

SIGNIFICANT RETAIL OPPORTUNITIES NOW AVAILABLE FOR PRE-LEASE



# KINGSVIEW MARKET WEST SIDE

1800 Market Street SE  
Airdrie, AB

# Highlights



**83,663**

Total Population Within 5 KM

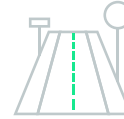
**62,421**

Daytime Population Within 5 KM



**331,056 sq. ft.**

of planned commercial



**150,790**

VPD along Highway 2

**82,090**

VPD along Yankee Valley Blvd

## Prime retail opportunity in a grocery anchored development in Airdrie

- 38 acre mixed-use development anchored by Save on Foods, Shoppers Drug Mart, Home Hardware and RBC
- Located at the main access point to the eastern half of Airdrie and is uniquely positioned with easy access to both the industrial and residential populations
- Adjacent to 126 acre business/industrial park
- Other surrounding communities include Kingsview Heights, Ravenswood, and Sharp Hill

### Now Preleasing

**1,300 sq. ft.**

**1,300 sq. ft.**

**5,200 sq. ft.**

**10,150 sq. ft.**

**10,225 sq. ft.**

**23,550 sq. ft.**

BASIC RENT - Market

OP COSTS & TAXES - \$11.93 (2025)

UTILITIES - Separately metered

SIGNAGE - Fascia & Pylon

COMMENCEMENT - TBD

TERM - 5 - 10 years



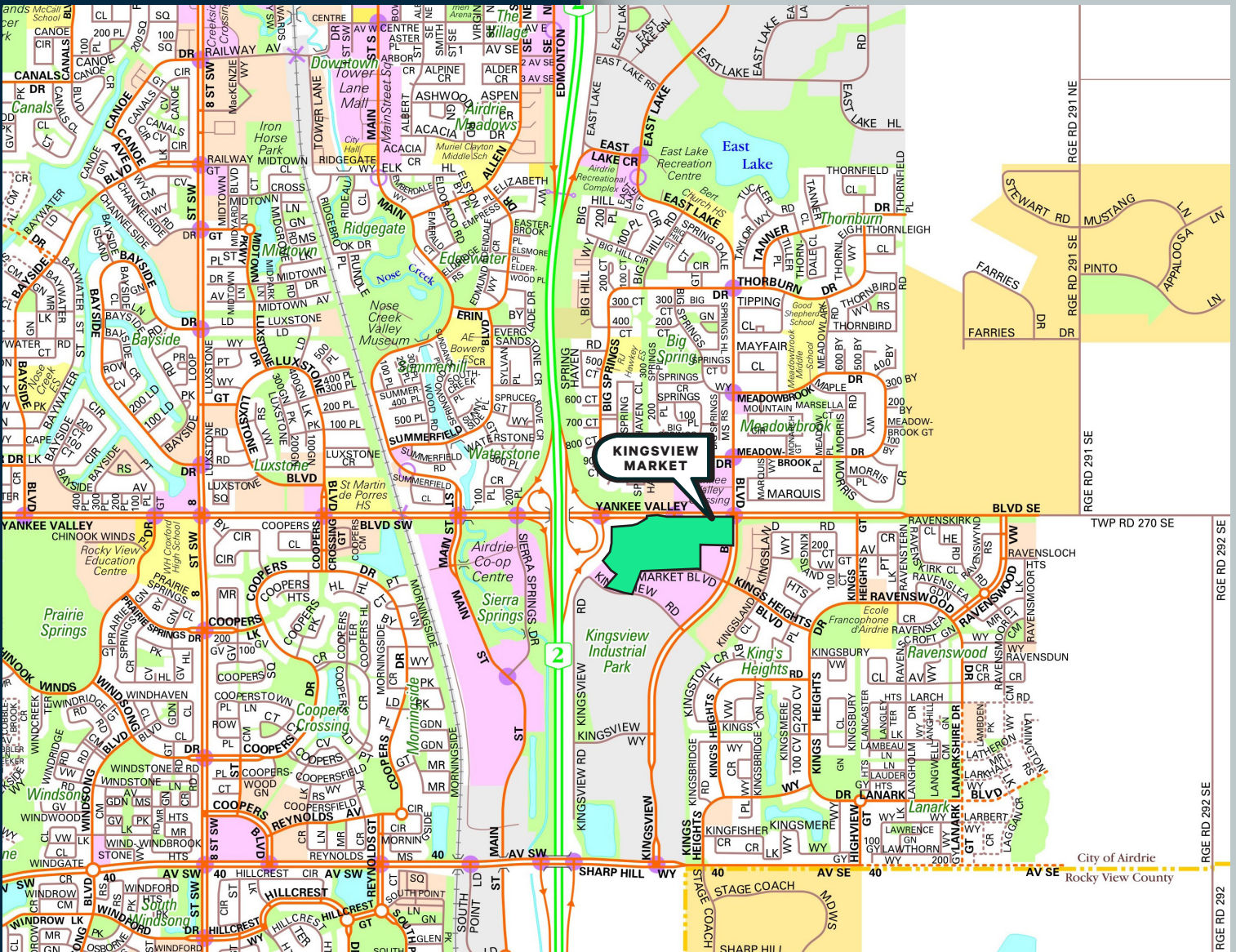


# Property Photos



# Property Photos





For More Information Please Contact

**Alistair Corbett**

Senior Vice President  
403.294.5709  
alistair.corbett@cbre.com

**Cory Miles**

Senior Sales Associate  
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

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth. Map© 2024 Sherlock Publishing Ltd.

**CBRE**

**MELCOR**  
DEVELOPMENTS LTD.