



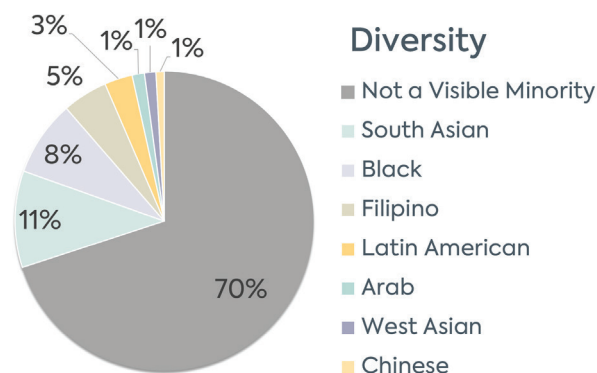
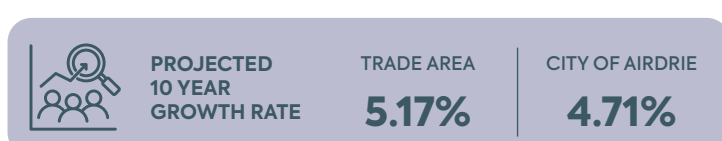
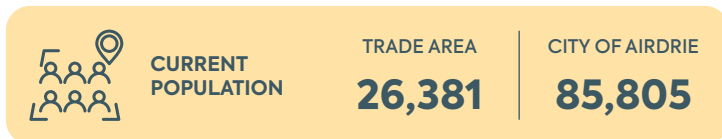
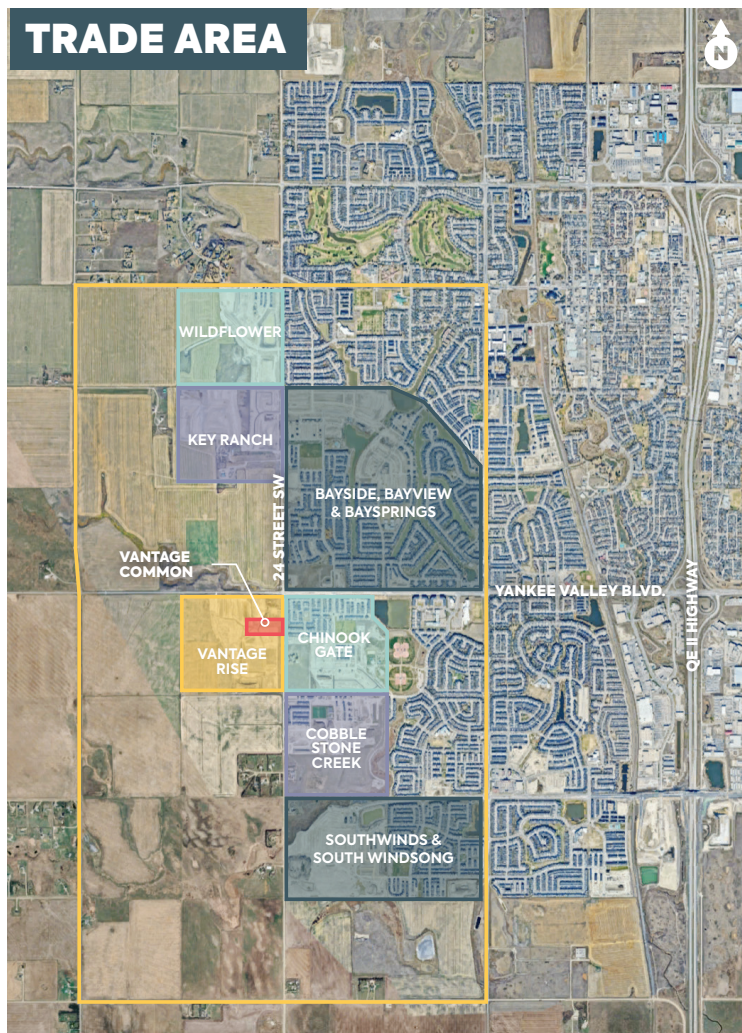
VANTAGE COMMON

NW CORNER OF 24 STREET & VANTAGE WAY | AIRDRIE, AB

+ RETAIL SPACE FOR LEASE

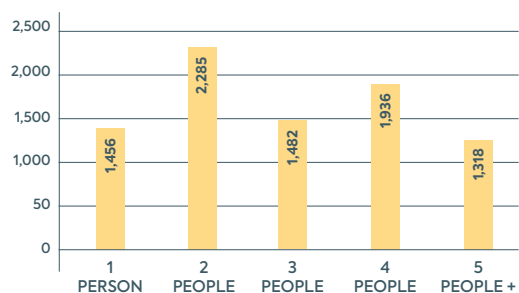
Vantage Common is ideally positioned to serve the rapidly expanding residential market in west Airdrie. As a grocery-anchored shopping centre, it will deliver essential retail and services to meet the daily needs of the community.

West Airdrie is poised for significant growth over the next decade as the city's community structure plans continue to unfold. Current projections indicate nearly 20,000 new residents across active communities within the next 10 years. Additional growth is expected as development advances in the remaining neighbourhoods, adding approximately 26,000 residents to the Southwest Community and another 12,000 to the West Hills Community.

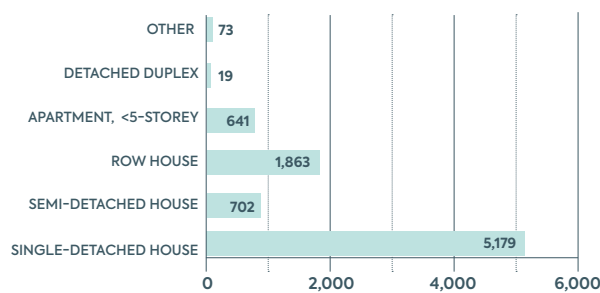


POPULATION HIGHLIGHTS

TOTAL HOUSEHOLDS BY HOUSEHOLD SIZE



DWELLINGS BY STRUCTURE TYPE



OF HOUSEHOLDS

8,477
in 2024



TOTAL FAMILY HOUSEHOLDS

6,670
2+ People/HH



INCREASE IN HOUSEHOLDS

29.7%
2019–2024

20%
RENT

80%
OWN

ADDITIONAL POPULATION PER YEAR

Current Population	Area	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
–	Vantage Rise	261	261	261	261	414	391	326	326	261	263	–
959	Cobblestone Creek	280	280	280	280	280	280	280	216	216	177	–
1,898	Chinook Gate	322	286	270	168	132	31	–	–	–	–	–
4,279	Southwinds & South Windsong	173	164	148	148	132	125	105	54	18	–	–
8,524	Bayview, Baysprings, & Bayside	493	493	468	468	452	427	363	258	258	112	–
281	Key Ranch	275	271	302	302	284	284	286	279	263	177	–
419	Wildflower	340	340	340	305	305	282	270	254	226	188	–
10,021	Remaining Trade Area	–	–	–	–	–	–	–	–	–	–	–
26,381	Add'l Pop. Per Year	2,144	2,095	2,069	1,932	1,999	1,820	1,630	1,387	1,242	917	–
	Trade Area Yearly Population:	28,525	30,620	32,689	34,621	36,620	38,440	40,070	41,457	42,699	43,616	43,616
	Trade Area YoY Growth Rate:	8.1%	7.3%	6.8%	5.9%	5.8%	5.0%	4.2%	3.5%	3.0%	2.1%	0.0%

POPULATION PROJECTION BY 2034: **43,608**

DEMOGRAPHICS HIGHLIGHTS



34.20

Median age of female pop.



\$137,623

Average household income



33.31

Median age of male pop.



\$103,776

Average current consumption



22,440

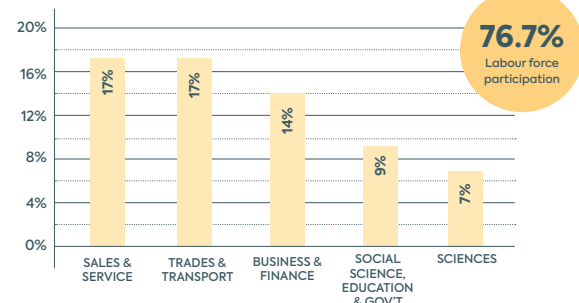
of family persons



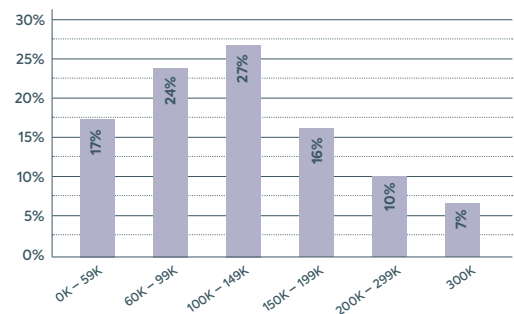
\$106,065

Average disposable income

TOP 5 OCCUPATIONS IN TRADE AREA

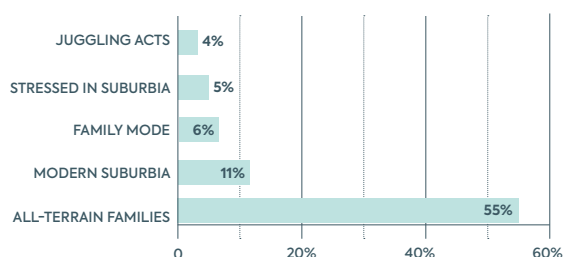


HOUSEHOLD INCOME DISTRIBUTION



SEGMENT HIGHLIGHTS

TOP 5 SEGMENTS

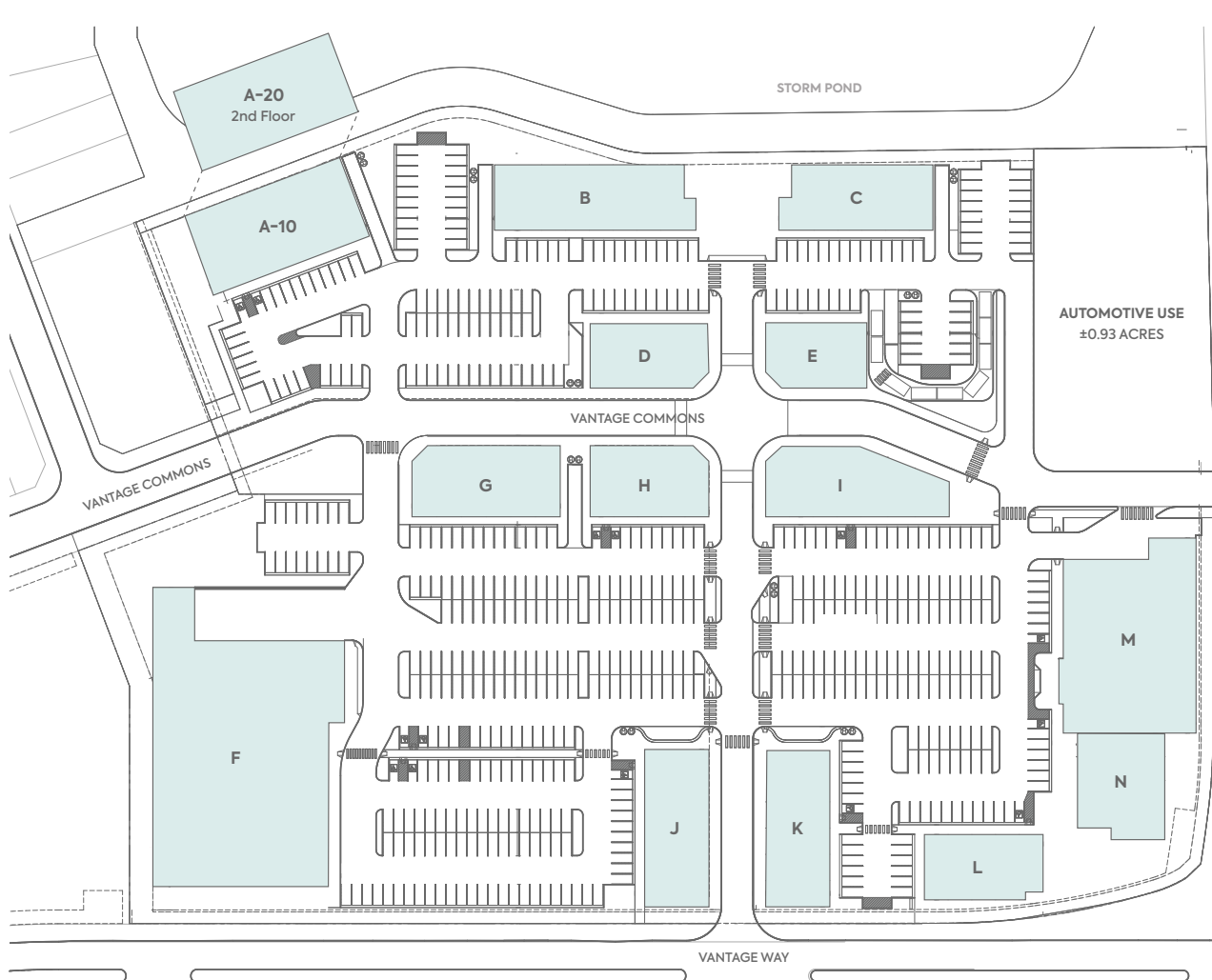


KEY POINTS

- Young to middle-aged families (ages 35–54) with young children.
- Large suburban households in recently built homes.
- Culturally diverse communities.
- High school or college educated, working various blue-collar jobs.
- Upper-middle income earners.
- Spend freely on recreation and entertainment.
- Active lifestyles with recreational equipment like motorcycles, boats, and camping trailers.
- Enjoy weekend activities such as sports bars, concerts, and steakhouses.

+ SITE PLAN

Vantage Common



A-10	10,000 SF	E	4,600 SF	J	7,200 SF
A-20	10,000 SF	F	33,300 SF	K	7,200 SF
B	9,100 SF	G	7,400 SF	L	5,400 SF
C	6,900 SF	H	5,900 SF	M	17,300 SF
D	5,500 SF	I	8,100 SF	N	6,500 SF

+ CONTACT



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QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES