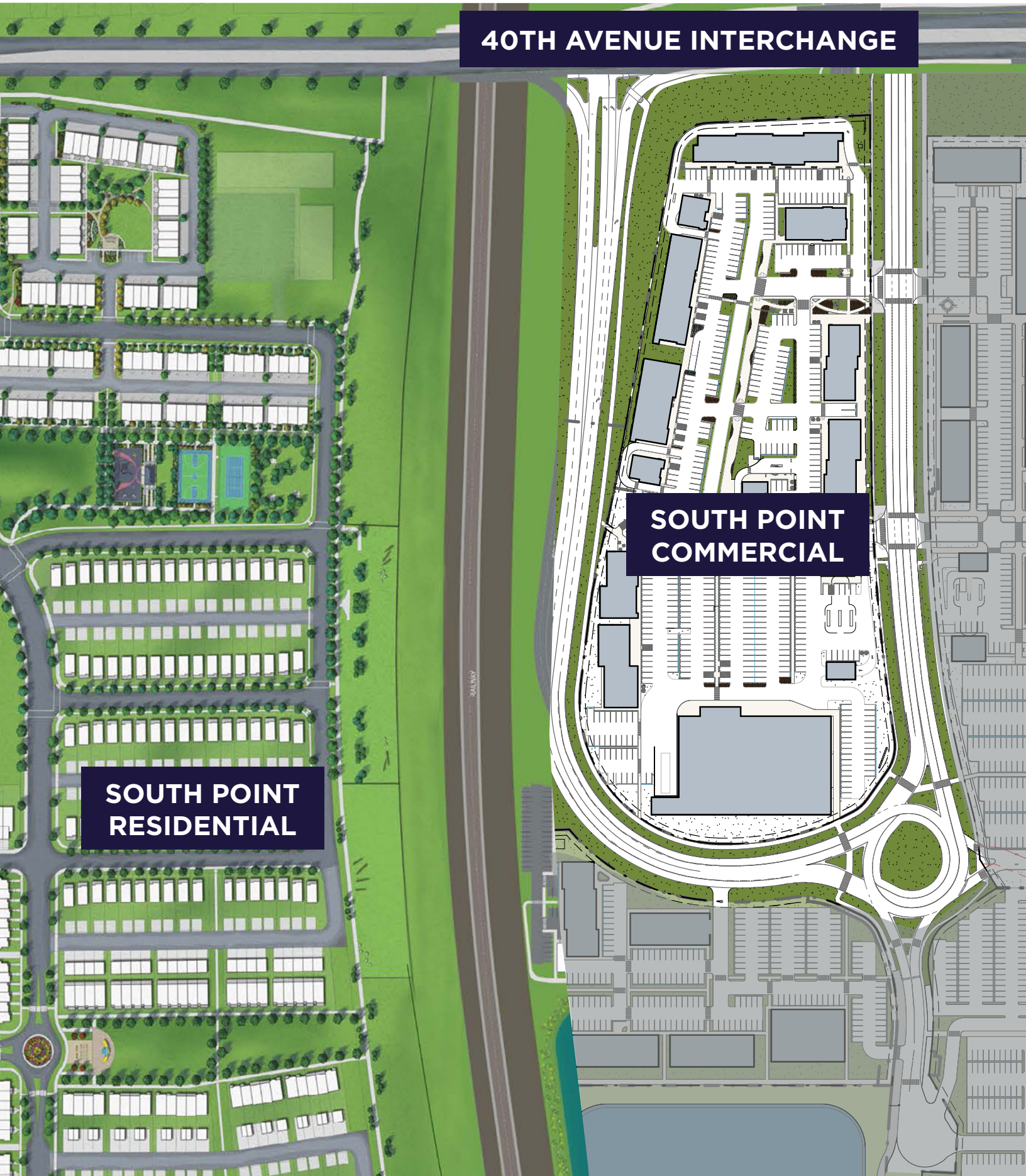
Queen Elizabeth II Hwy

40 Avenue

SOUTH POINT RESIDENTIAL



SITE PLAN



40TH AVENUE INTERCHANGE

SOUTH POINT COMMERCIAL

SOUTH POINT RESIDENTIAL



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

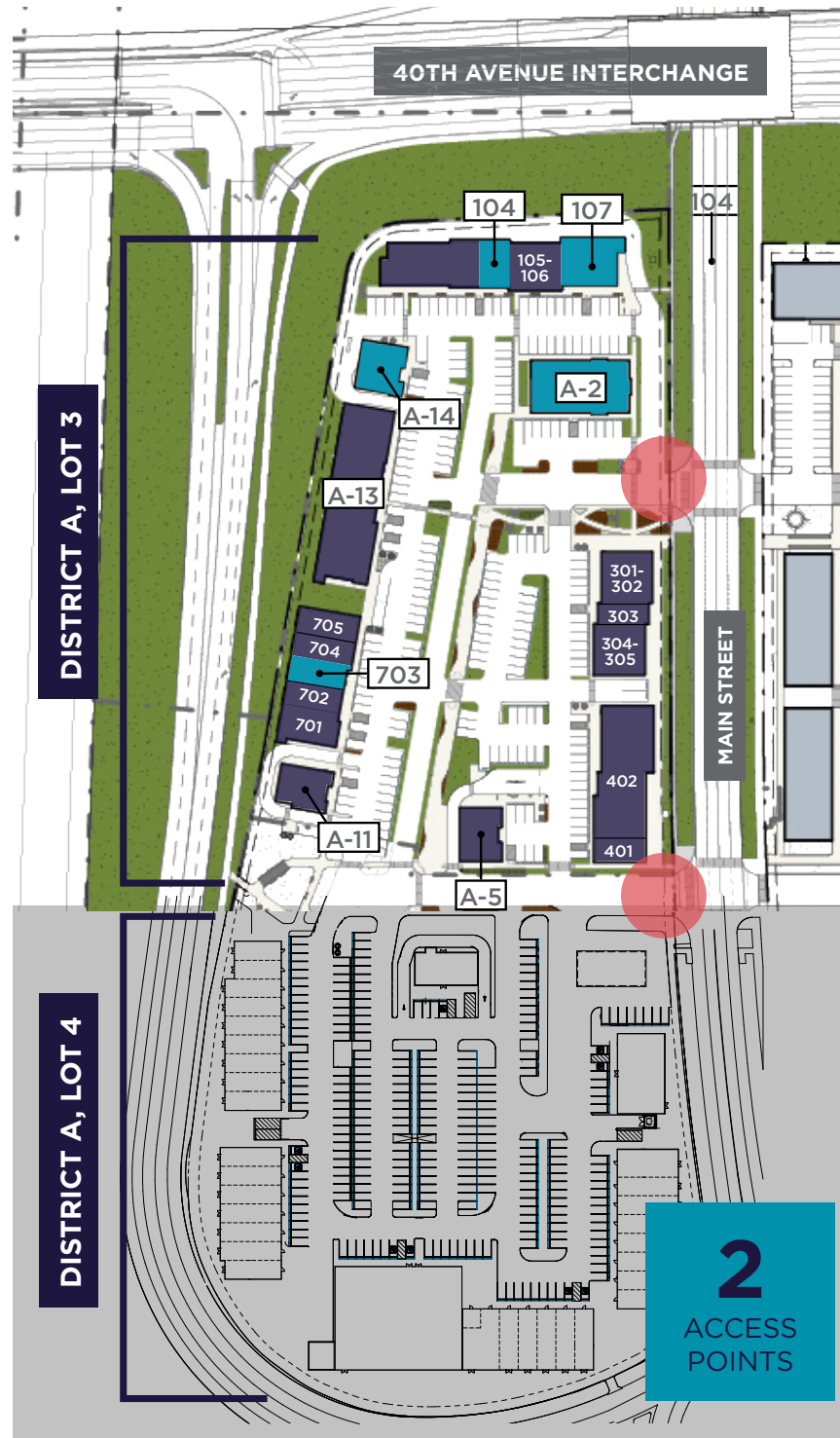


Patio Areas

SITE PLAN

DISTRICT A, LOT 3

ONLY 5 UNITS REMAINING



● Available ● C/L ● Leased

SITE PLAN

BLDG A-1

UNIT 101-103	Community Store
UNIT 104	Available: 1,554 SF
UNIT 105/106	Liquor Store
UNIT 107	Available: 2,926 SF

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	\$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

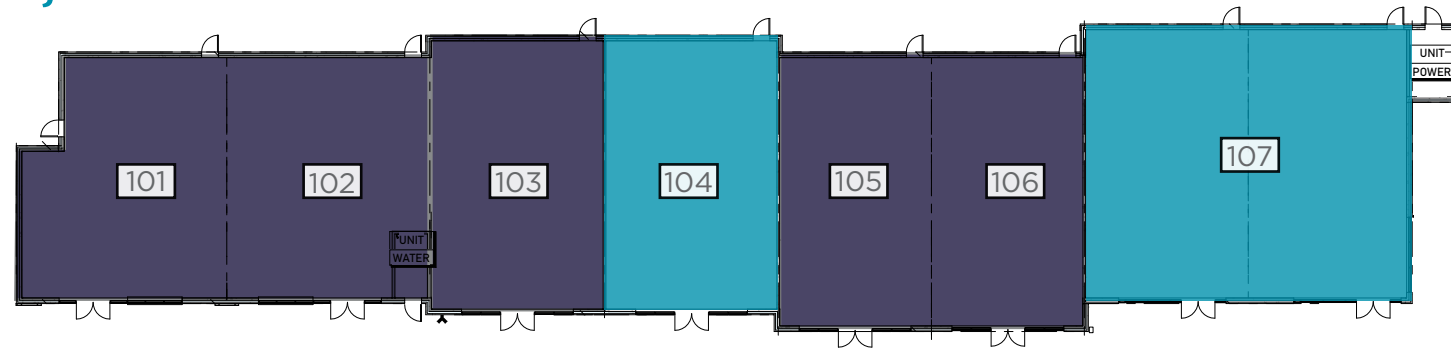
FLOOR PLANS

DISTRICT A, LOT 3

AVAILABLE IMMEDIATELY

BLDG A-1

11,970 SF

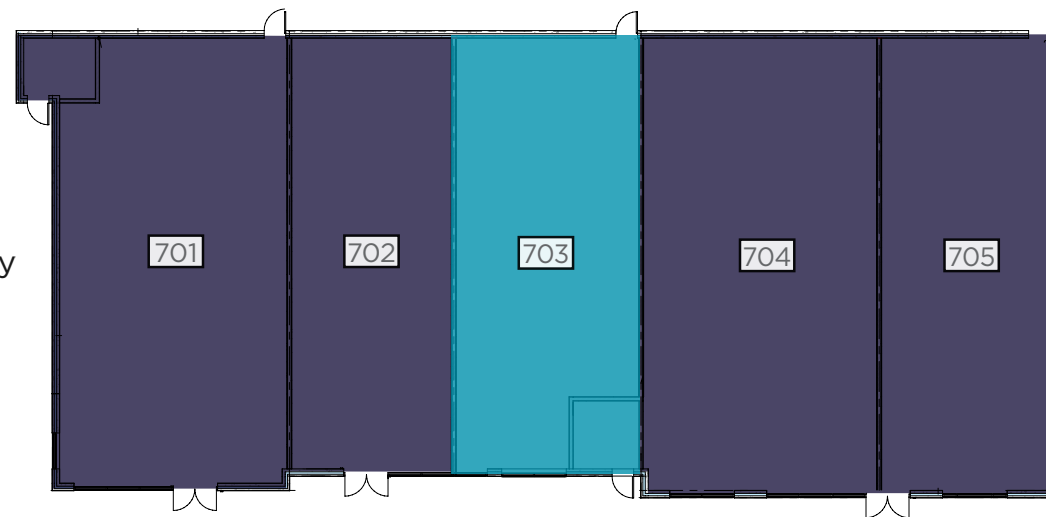


- Unit 101: Community Store
- Unit 102: Community Store
- Unit 103: Community Store
- Unit 104: 1,554 SF
- Unit 105: Liquor
- Unit 106: Liquor
- Unit 107: 2,926 SF

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



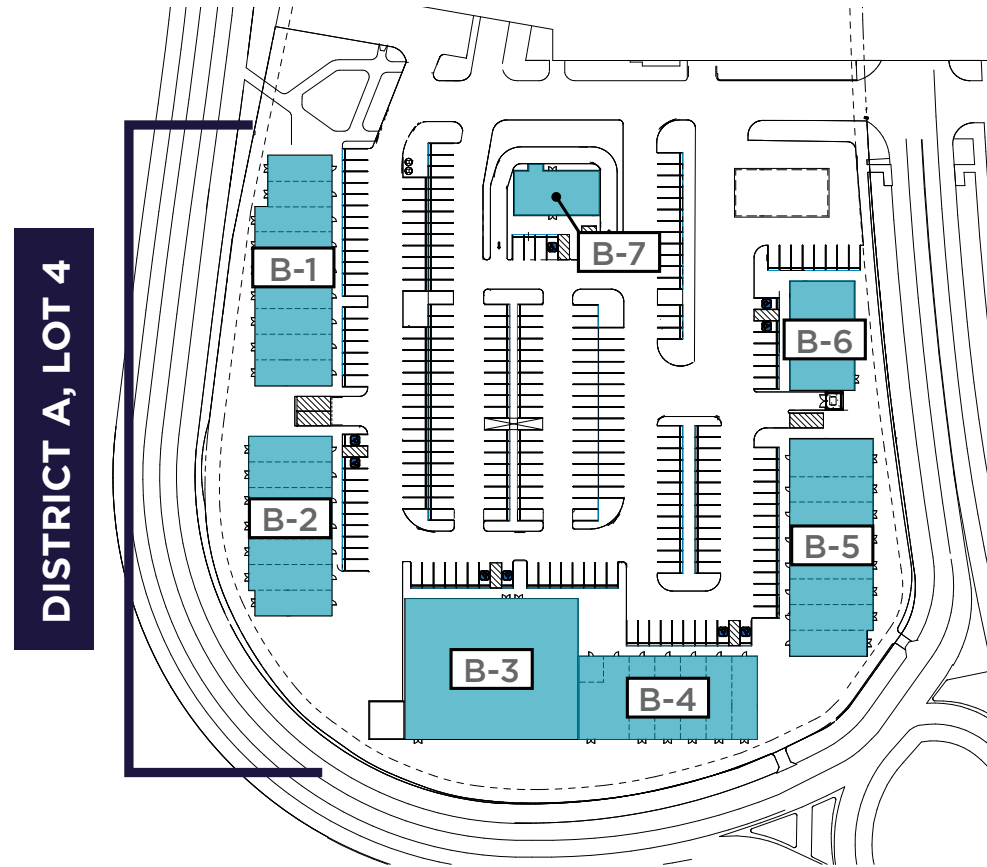
● Available ● C/L ● Leased

SITE PHOTOS



SITE PLAN DISTRICT A, LOT 4

NOW PRELEASING



● Available ● C/L ● Leased

SITE PLAN	
BLDG B-1	1,200 SF - 10,399 SF
BLDG B-2	1,200 SF - 9,000 SF
BLDG B-3 *Grocery Opportunity	5,000 SF - 15,000 SF
BLDG B-4 (Main Floor)	1,200 SF - 9,100 SF
BLDG B-4 (2nd Floor)	1,200 SF - 8,000 SF
BLDG B-5	1,200 SF - 11,000 SF
BLDG B-6 *Gas & Convenience Store Opportunity	4,001 SF
BLDG B-7 *Drive-Thru Opportunity	2,325 SF



PROPERTY OVERVIEW

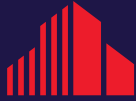
ESTIMATED SIZES	Starting at 1,200 SF up to 15,000 SF
ESTIMATED OCCUPANCY	Q2, 2027
NET RENT	Market
ADDITIONAL RENT	\$12.55/SF (est 2025)
PARKING	Ample surface parking, unassigned
INDUCEMENTS	Negotiable
TERM	5-10 Years



DEMOGRAPHICS AT A GLANCE

CURRENT POPULATION (2022)		PROJECTED POPULATION (2027)	
Within 1km	2,860	Within 1km	3,425
Within 3km	40,871	Within 3km	46,645
Within 5km	70,579	Within 5km	80,757

AVERAGE HOUSEHOLD INCOME (2022)		PROJECTED HOUSEHOLD INCOME (2027)	
Within 1km	\$180,707	Within 1km	\$198,742
Within 3km	\$136,413	Within 3km	\$150,704
Within 5km	\$126,413	Within 5km	\$138,520



**CUSHMAN &
WAKEFIELD**

CONTACT INFORMATION

NICK PRESTON, MBA

Vice President

Retail Sales & Leasing

+1 403 467 9222

nick.preston@cushwake.com

Cushman & Wakefield
Bow Valley Square IV
Suite 2400, 250 - 6th Ave SW,
Calgary, AB T2P 3H7
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

