

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

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Royop Development Corporation

510 211-11th Avenue SW, Calgary, AB

SITE PLAN



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.