



# VANTAGE COMMON

SW 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.

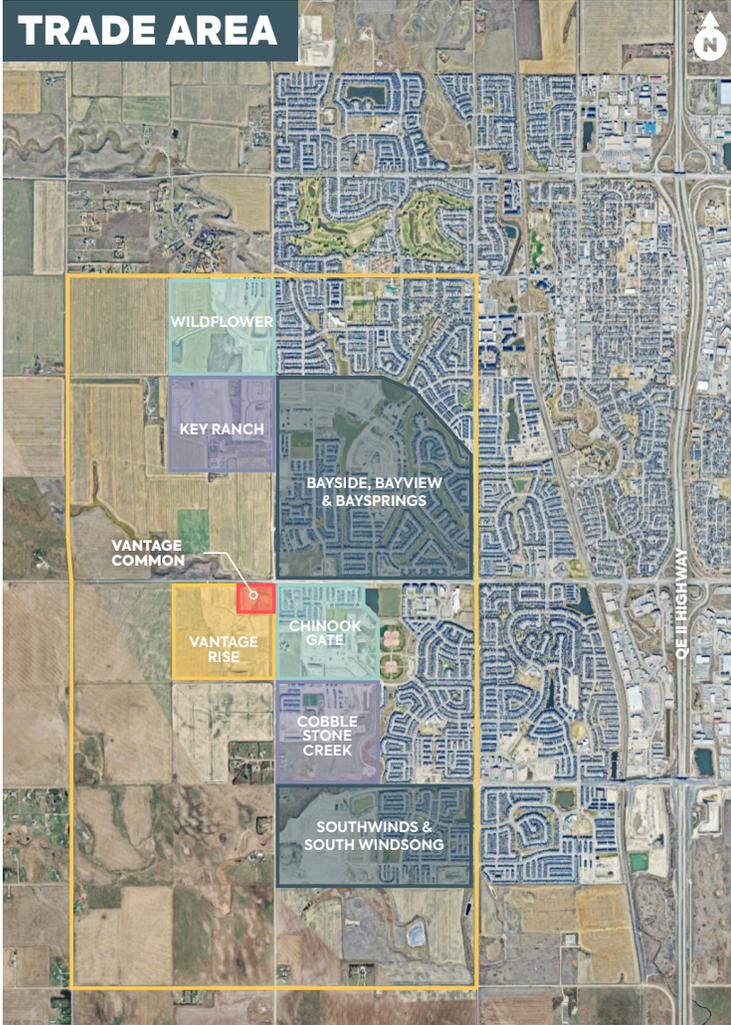
West Airdrie is poised for significant growth over the next decade as the city's community structure plans continue to unfold. Current projections indicate nearly 20,000 new residents across active communities within the next 10 years. Additional growth is expected as development advances in the remaining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

# VANTAGE COMMON & SW AIRDRIE

Population Forecast, Demographics & Segment Highlights

QUALICO  
PROPERTIES

## TRADE AREA



**43,608**

Estimated Population in 2024



CURRENT POPULATION

TRADE AREA  
**26,381**

CITY OF AIRDRIE  
**85,805**



GROWTH RATE (2016-2024)

TRADE AREA  
**6.35%**

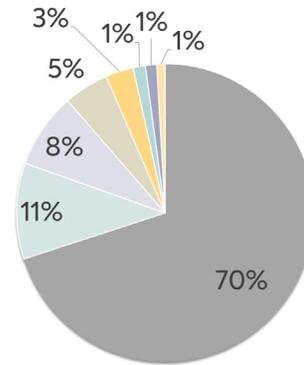
CITY OF AIRDRIE  
**6.39%**



PROJECTED 10 YEAR GROWTH RATE

TRADE AREA  
**5.17%**

CITY OF AIRDRIE  
**4.71%**

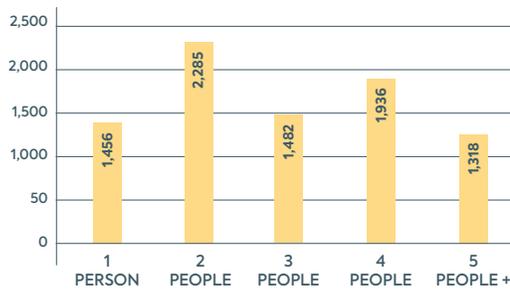


## Diversity

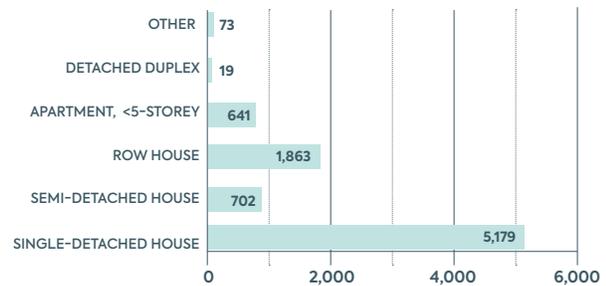
- Not a Visible Minority
- South Asian
- Black
- Filipino
- Latin American
- Arab
- West Asian
- Chinese

## 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

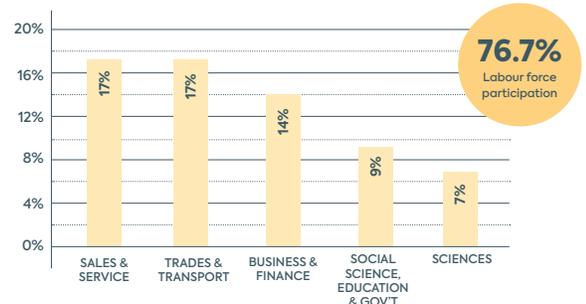
**33.31**  
Median age of male pop.

**\$103,776**  
Average current consumption

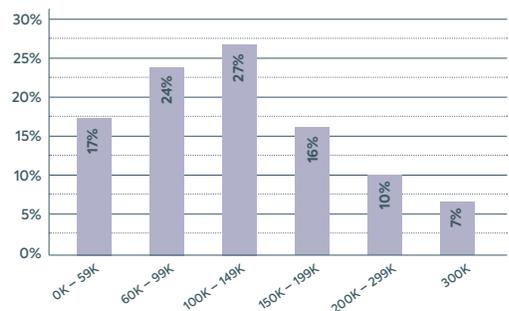
**22,440**  
# of family persons

**\$106,065**  
Average disposable income

### TOP 5 OCCUPATIONS IN TRADE AREA

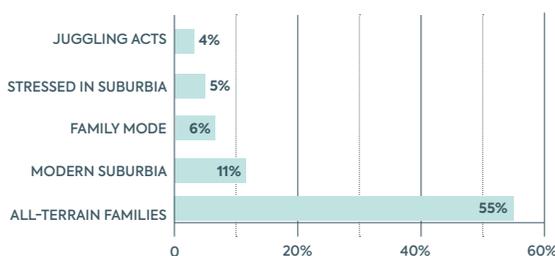


### HOUSEHOLD INCOME DISTRIBUTION



## SEGMENT HIGHLIGHTS

### TOP 5 SEGMENTS

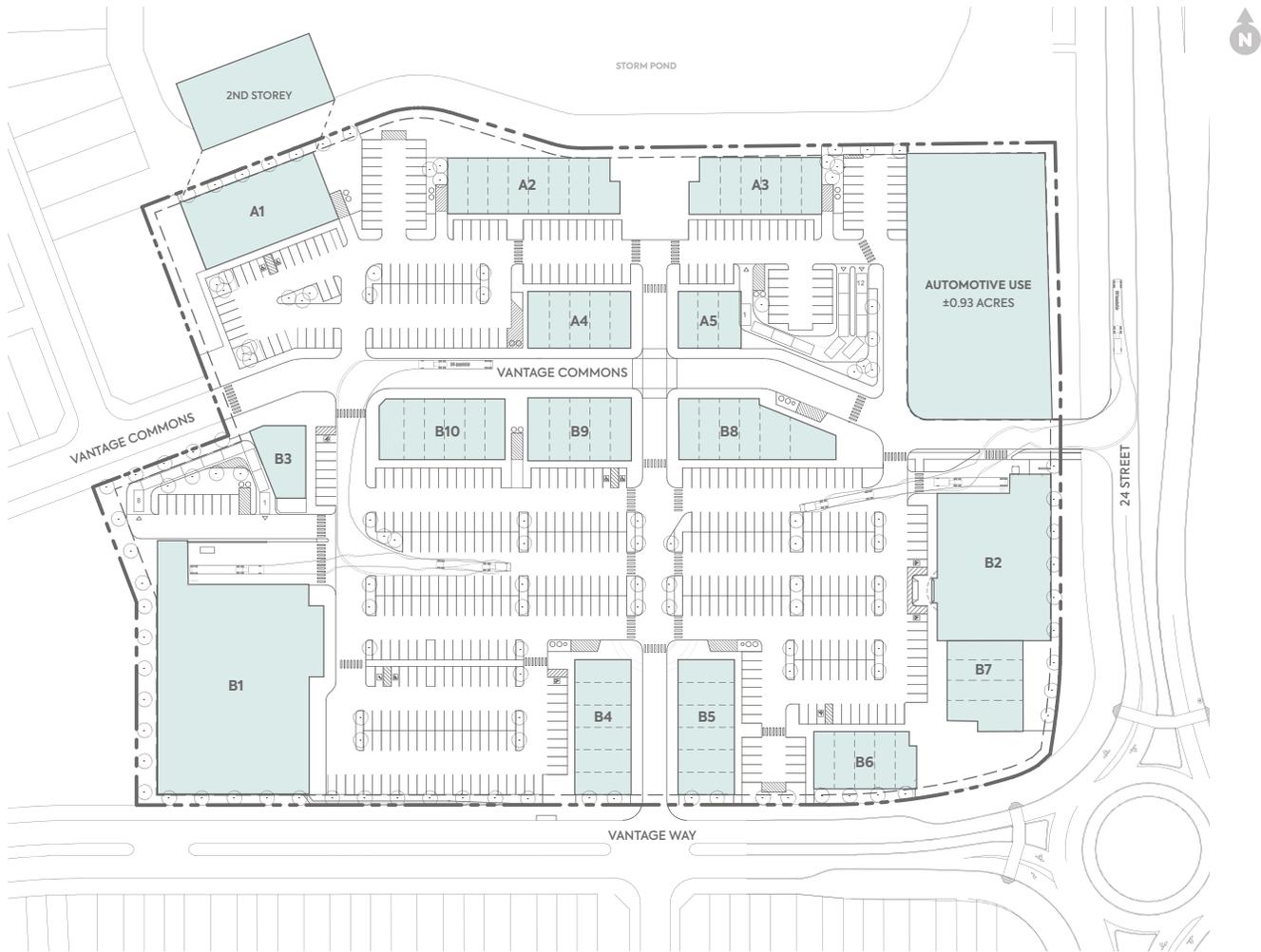


### KEY POINTS

- 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



|    |                       |    |                       |     |          |
|----|-----------------------|----|-----------------------|-----|----------|
| A1 | 20,000 SF (2-storey)  | B1 | 33,500 SF             | B6  | 5,400 SF |
| A2 | 9,100 SF              | B2 | 17,000 SF             | B7  | 6,500 SF |
| A3 | 6,900 SF              | B3 | 3,000 SF (drive-thru) | B8  | 7,700 SF |
| A4 | 5,500 SF              | B4 | 7,200 SF              | B9  | 6,000 SF |
| A5 | 3,300 SF (drive-thru) | B5 | 7,200 SF              | B10 | 7,500 SF |

## + CONTACT



**JENNY THIESSEN**  
 403.212.6332  
 jenny.thiessen@qualico.com

**QUALICO**<sup>®</sup>  
 PROPERTIES

**Creating Spaces That Connect  
 PEOPLE + BUSINESSES + SERVICES**