

Grocery Anchored New Development

Retail, Medical, Daycare and Restaurant Space

For Lease

7.65 Acre Commercial Mixed Use, Airdrie, Alberta

Possession Q2 2028

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Property highlights

Located in the primary growth area of one of the fastest growing cities in Canada, the site is near to the new 1,800 student high school, SW recreation centre that will draw an estimated 1 million annual visits, and new residential development with an average annual household income of $177,000 by 2030.

1,000 - 28,000 sq. ft. spaces available, with drive through opportunities and patios available. Located along a regional pathway and green space that provides connection to adjacent residential neighbourhoods.

Strategic placement within walking distance of major community amenities including new schools and new recreation facilities, creating a true neighbourhood commercial hub that serves daily needs and lifestyle requirements.

Site plan designed to cater to residents needs and to enhance the customer experience. The centre provides efficient and functional layouts for tenants with excellent visibility and traffic flow.



**Site plan size, distribution and/or location of CRUs may be subject to change*

Location

- Airdrie is a city that has undergone tremendous growth of 45% in the past 10 years, with southwest Airdrie expected to grow at 6% annually
- Situated in the corner of 24th Street and 40th Avenue in Southwest Airdrie with a projected 22,000 to 24,000 Vehicles Per Day by full build out
- Direct proximity to new K-9 school (Q3 2027) and Southwest High School (Q3 2029), creating consistent traffic and community anchors
- The Southwest Regional Centre launches Q4 2028 with an aquatics center and outdoor play area, serving southwest Airdrie's growing communities with future phases planned, and an estimated 1 million annual visits

Potential unit sizes*

BLDG A	28,000 SF → *Under Offer*
BLDG B	4,800 SF → 2,800 SF *Under Offer*
BLDG C	3,600 SF → *Under Offer*
BLDG D	2,400 SF → *Under Offer*
BLDG E	6,000 SF
BLDG F	4,800 SF
BLDG G **BLDG J - Above**	14,400 SF → 4,000 SF *Under Offer* 16,000 SF Daycare (2nd Floor) → *Under Offer*
BLDG H	3,600 SF → *Under Offer*

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Where demographic growth meets infrastructure investment, commercial success follows. Southwest Airdrie offers the perfect storm: young families, community anchors, high traffic volumes, and limited retail competition. For businesses seeking ground-floor opportunity in Alberta's hottest growth corridor, the fundamentals couldn't be stronger.

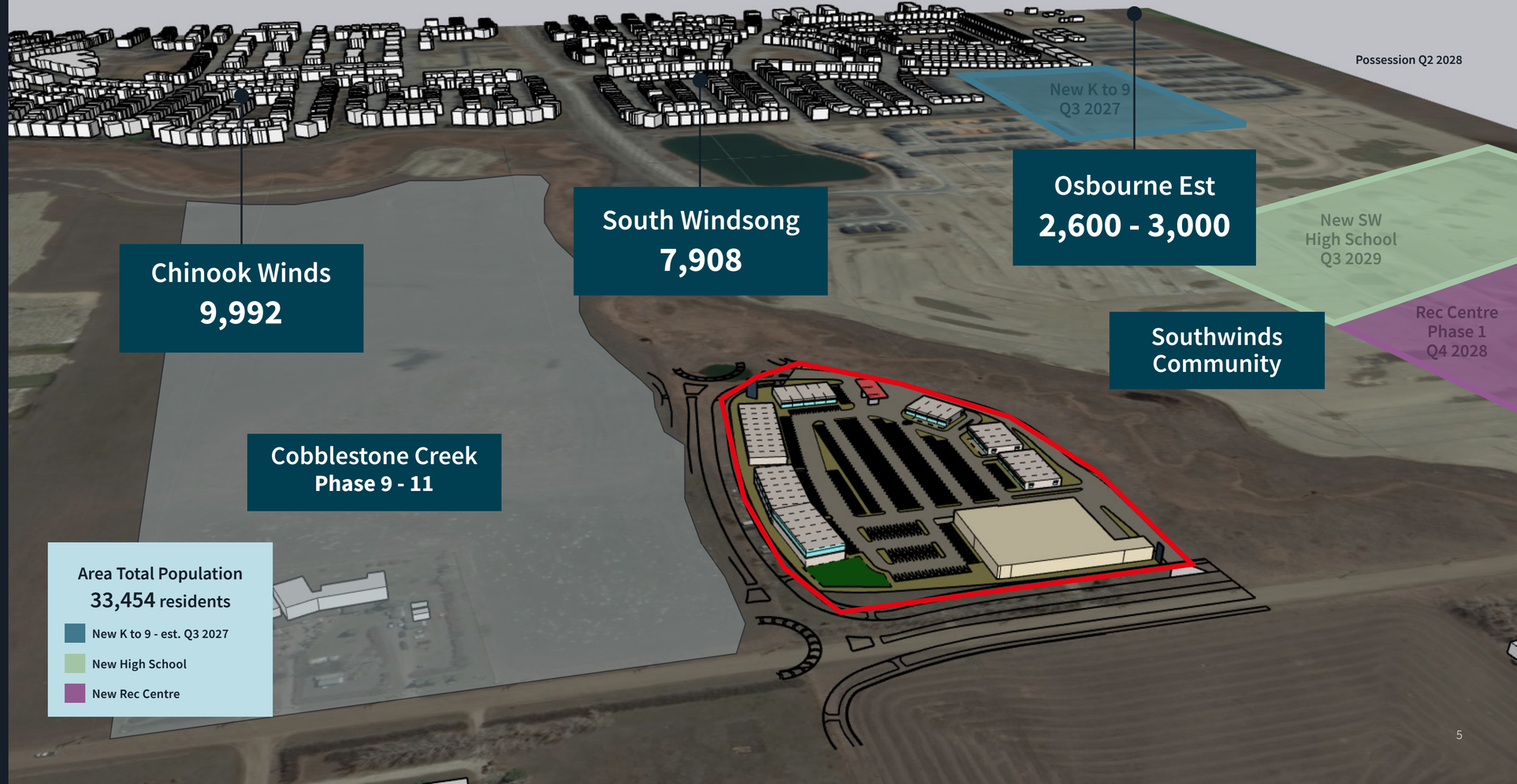


Demographics

in a 3km radius

	Existing	Est. 2030
Population	33,454	39,656
Total households	10,507	12,681
Average household income	$166,674	$177,000
Median Age	34.3	
Total expenditure (average per household)	$177,551	

Source: Statistics Canada, 2026



Neighborhood

Points of interest

1. Primary Corner of two new arterial roads, 40th Ave SW and 24th St SW
2. New K to 9 - est. Q3 2027
3. Windsong Heights School
4. New South Airdrie Rec Center
5. New 1,800 student High School

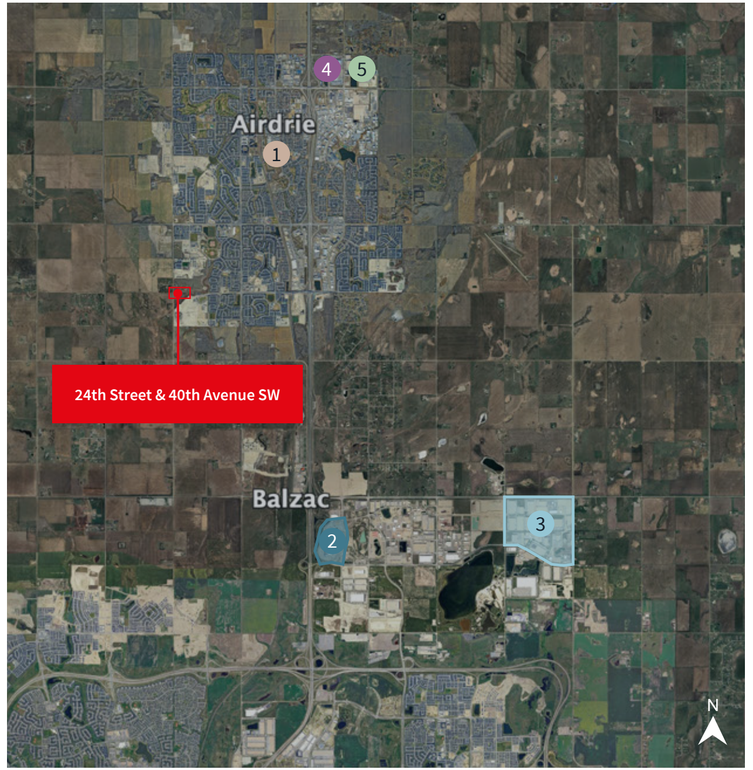


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Regional

Points of interest

1. Downtown Airdrie (10 min)
2. CrossIron Mills (12 min)
3. Balzac Industrial Node (15 min)
4. Highland Park (17 min) Industrial Area
5. East Points (13 min) Industrial Area



24th Street & 40th Avenue SW | Airdrie Alberta

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