



# SIERRA SPRINGS SHOPPING CENTRE

AIRDRIE, AB



WINNERS



**Melissa Walsh**

Director, Leasing

T: 403.303.2454

E: melissa.walsh@bgo.com



[bgo.com](http://bgo.com)

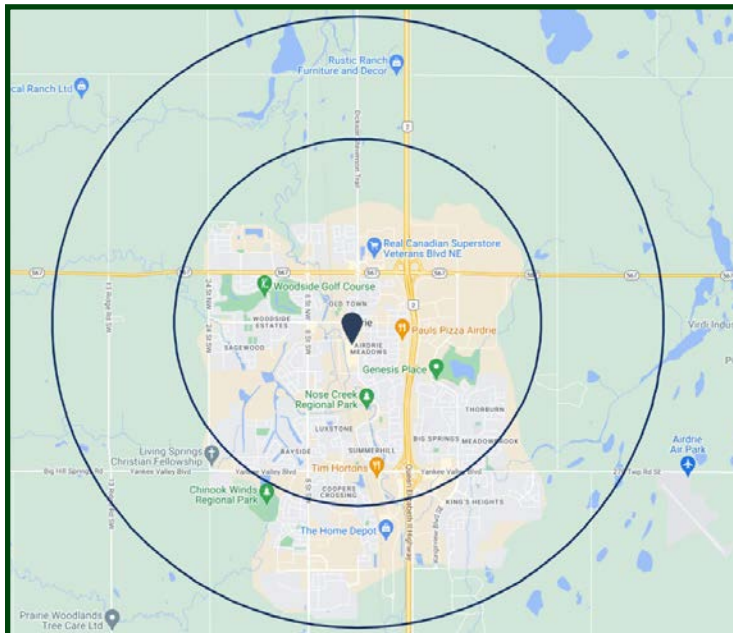


# SIERRA SPRINGS SHOPPING CENTRE AIRDRIE, AB

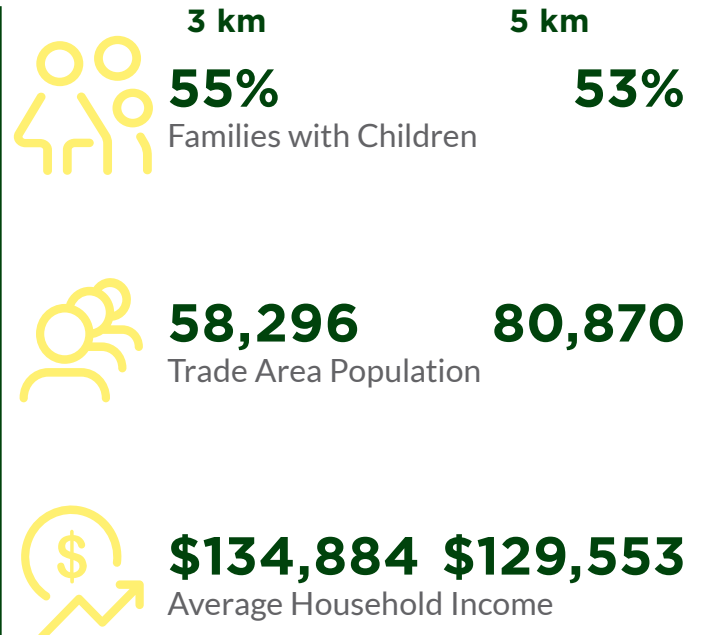
Prime location in Airdrie's prominent power centre node with a strong mix of national and local tenancies. Sierra Springs Shopping Centre is ideally located in Airdrie with exposure to 45,870 vehicles per day along Yankee Valley Boulevard, and exposure to over 150,000 vehicles per day along Highway 2, 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.



## TRADE AREA MAP



## DEMOGRAPHICS



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.

# SIERRA SPRINGS SHOPPING CENTRE AIRDRIE, AB

## SITE PLAN



## TENANT DIRECTORY

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
<b>QUEEN ELIZABETH II HIGHWAY</b>			<b>SIERRA SPRINGS DRIVE SE</b>								
HWY PAD C	Mr. Mikes	5,585	1101	Servus Credit Union	4,584	G110	The Chopped Leaf	1,759	A1-110	London Drugs	32,553
HWY PAD D	The Canadian Brewhouse	6,659	1105	QT Nails & Spa	1,210	G120	Panago Pizza	1,378	A1-120	Reitmans	5,426
3001	South Airdrie Smile	2,494	1107	Supplement World	1,582	G130	Popeye's	2,535	A1-130	Dollarama	10,093
3005	Gong Cha	1,024	<b>1107A</b>	<b>Available</b>	<b>1,582</b>				A2-110	Michael's	17,174
3007	Pet Planet	2,048	1109	Rogers Wireless	1,085	PAD F	CIBC	5,014	A2-120	Petland	10,339
<b>3011</b>	<b>Available</b>	<b>1,595</b>	2101	Bulk Barn	6,108	C2-102	Eggs Oasis	3,669	<b>A3-140A</b>	<b>Available</b>	<b>5,133</b>
3013	Win Garden Chinese	1,771	2111	Allstate Insurance	1,651	C2-112	Bell Mobility	1,102	A3-130/140/150	Perfect Home	25,592
3017	Five Guys Burgers & Fries	2,669	2121	Noodle King	2,411	<b>C2-160</b>	<b>Available</b>	<b>2,263</b>	H	Winners	23,163
HWY PAD F	Lil Betta's Swim School	5,854	2131	Chicken On The Way	1,535	C2-110	Mucho Burrito	1,880			
2630	Harvey's	2,275	2141	Sally Beauty	1,354	PAD D	Burger King	3,164	K	Lordco	22,000
			2151	Renue Spa	3,076						
			2161	Tommy Gun's	1,284	B-F001	Scotiabank	4,780			
C110	Magic Mountain	19,862	<b>MAIN STREET SOUTH</b>								
D1001	Fen Vet Clinic	3,666	J1	Denny's	4,563	C1-101	Noodle Box	1,572			
D1005	Glassmasters	3,547	J2	Montana's	4,180	C1-103	Sierra Springs Dental	1,463			
D1009	Golf Park	6,064	<b>E110</b>	<b>Available</b>	<b>1,456</b>	C1-105	Chatters	2,737			
D1013	Modern Beauty	3,885	E120	Easyfinancial	1,424						
D1017	Sleep Country	5,123	E130	Value Buds	2,088						

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.



**SIERRA SPRINGS  
SHOPPING CENTRE  
AIRDRIE, AB**



**KEY FACTS**

**GLA**

+/-280,000 sf

**ADDRESS**

2881 Main Street SW, Airdrie, AB T4B 3G5

**MAJOR INTERSECTION**

Queen Elizabeth II Highway (Highway 2),  
Yankee Valley Boulevard, Main Street

**STORES AND SERVICES**

50 stores and services

For further information please contact:

**Melissa Walsh**

Director, Leasing

T: 403.303.2454

E: [melissa.walsh@bgo.com](mailto:melissa.walsh@bgo.com)

**BentallGreenOak (Canada) Limited Partnership**

640 5th Avenue SW, Suite 240

Calgary, AB T2P 3G4