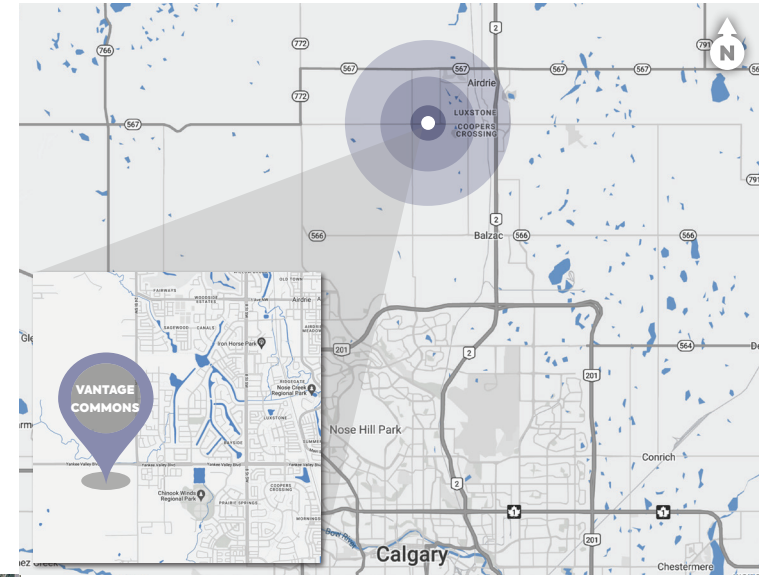


# VANTAGE COMMONS

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

## + RETAIL SPACE FOR LEASE

Vantage Commons is perfectly situated to capture the growing residential market in west Airdrie and, as a grocery-anchored shopping centre, it will provide much needed services to the area.



West Airdrie will enjoy significant growth over the next decade as the city's community structure plans take shape.

Chinook Winds, to the east of Vantage Commons, is currently 36% constructed, with another 10,000 residents planned for the area.

## AREA DEMOGRAPHICS



### POPULATION

1 KM	3 KM	5 KM
2,479	40,139	81,804



### HOUSEHOLDS

1 KM	3 KM	5 KM
727	12,334	26,267



### AVERAGE INCOME

1 KM	3 KM	5 KM
\$135,374	\$132,477	\$124,294

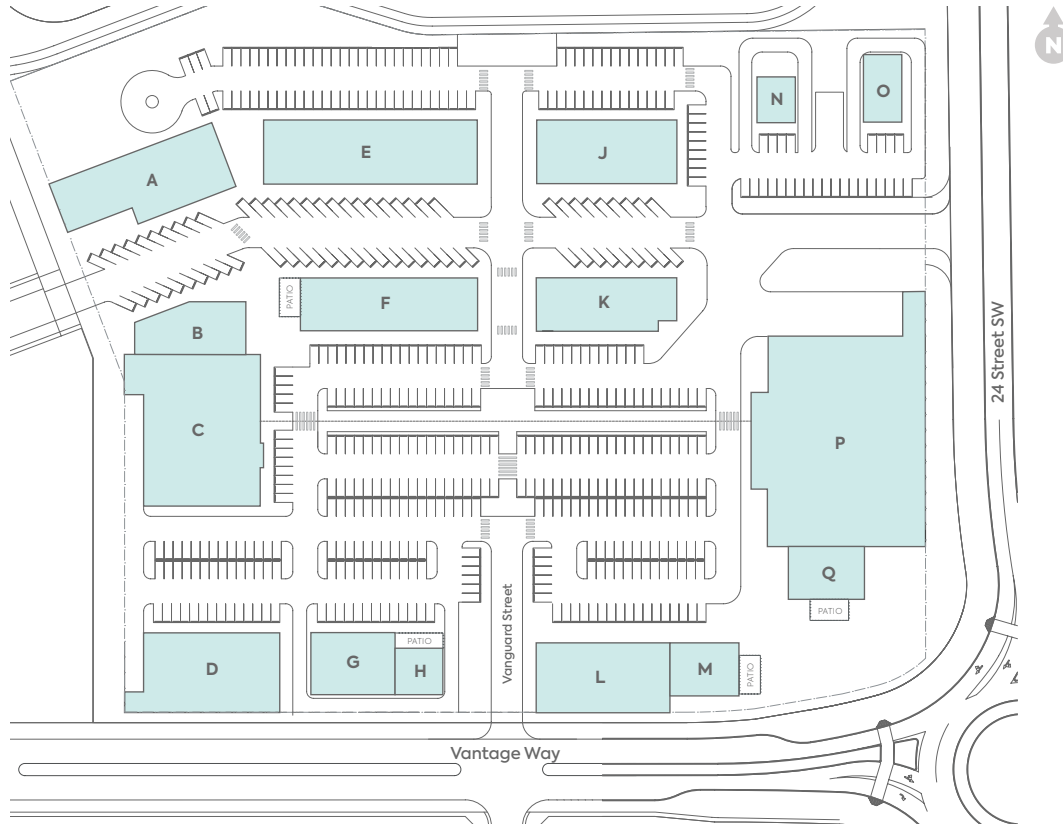


### VEHICLES PER DAY

Traffic counts are currently unavailable

# SITE PLAN

## VANTAGE COMMONS



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Envirionics Analytics.

## PROPERTY DETAILS



**SITE AREA**  
12.5 Acres



**GROSS BUILDING AREA**  
133,063 SF



**AVAILABILITY**  
Pre-Leasing



**RENTAL RATE**  
Market



**ADDITIONAL RENT**  
TBD



**PARKING RATIO**  
4/1,000 SF

## PRE-LEASING

A	±9,580 SF	G	±4,680 SF	N	±1,510 SF*
B	±4,735 SF	H	±1,940 SF*	O	±2,260 SF*
C	±16,470 SF	J	±7,965 SF	P	±31,915 SF
D	±10,000 SF	K	±6,460 SF	Q	±3,605 SF
E	±12,110 SF	L	±8,290 SF	*Drive-thru	
F	±8,340 SF	M	±3,200 SF		

## CONTACT



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