



SIERRA SPRINGS SHOPPING CENTRE

AIRDRIE, AB

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WINNERS



SIERRA SPRINGS
SHOPPING CENTRE
AIRDRIE, AB

Prime location in Airdrie’s prominent power centre node with a strong mix of national and local tenancies. Sierra Springs Shopping Centre is ideally located in Airdrie with exposure to 45,870 vehicles per day along Yankee Valley Boulevard, and exposure to over 150,000 vehicles per day along Highway 2, the main vehicular corridor between Calgary and Edmonton. This site services the rapidly growing City of Airdrie consisting of 85,201 people (2023) with projected growth to 100,000 people by 2030. Immediately surrounding Sierra Springs Shopping Centre, the centre benefits from shadow anchors with only one presence in the market to include Walmart, RONA, Home Depot, Calgary Co-op.

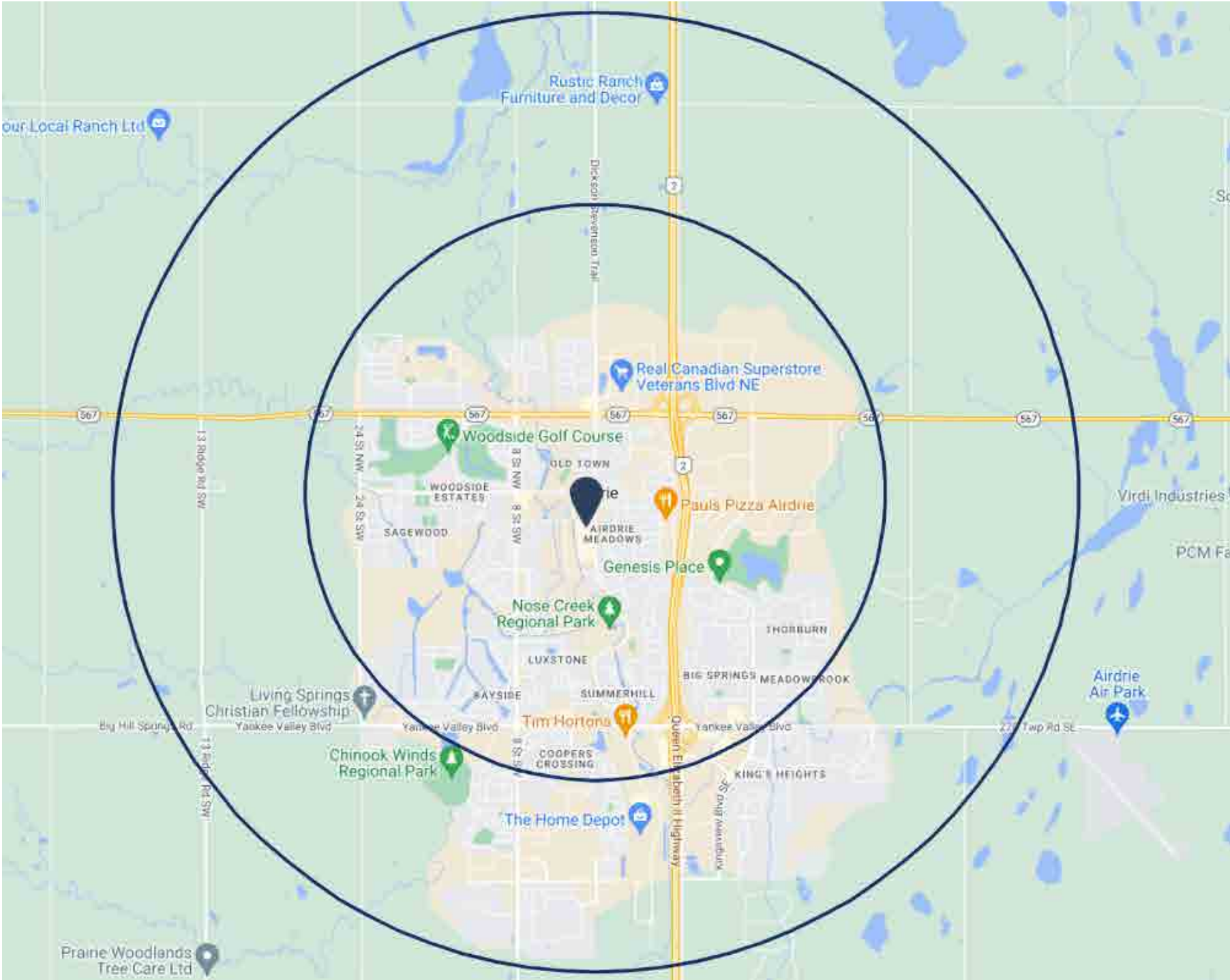


PROPERTY HIGHLIGHTS





| | |
|----------------------------------|--|
| ADDRESS | 2881 Main Street SW, Airdrie, AB T4B 3G5 |
| MAJOR INTERSECTION | Queen Elizabeth II Highway (Highway 2), Yankee Valley Boulevard, Main Street |
| GLA (SQ. FT) | +/-280,000 |
| NUMBER OF STORES AND SERVICES | 50 |



DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

| | | | |
|---|--------------------------|-----------|-----------|
|  | DISTANCE | 3 KM | 5 KM |
|  | FAMILIES WITH CHILDREN | 53% | 51% |
|  | TRADE AREA POPULATION | 61,794 | 85,088 |
|  | AVERAGE HOUSEHOLD INCOME | \$142,901 | \$138,169 |

SITE PLAN AND TENANT DIRECTORY



| UNIT | TENANT | SQ FT | UNIT | TENANT | SQ FT |
|----------------------------|---------------------------|--------|--------------------|--------------------------------|--------|
| QUEEN ELIZABETH II HIGHWAY | | | | | |
| HWY PAD C | Mr. Mikes | 5,585 | E120 | Easyfinancial | 1,424 |
| HWY PAD D | The Canadian Brewhouse | 6,659 | E130 | Value Buds | 2,088 |
| 3001 | South Airdrie Smile | 2,494 | G110 | The Chopped Leaf | 1,759 |
| 3005 | Gong Cha | 1,024 | G120 | 2For1 Pizza House | 1,378 |
| 3007 | Pet Planet | 2,048 | G130 | Popeye's | 2,535 |
| 3011 | Ribeye Butcher Shop | 1,595 | PAD F | CIBC | 5,014 |
| 3013 | Golden Bowl | 1,771 | C2-102 | Stacked Pancakes | 3,669 |
| 3017 | Five Guys Burgers & Fries | 2,669 | C2-112 | Bell Mobility | 1,102 |
| HWYPAD F | Lil Betta's Swim School | 5,854 | C2-160 | Re:HUB Health Collective | 2,263 |
| 2630 | Harvey's | 2,275 | C2-110 | Mucho Burrito | 1,880 |
| C110 | Magic Mountain | 19,862 | PAD D | Burger King | 3,164 |
| D1001 | Fen Vet Clinic | 3,666 | B-F001 | Scotiabank | 4,780 |
| D1005 | Glassmasters | 3,547 | C1-101 | Noodle Box | 1,572 |
| D1009 | Golf Park | 6,064 | C1-103 | Sierra Springs Dental | 1,463 |
| D1013 | Modern Beauty | 3,885 | C1-105 | Chatters | 2,737 |
| D1017 | Sleep Country | 5,123 | A1-110A | Home Sense (Coming Q3 2026) | 26,644 |
| SIERRA SPRINGS DRIVE SE | | | | | |
| 1101 | Servus Credit Union | 4,584 | A1-110B | Best Buy | 7,809 |
| 1105 | Kozy Nails & Spa | 1,210 | A1-120 | Reitmans | 5,426 |
| 1107 | Supplement World | 1,615 | A1-130 | Dollarama | 10,093 |
| 1108 | Twisted Indian | 1,518 | A2-110 | Michael's | 17,174 |
| 1109 | Rogers Wireless | 1,085 | A2-120 | Petland | 10,339 |
| 2101 | Bulk Barn | 6,108 | A3-140A | Perfect Home (Storage) | 5,133 |
| 2111 | Allstate Insurance | 1,651 | A3-130/ 140/150 | Perfect Home | 20,459 |
| 2121 | Noodle King | 2,411 | H | Winners | 23,163 |
| 2131 | Chicken On The Way | 1,535 | K | Lordco | 22,000 |
| 2141 | Sally Beauty | 1,354 | | | |
| 2151 | Dermapure | 3,076 | | | |
| 2161 | Tommy Gun's | 1,284 | | | |
| MAIN STREET SOUTH | | | | | |
| J1 | Denny's | 4,563 | | | |
| J2 | Montana's | 4,180 | | | |
| E110 | Chronic Tacos | 1,456 | | | |

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