

PRIME LEASING OPPORTUNITY IN AIRDRIE



Yankee Valley Crossing

960 Yankee Valley Boulevard SE
Airdrie, AB

CBRE

Demographics



56,149

Population Within 3 KM

88,801

Population Within 5 KM



\$146,085

Average Household Income
Within 3 KM

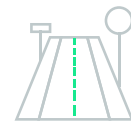


36 Years

Dominant Age Within 3 KM

46,375

Daytime Population Within 3 KM

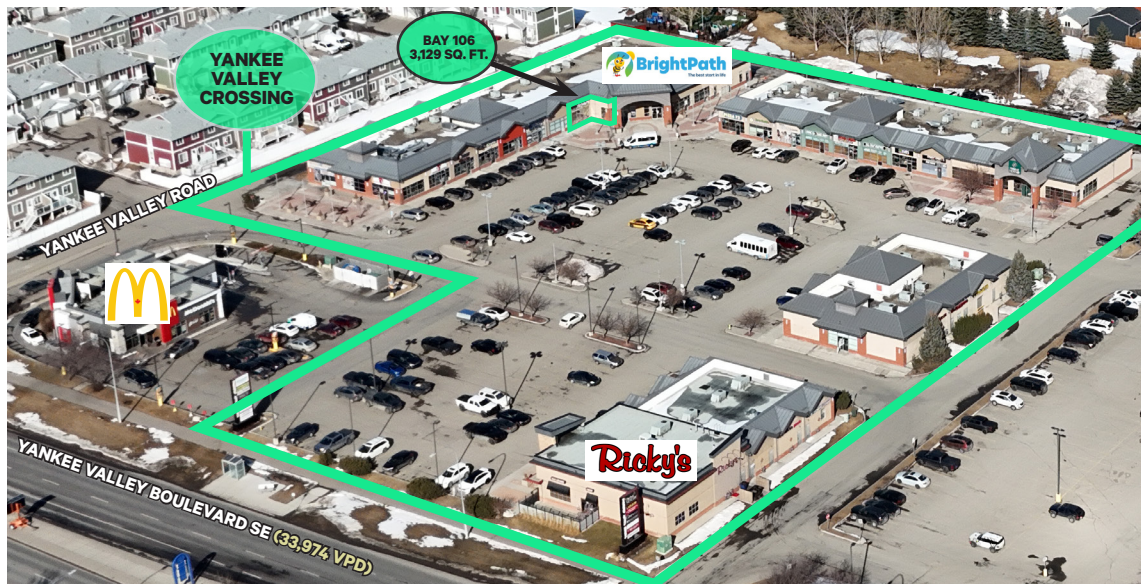


33,974

VPD along Yankee Valley Blvd SW

18,008

VPD along E Lake Blvd SE



Prime leasing opportunity in Airdrie

- Servicing the Communities of Big Springs, King's Heights, Meadowbrook, Waterstone, Coopers Crossing, Summerhill, Ridgeway and Airdrie Meadows
- Benefit from high visibility and easy access directly off of Highway 2 and Yankee Valley Boulevard SE
- Shadow anchored by McDonald's and No Frills
- Maximum exposure with prominent pylon signage opportunity
- Plenty of parking available

Space Available

Bay 106 - 3,129 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - \$13.39 est (2026)

SIGNAGE - Fascia

Pylon - \$200/month + GST

AVAILABLE - 30 days notice

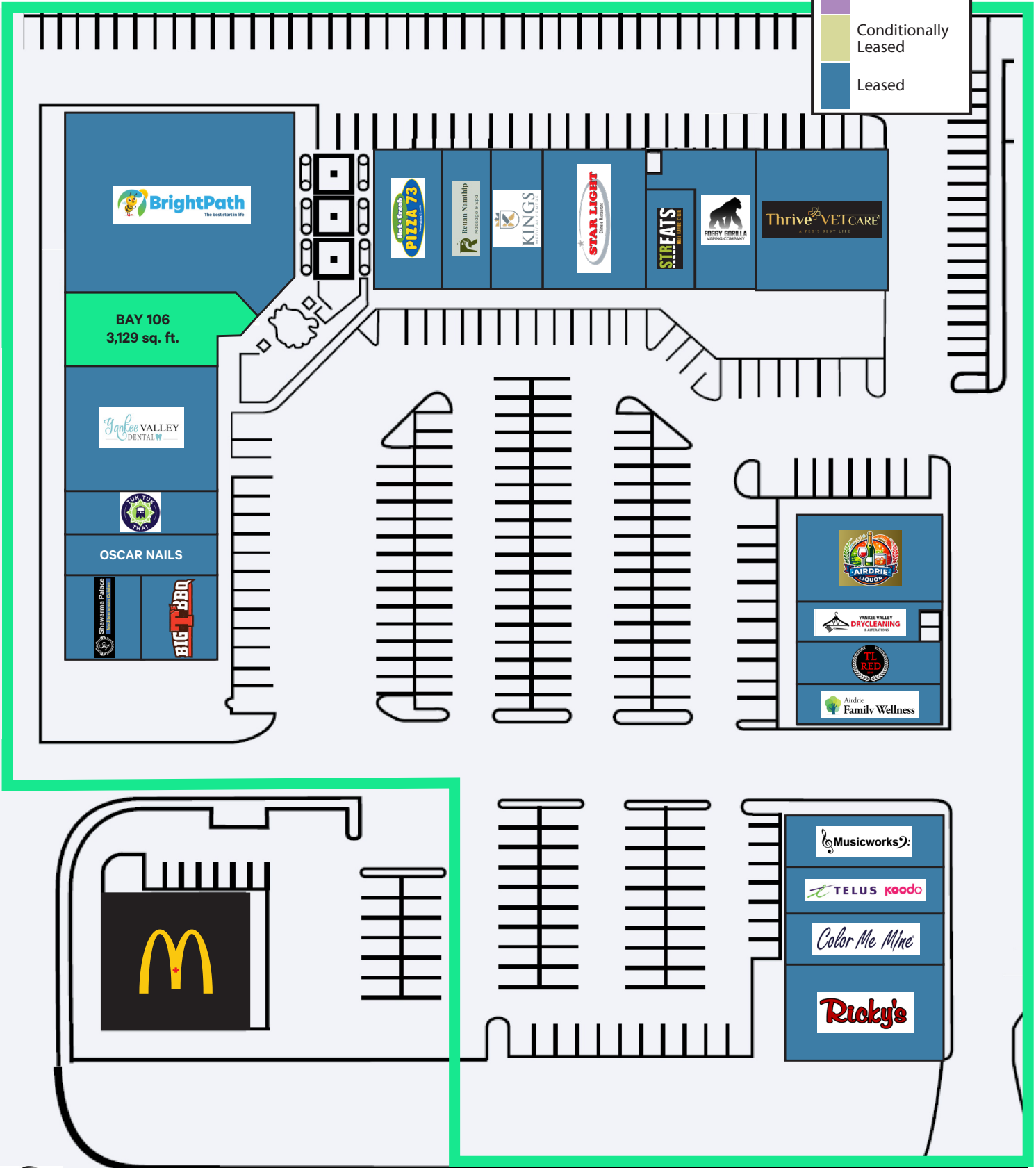
TERM - 5 - 10 years



Leasing Plan

| | |
|--|----------------------|
| | Available |
| | Under Offer |
| | Conditionally Leased |
| | Leased |

YANKEE VALLEY ROAD



YANKEE VALLEY BOULEVARD



Photos

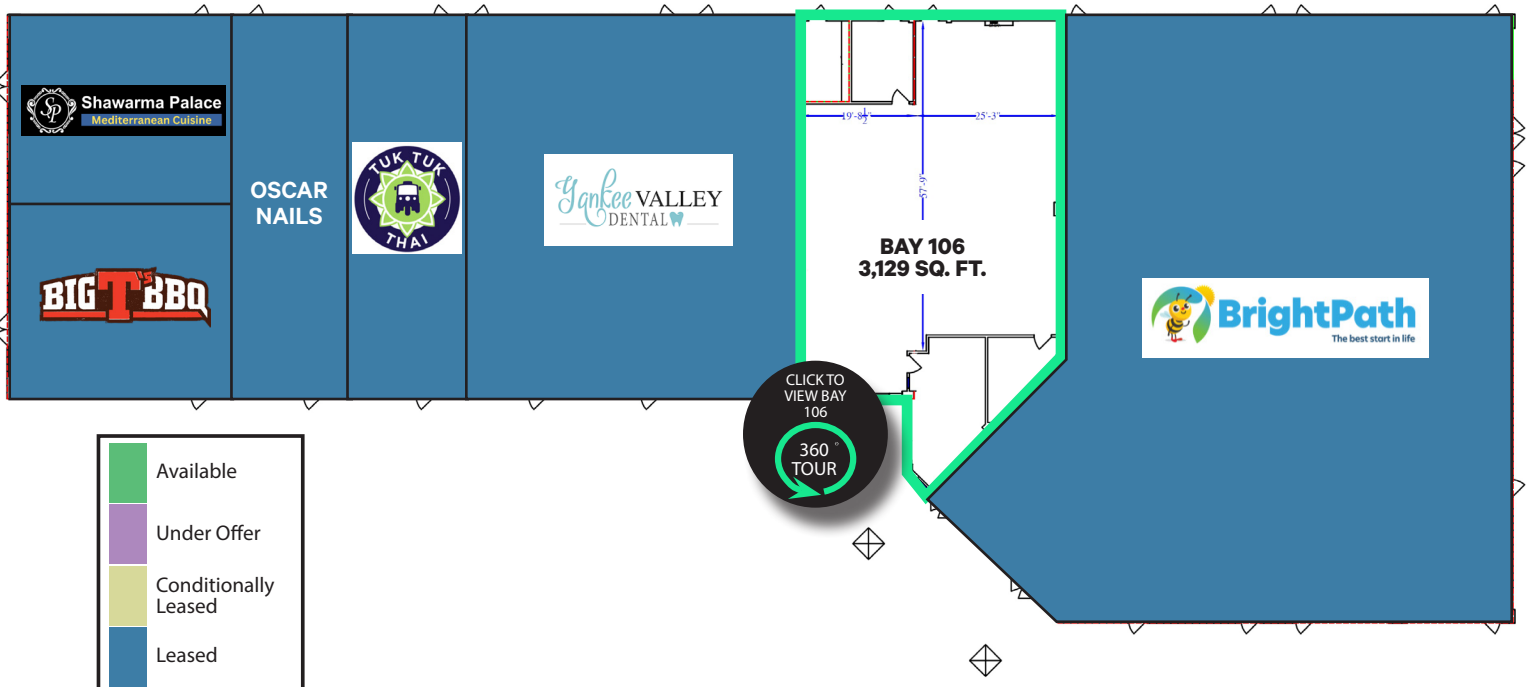
FRONT:



BACK:

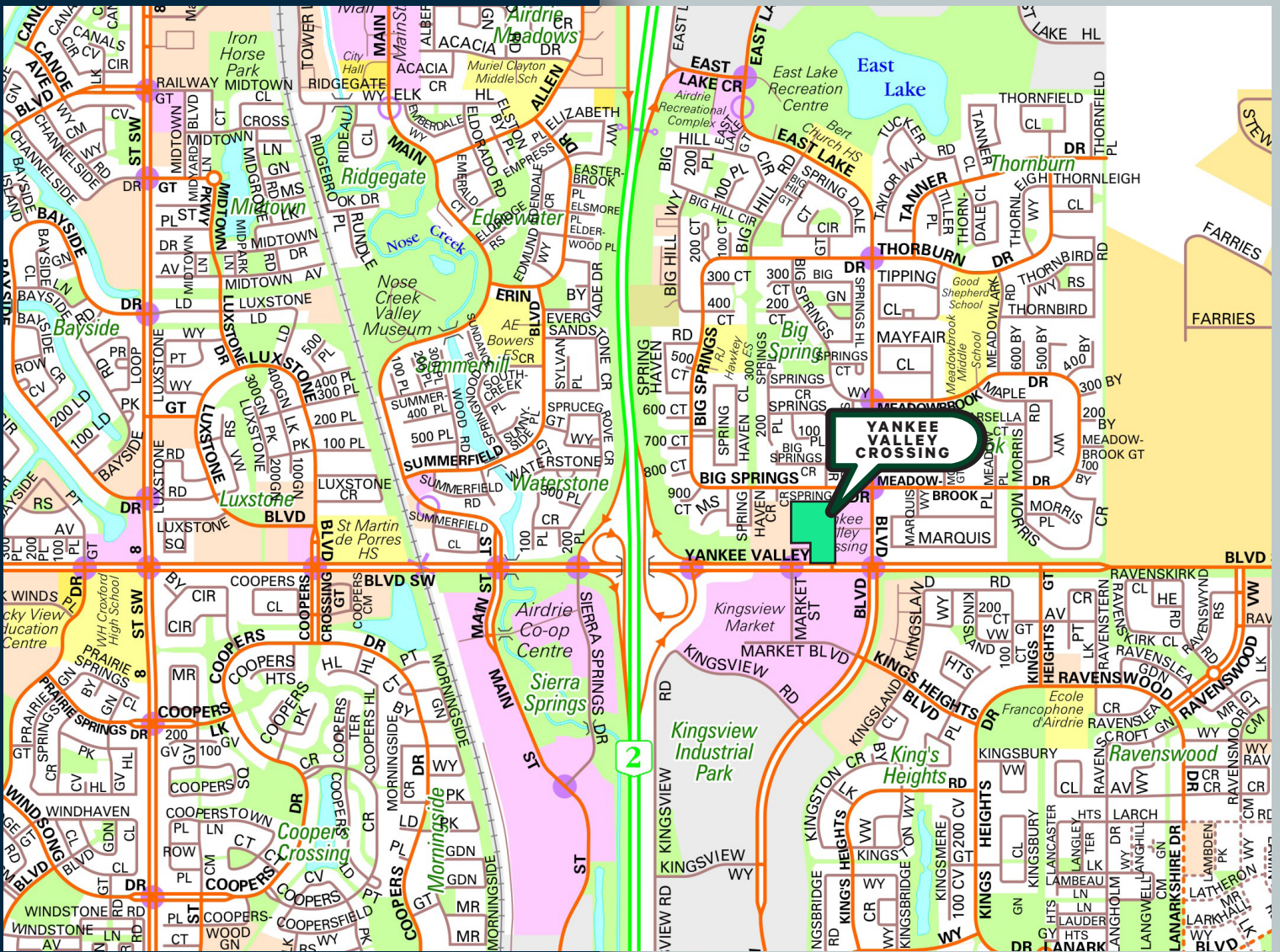


Building Plan



Photos





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