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For Lease | 960 Yankee Valley Boulevard | Airdrie, AB

Yankee Valley Crossing Retail Opportunity

This centre features 51,000 SF of retail space

- Opportunity to locate your business in Canada's 2nd fastest growing community with a current population of 68,091 and an average annual growth rate of 5.16% over the last 5 years which is a total growth of 18,500 people
- Shadow anchored by No Frill's and McDonalds, Co-tenants include Pizza 73, Ricky's, Brightpath Kids, Shawarma Palace, Tuk Tuk Thai, Code Ninja, Big T's BBQ, and Maritime Pub & Eatery
- Centrally located on Yankee Valley Boulevard and East Lake Boulevard with direct access to adjacent communities with a population of over 10,000 residents
- 1,100 acres under development with 4,500 homes and 370 acres of future employment

2 units
available

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Property Overview

Address	960 & 988 Yankee Valley Boulevard Airdrie
Parking	296 Surface Parking Stalls
Available Space	1,000 - 2,904 SF
Net Rent	Market Rates
Additional Rent	\$13.48 PSF
Occupancy	Immediately
Term	5-10 Years
TIA	Negotiable

Current Tenants:

- BrightPath Kids
- Pizza 73
- Oscar Nails & Spa
- Freedom Mobile
- Starlight Chinese Restaurant
- Foggy Gorilla
- Human Kanvas
- Shawarma Palace
- Color Me Mine
- Airdrie Liquor
- Yankee Valley Dental
- Yankee Valley Fine Dry Cleaning
- Kings Medical
- Airdrie Family Wellness
- Ricky's All Day Grill
- Ziva & Em Boutique
- TL Red Salon
- Reuan Namehip Thai Massage
- Maritime Pub & Eatery
- Big T's BBQ
- Code Ninja's
- Tuk Tuk Thai

Area Demographics



Current
population
(2020)

48,226
(3km radius)



Projected
population
(2025)

59,746
(3km radius)



Average
household
income (2020)

\$113,357
(3km radius)



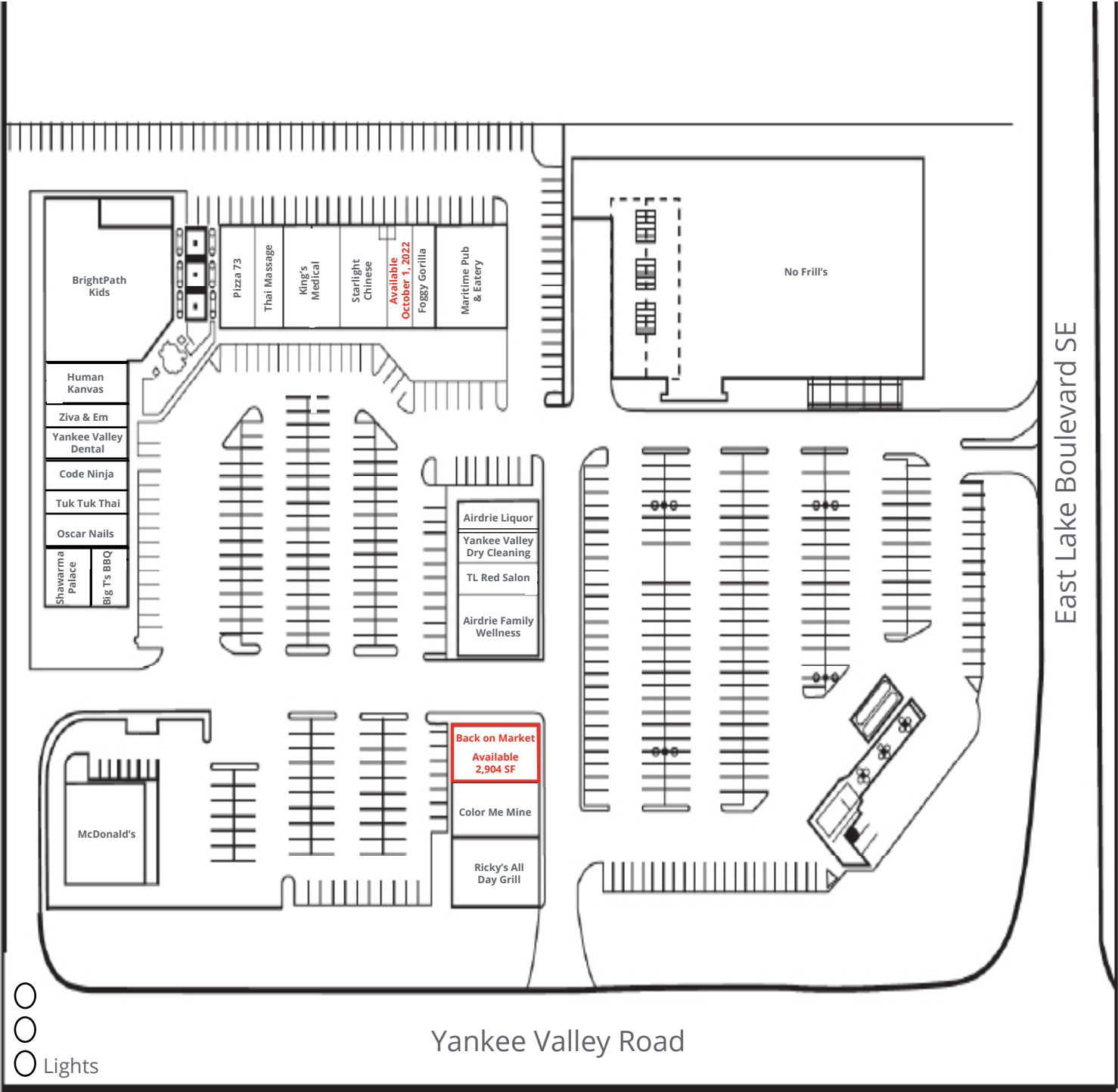
Projected
household
income (2025)

\$114,744
(3km radius)

Traffic Counts:

- East Lake Boulevard SE (2020)
19,340 VPD
- Yankee Valley Boulevard (2020)
28,929 VPD

Site Plan





960 Yankee Valley Boulevard SE | Airdrie, AB

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Royal Bank Building

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