

Sierra Springs

2967 Main Street SW, Airdrie, Alberta

► CRU OPPORTUNITIES AVAILABLE | FALL 2023

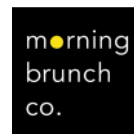


► SITE INFO

- Located in Airdrie's primary retail node, Sierra Springs, with quick access to QE11 and Yankee Valley Blvd.
- Future interchange/flyover at 40 Avenue and QE11 (October 2023)
- Close proximity to existing bus terminal, including direct service between Airdrie and Calgary

- **Building Area:** 50,000 sq ft
- **Minimum Asking Rent:** Market
- **Additional Rent:** \$11.00 PSF (est. 2023) + Mgmt Fee

· Announced Retailers:

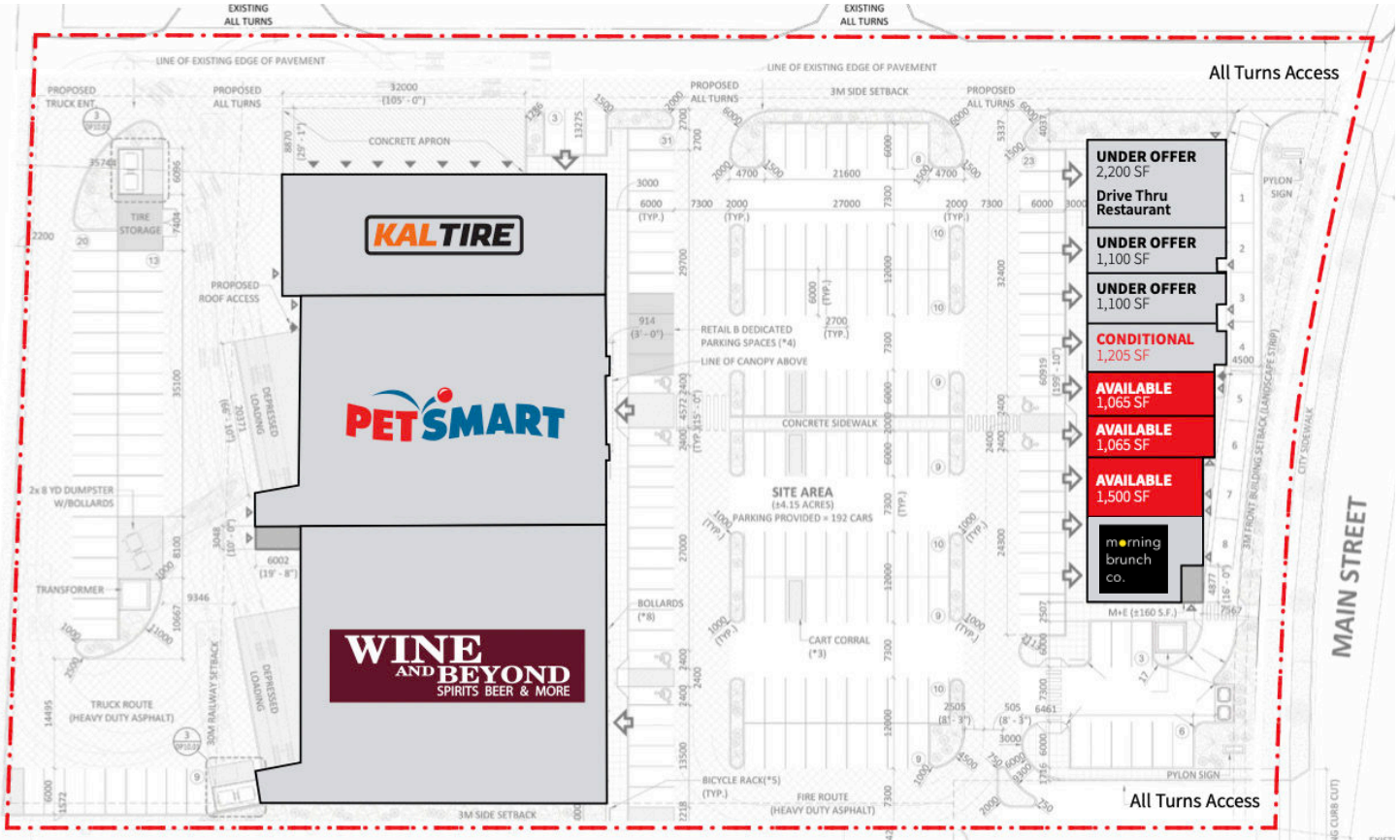


LEASING CONTACT

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Royop Development Corporation
510 211-11th Avenue SW, Calgary, AB

SITE PLAN



AREA DEMOGRAPHICS



Population

Total Population	77,445
Daytime Population	57,598
Growth Rate (2020-2025)	14%
Median Age	34



Households

Total Households	25,833
Average Household Size	3.0



Income

Average Household Income	\$121,116
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Our rich history spans 60 years in Western Canada. Royop is a leader and expert in development and management. Our leasing strategy is proven to retain and attract best-in-class retailers to our centres. We develop and manage mixed use projects.