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114 Sierra Springs Drive SE | Airdrie, AB

Sierra Springs Retail for Lease

Retail leasing opportunities located within Airdrie's only power centre featuring a strong tenant mix of national and international tenants. The shopping centre has excellent exposure and is easily accessible via Yankee Valley Boulevard and Highway 2.

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Property Overview

Rentable Area	Unit 103:	1,170 SF	} Contiguous 2,340 SF
	Unit 104:	1,170 SF	
	Unit 106:	1,221 SF	
Net Rent	Market Rates		
Additional Rent	\$21.99 PSF		
Available	Immediately		
Term	5 - 10 years		
TIA	Negotiable		



Demographics - based on a 3km radius



Current
population
(2020)

58,561



Projected
population
(2025)

69,554



Average
household
income (2020)

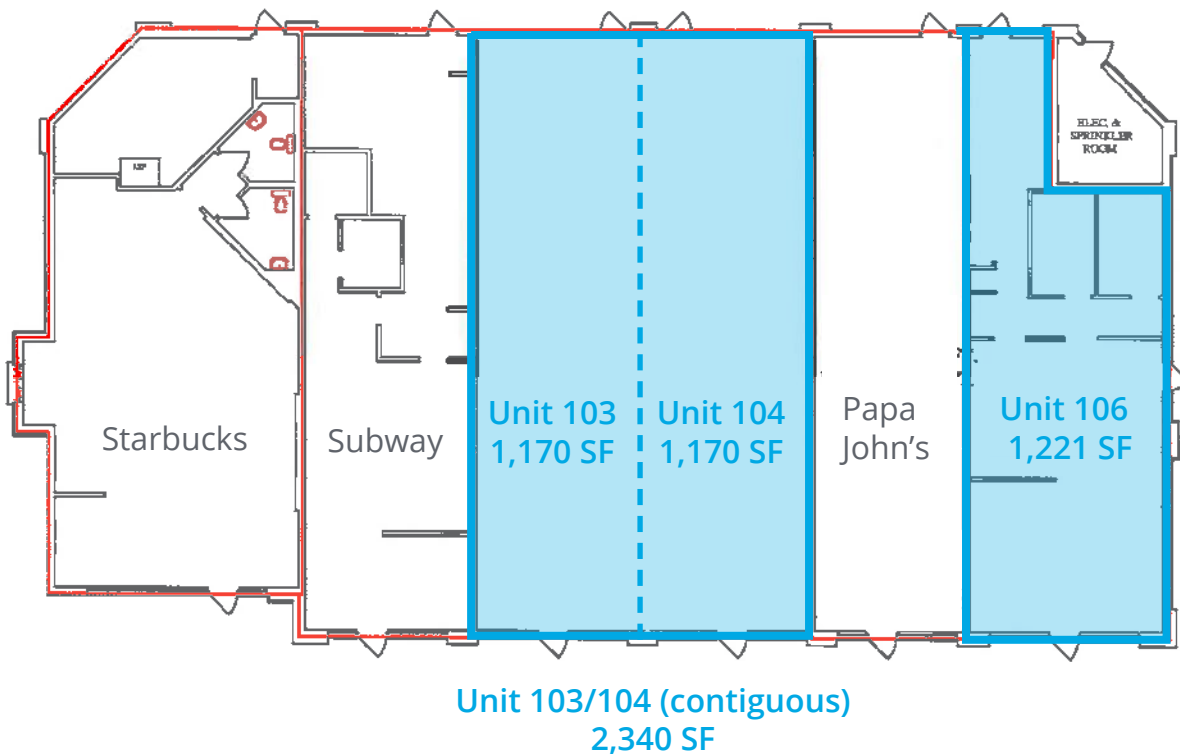
\$120,009



Projected
household
income (2025)

\$134,586

Site Plan



Highlights

- Located in one of Airdrie's largest and most desirable retail developments
- Exposure and convenient access/egress along Highway 2 and Yankee Valley Boulevard
- The shopping centre features well known national and international brands including Walmart, Home Depot, London Drugs, Starbucks, Subway, Edo, OPA!, Money Mart, and many more
- Shadow anchored by Co-op
- Ample free parking stalls for customers



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