

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



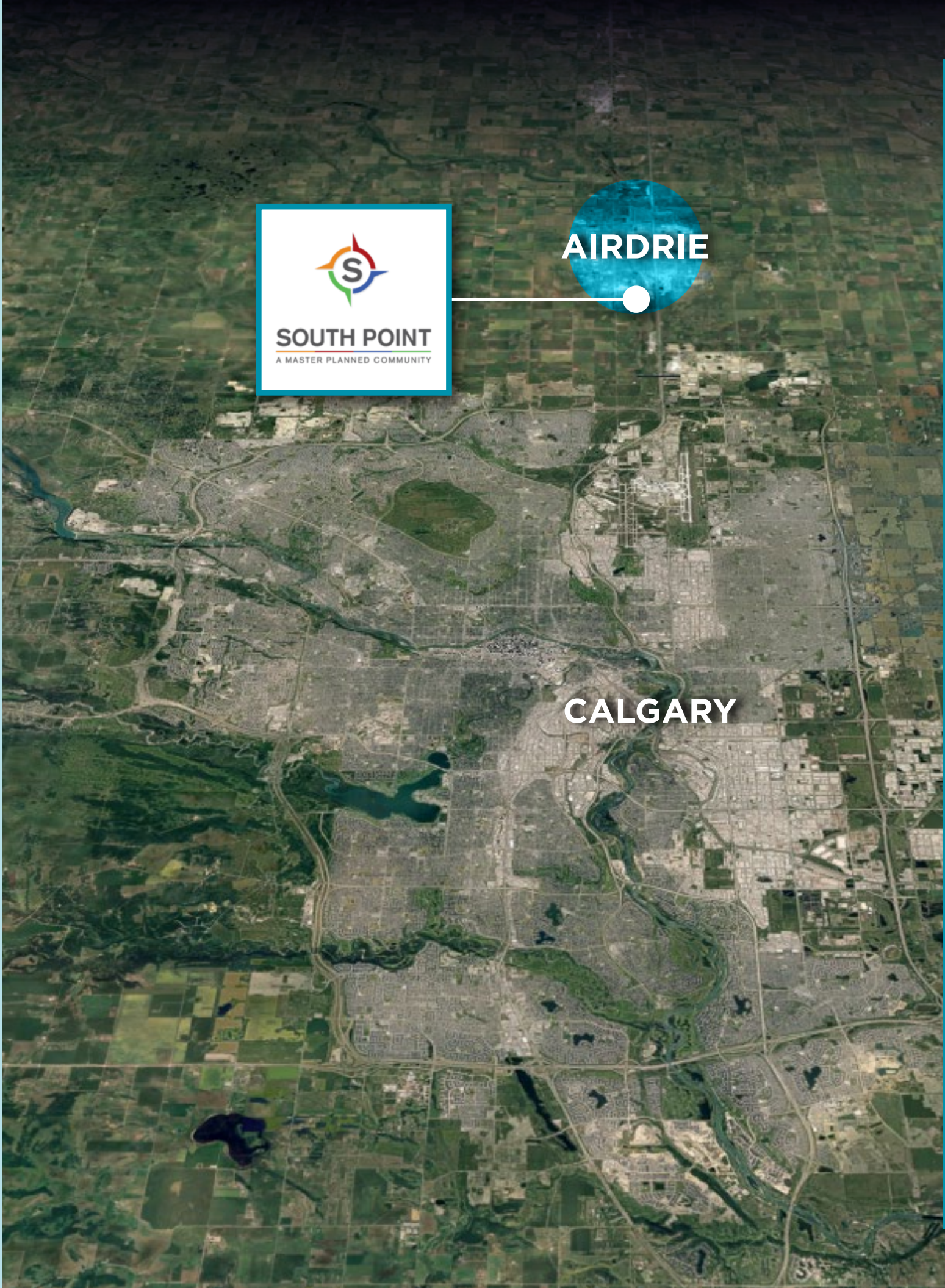
Grow your business in Airdrie's newest community!

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

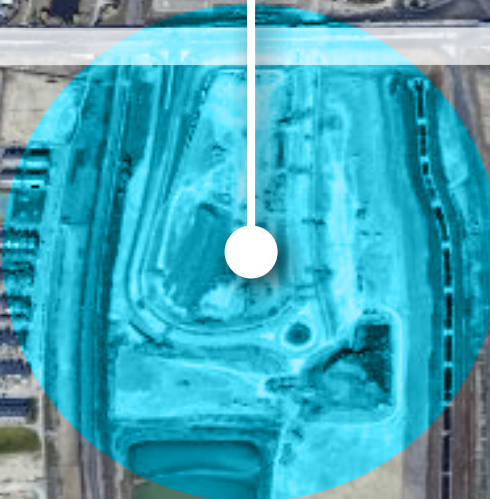


SOUTH POINT
A MASTER PLANNED COMMUNITY

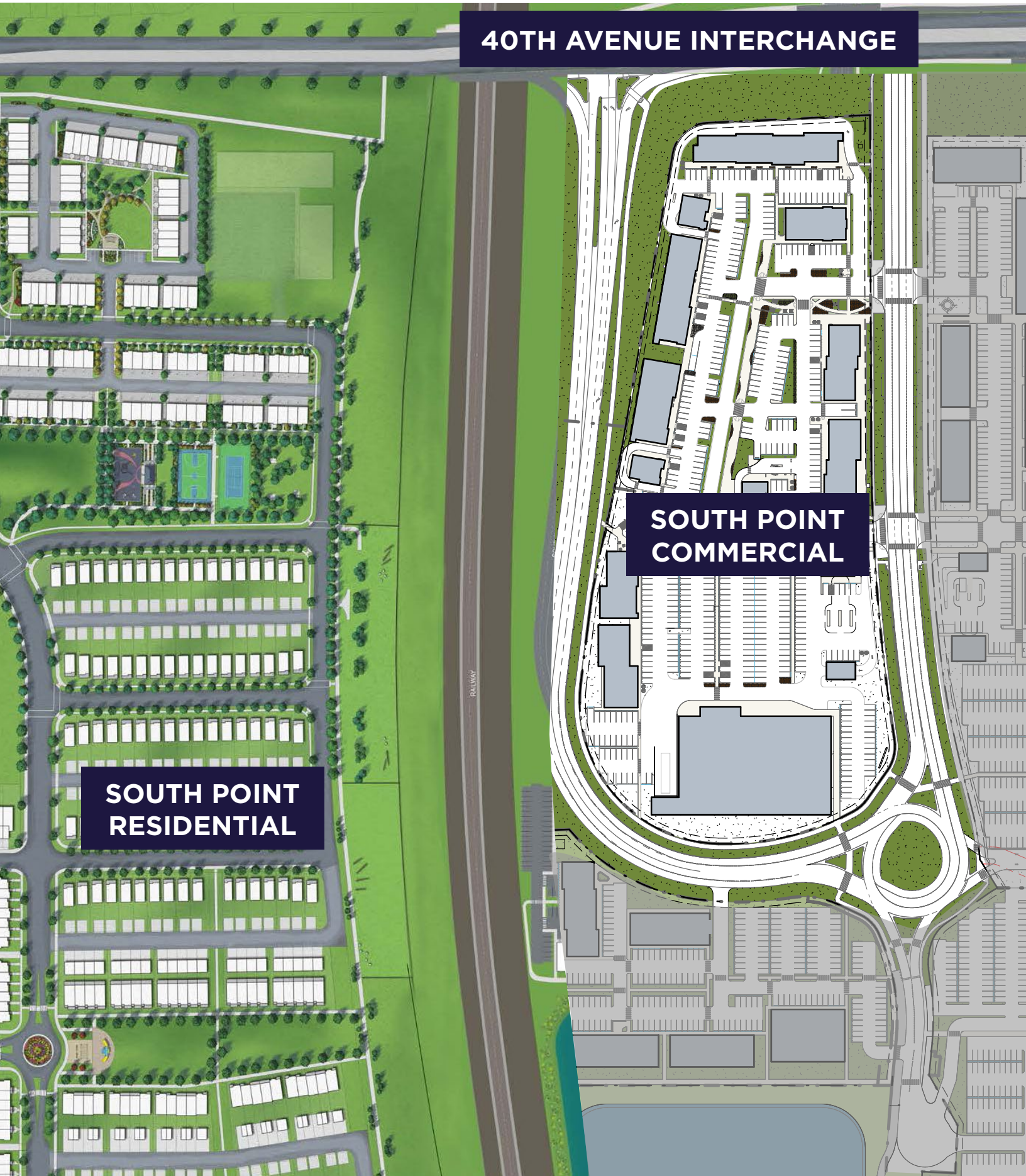
Queen Elizabeth II Hwy

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

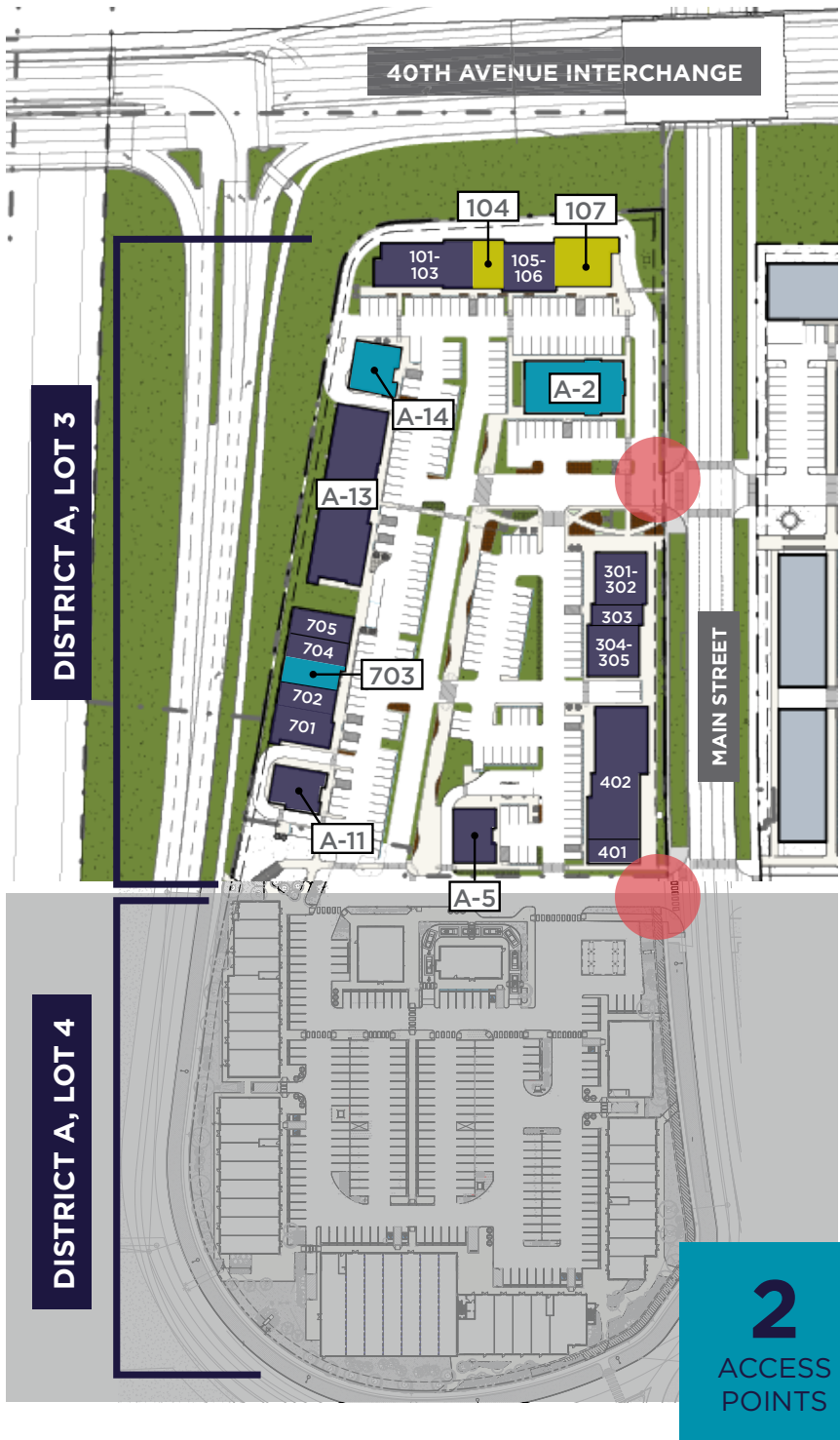


Patio Areas

SITE PLAN

DISTRICT A, LOT 3

ONLY 5 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	Conditionally Leased

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

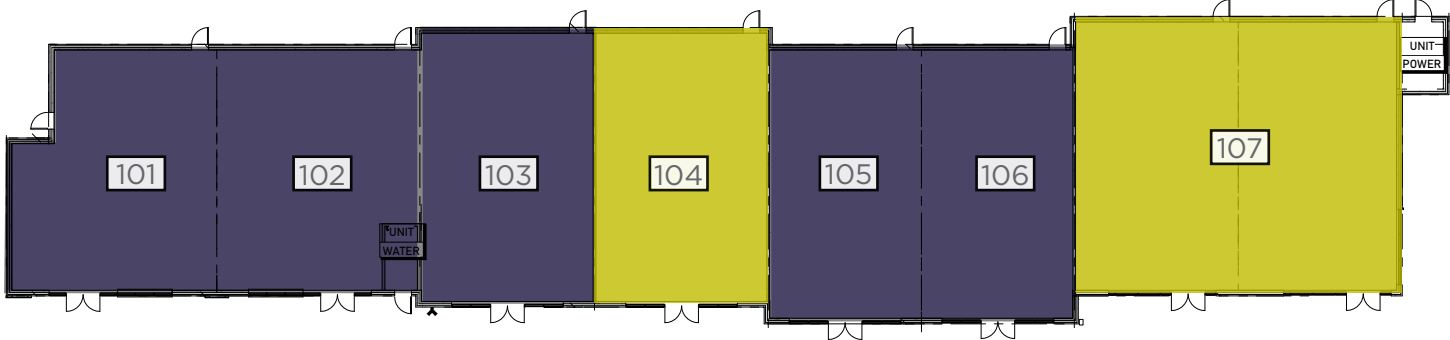
FLOOR PLANS

DISTRICT A, LOT 3

AVAILABLE IMMEDIATELY

BLDG A-1

11,970 SF

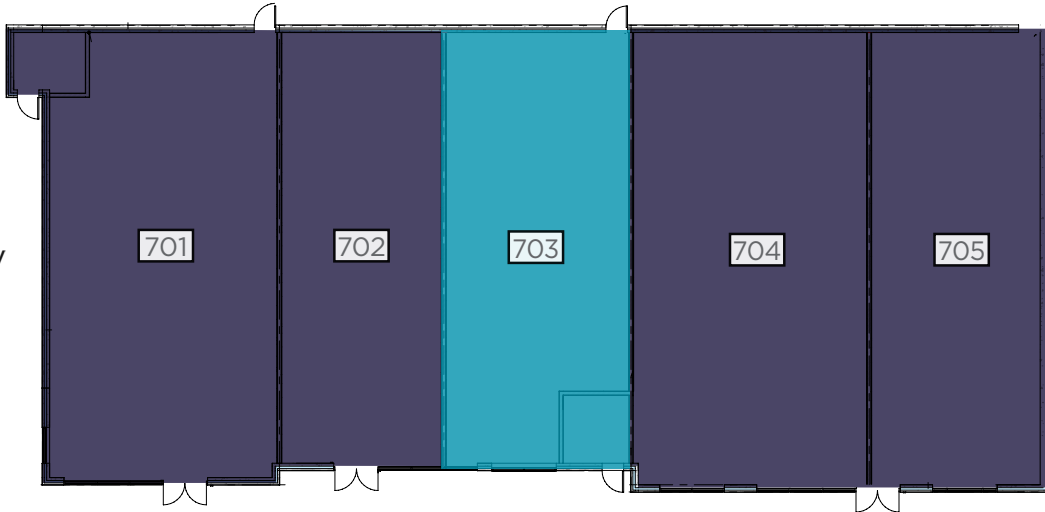


- Unit 101: Community Store
- Unit 102: Community Store
- Unit 103: Community Store
- Unit 104: 1,554 SF
- Unit 105: Liquor
- Unit 106: Liquor
- Unit 107: 2,926 SF

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



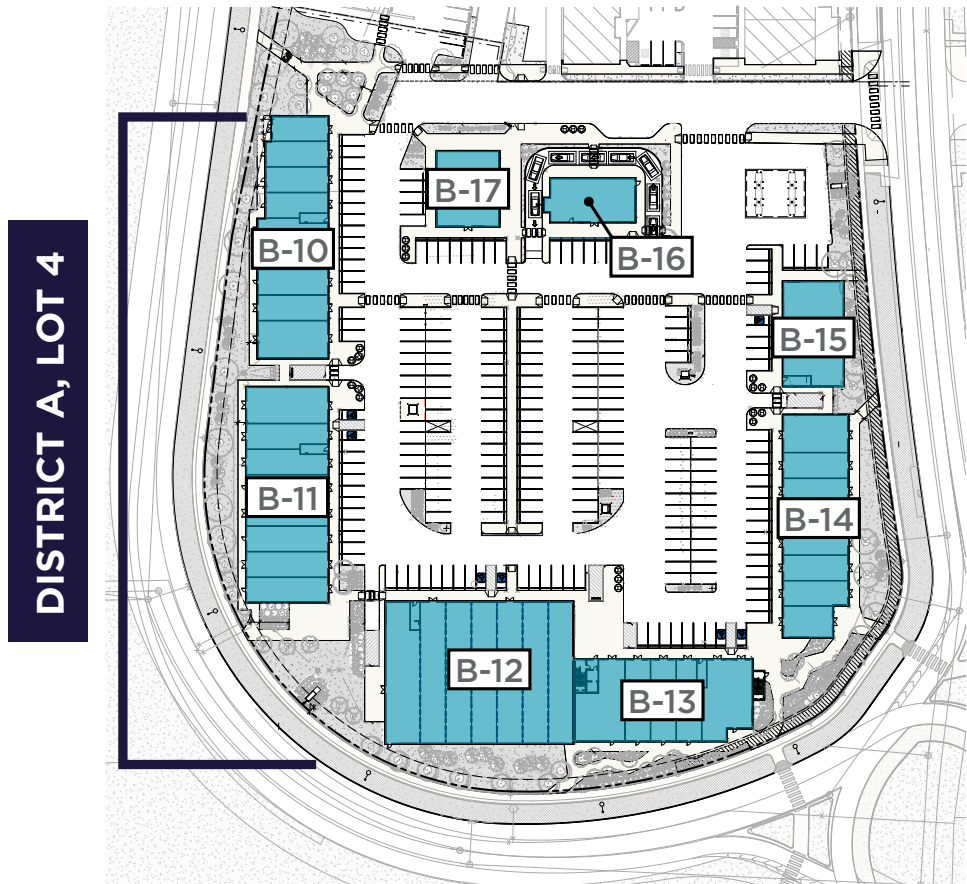
SITE PHOTOS



SITE PLAN

DISTRICT A, LOT 4

NOW PRELEASING



Available C/L Leased

SITE PLAN

BLDG B-10	804 SF - 10,399 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 (2 nd 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

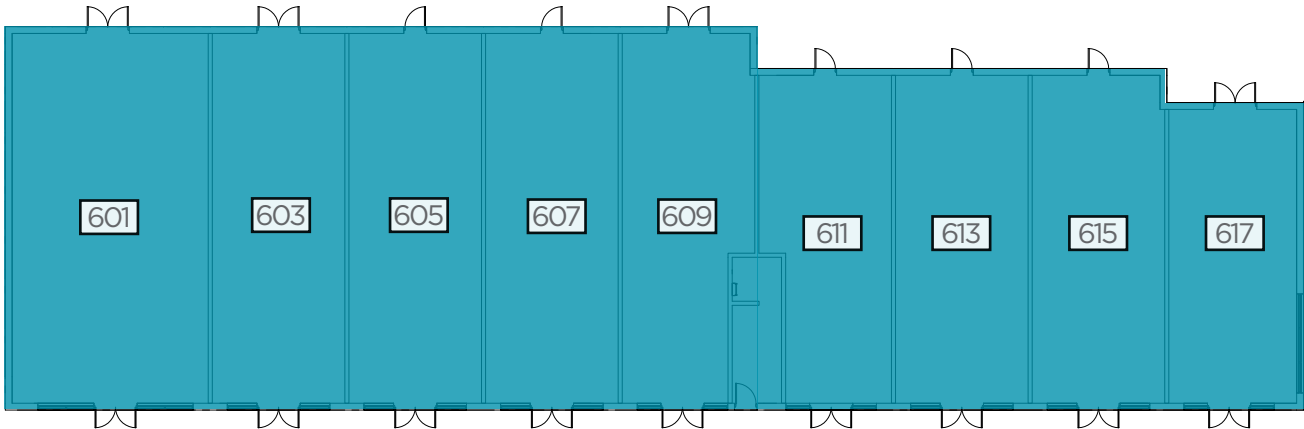
FLOOR PLANS

DISTRICT A, LOT 4

AVAILABLE Q2 2027

BLDG B-10

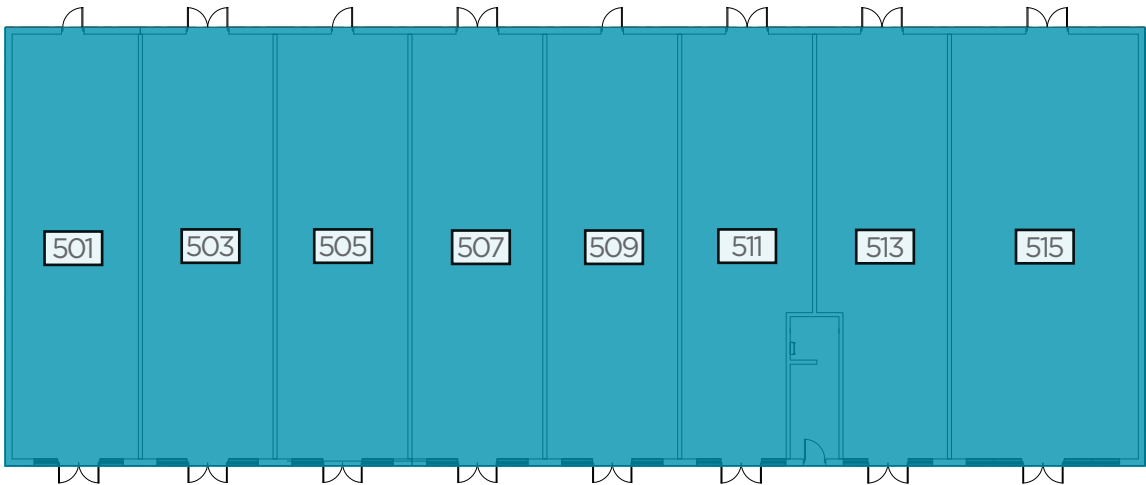
10,399 SF



- 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

Available C/L Leased

BLDG B-13 (Main Floor)

9,100 SF

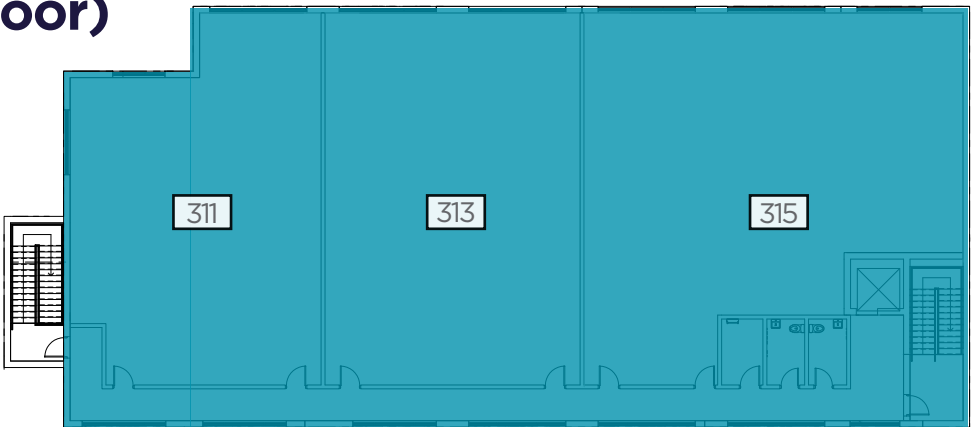
- Unit 301: 2,158 SF
- Unit 303: 1,136 SF
- Unit 305: 1,222 SF
- Unit 307: 1,222 SF
- Unit 309: 1,952 SF



BLDG B-13 (2nd Floor)

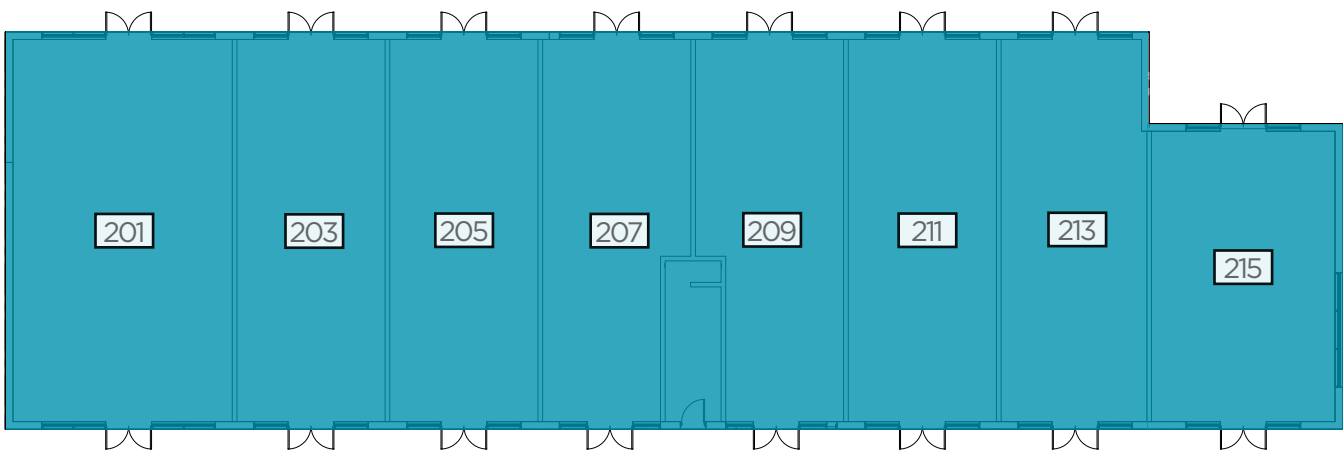
8,000 SF

- 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



**CUSHMAN &
WAKEFIELD**

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