



SIERRA SPRINGS SHOPPING CENTRE

AIRDRIE, AB

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

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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.



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PROPERTY HIGHLIGHTS

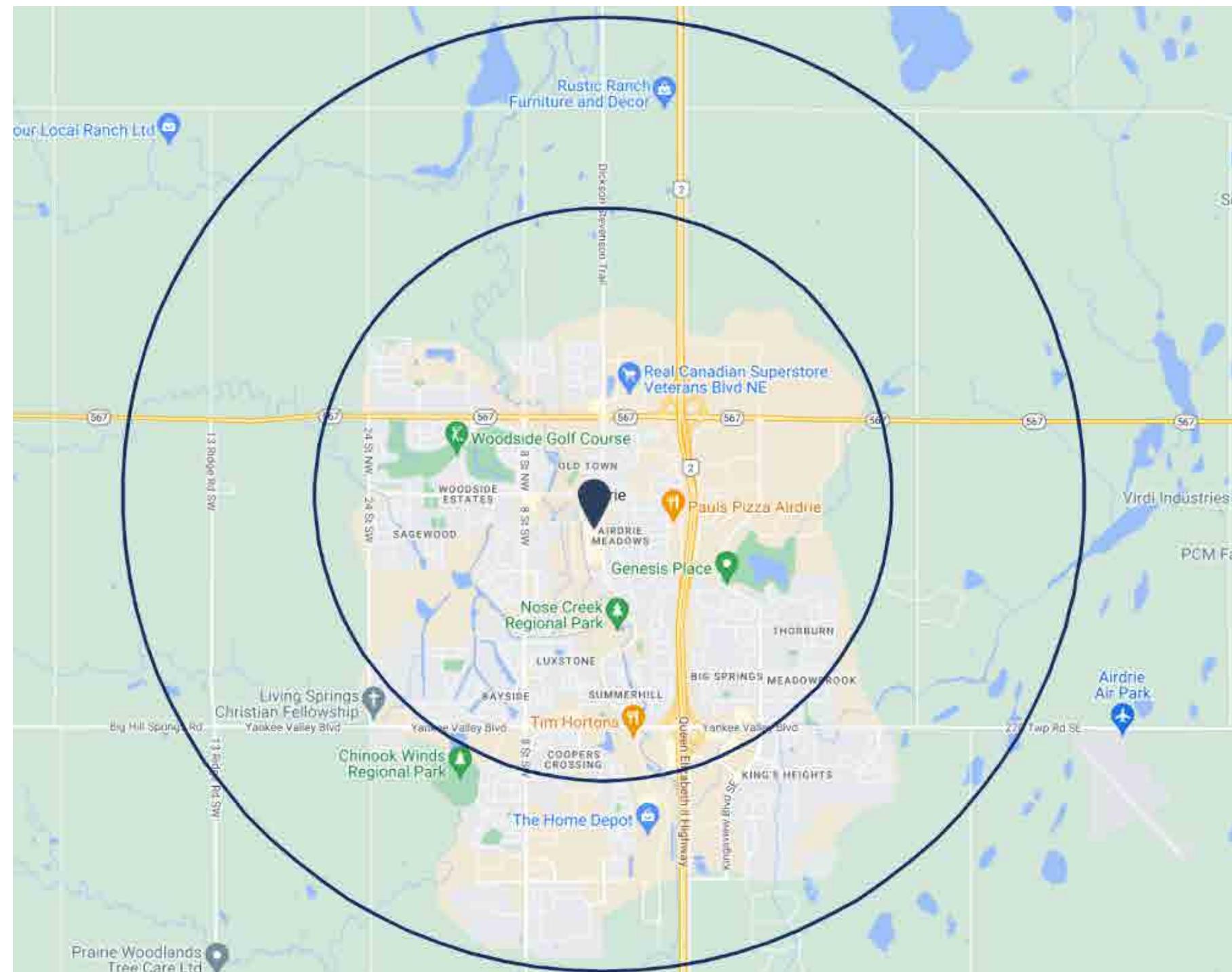
ADDRESS	2881 Main Street SW, Airdrie, AB T4B 3G5
MAJOR INTERSECTION	Queen Elizabeth II Highway (Highway 2), Yankee Valley Boulevard, Main Street
GLA (SQ. FT)	+/-280,000
NUMBER OF STORES AND SERVICES	50



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DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

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

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