

ROYOP

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Sierra Springs

2967 Main Street SW, Airdrie, Alberta

► FULLY LEASED



► SITE INFO

Located in Airdrie's primary retail node, Sierra Springs, the property offers quick access to QE11 and Yankee Valley Boulevard. The new interchange and flyover at 40 Avenue and QE11 further enhance connectivity, while its close proximity to the existing bus terminal provides convenient transit options, including direct service between Airdrie and Calgary.

LEASING CONTACT

Ben Cowie Leasing Manager, Associate

403.618.7753 | bcowie@royop.com

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

SITE PLAN

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BUILDING 100	
#102	KFC 2,294 sf
#104/106	D Spot Dessert 2,259 sf
#108	barBurrito 1,249 sf
#110	Romantiko Barbershop 1,084 sf
#112	Foggy Gorilla 1,069 sf
#114	Firehouse Subs 1,551 sf
#116/118	Morning Brunch Co. 2,091 sf

BUILDING 200	
202	Wine and Beyond 16,474 sf
204	PetSmart 14,022 sf
206	Kal Tire 7,464 sf

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.