

PRIME RETAIL LEASING OPPORTUNITY IN FRONT OF SUPERSTORE IN AIRDRIE



Airdrie Crossing Phase II

300 Veterans Boulevard NE
Airdrie, AB

ChoiceProperties

CBRE

Demographics



78,503

Population
Within 5 KM

61,363

Daytime Population
Within 5 KM



\$144,424

Average Household Income
Within 5 KM

27,280

Households
Within 5 KM



36 Years

Median Age Within 5 KM



24,875

VPD along Veterans Blvd NE

12,540

VPD along Main Street N

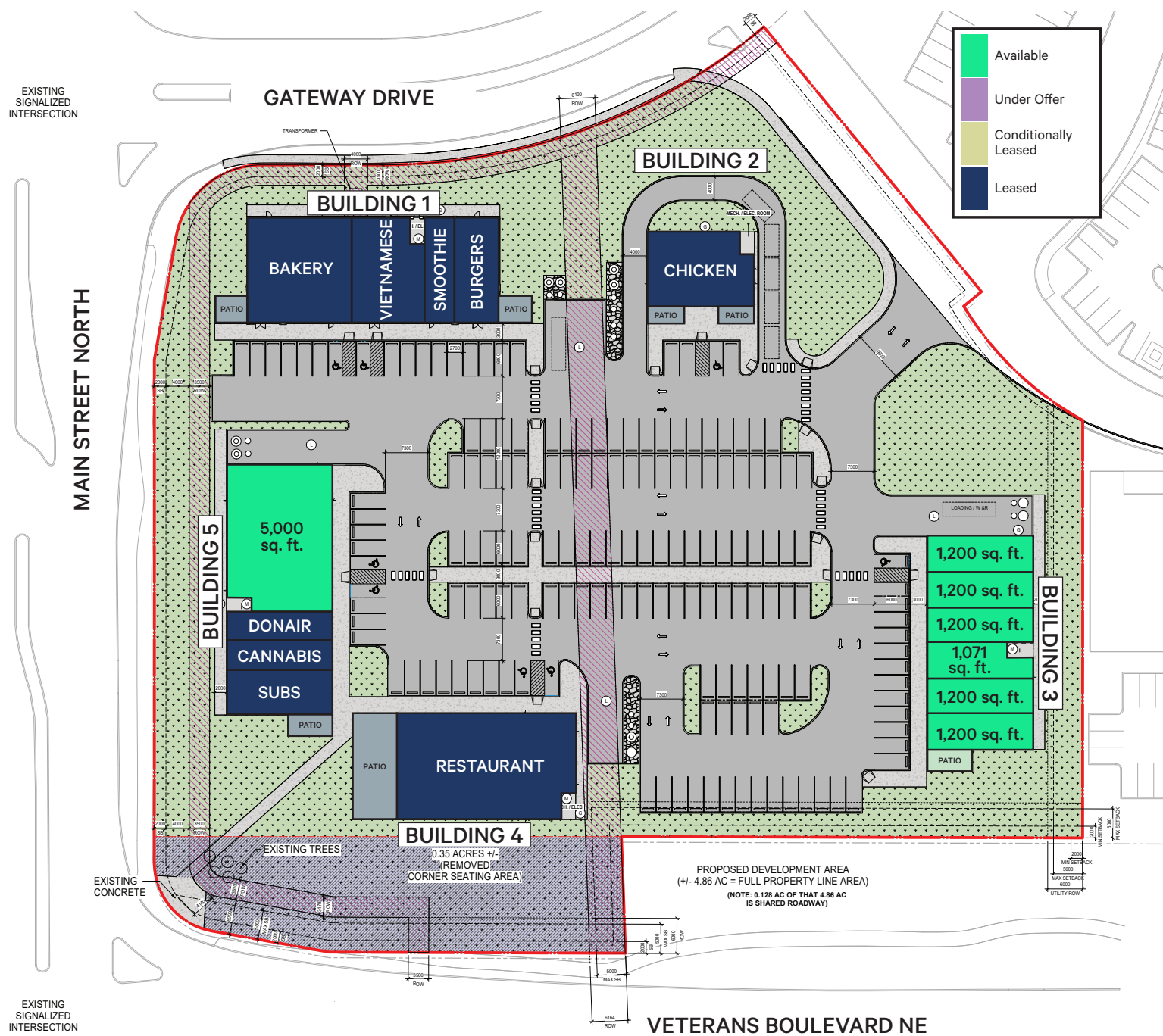
Prime leasing opportunity in an expanded north Airdrie development



- Strategically positioned in North Airdrie, with seamless access from the QEII Highway via Veterans Boulevard NE and Main Street N, ensuring exceptional convenience and exposure.
- Serving a diverse and established customer base from surrounding communities including Stonegate, Jensen, Sunridge, Airdrie Meadows, Old Town, Willow Brook, and Silver Creek
- Benefit from outstanding regional connectivity, with immediate access to the QEII Highway, capturing commuter traffic and visitors travelling throughout the Calgary-Edmonton corridor
- Ample on-site parking provides a convenient and hassle free experience for customers, visitors, and staff
- Exceptional visibility and brand exposure, highlighted by prominent pylon signage fronting Veterans Boulevard NE in one of North Airdrie's most highly travelled commercial corridors.



Plan of the Development



Space Available

Building 3

1,200 sq. ft.
1,200 sq. ft.
1,200 sq. ft.
1,071 sq. ft.
1,200 sq. ft.
1,200 sq. ft. with patio.

Building 5

5,000 sq. ft.

Basic Rent: Market

Op Costs & Taxes: TBD

Signage: Pylon & Fascia

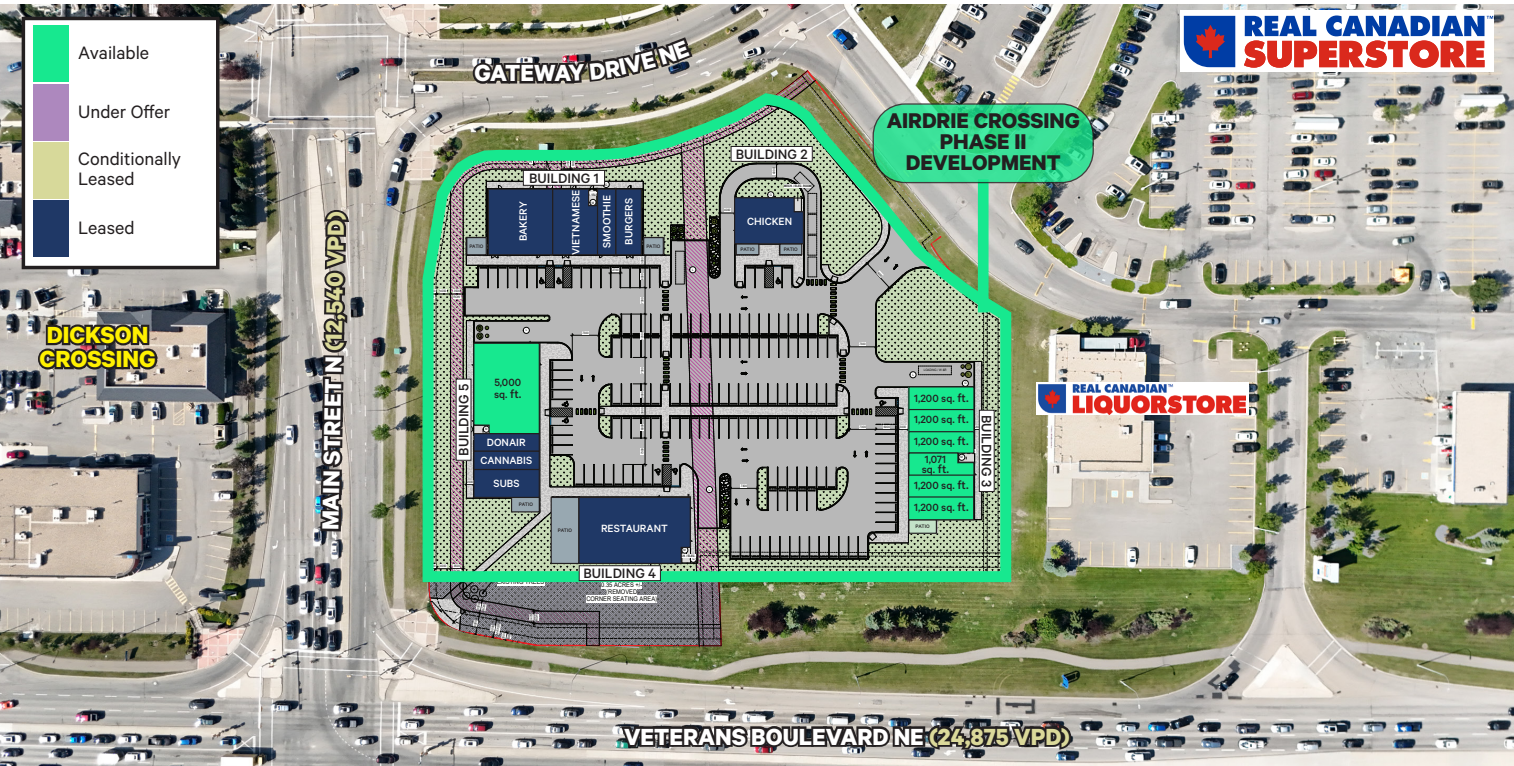
Possession: May 1, 2028

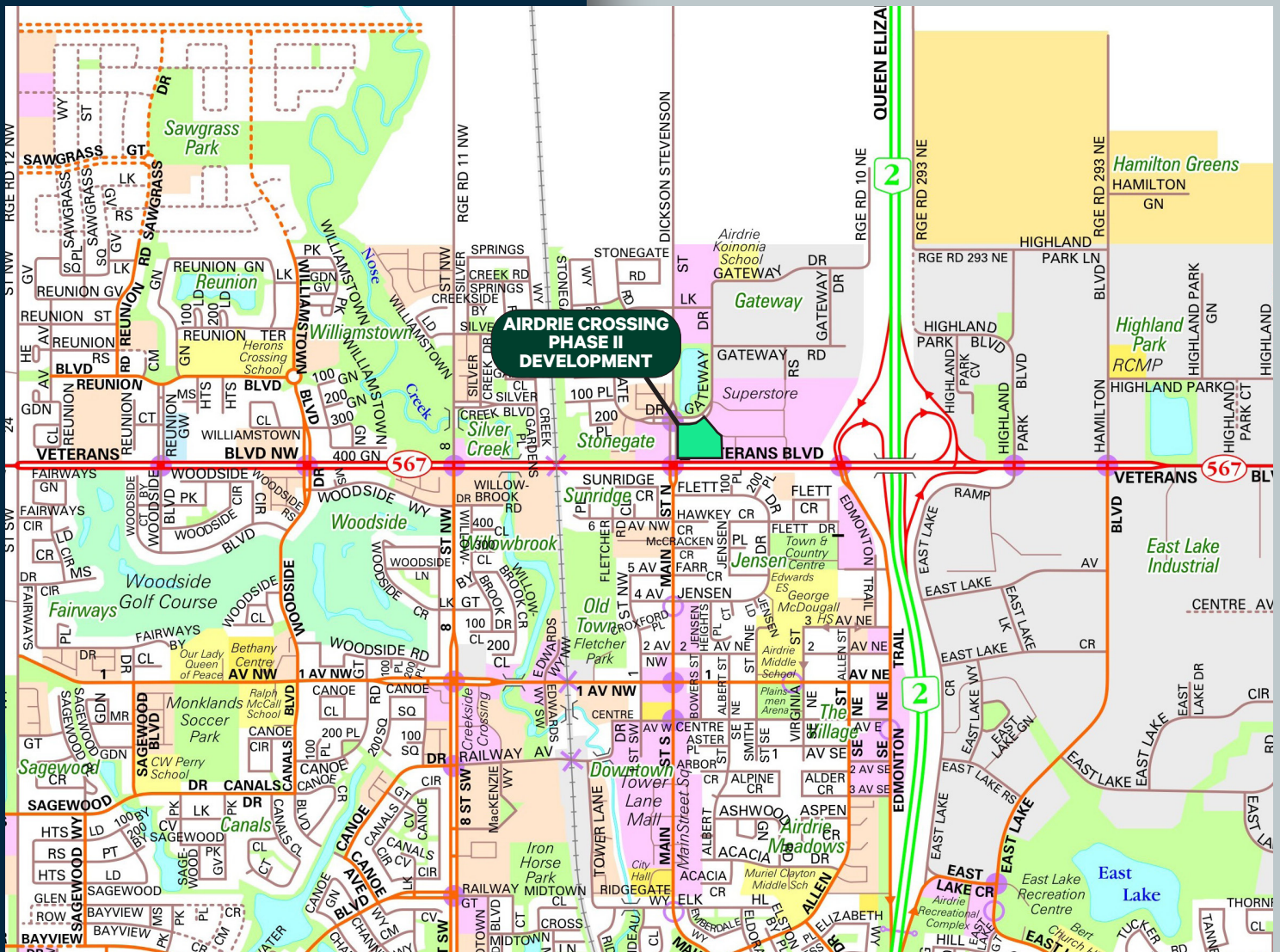
Term: 5 - 10 years

Aerials



Birds-eye Aerial





For More Information Please Contact

Alistair Corbett

Senior Vice President
403.294.5709
alistair.corbett@cbre.com

Cory Miles

Associate Vice President
403.750.0523
cory.miles@cbre.com

Mac Marcinew

Sales Associate
587.583.7197
mac.marcinew@cbre.com

Jayne Rogers

Transaction Manager
403.750.0535
jayne.rogers@cbre.com

Brandy Chorney

Marketing Specialist
403.303.3609
brandy.chorney@cbre.com

CBRE Calgary

Eighth Avenue Place

East Tower 525 8 Avenue SW Suite 3200

Calgary, Alberta T2P 1G1

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