

**AVISON  
YOUNG**

**Retail for lease**  
QEII Highway and Airport Road  
Leduc, AB

ovalex

## AirPoint AT EIA

CONNECTION TO  
OVERPASS TO BE  
**completed in  
Summer 2025**



## Join the growing retail hub at the Edmonton International Airport (EIA)

- AirPoint at EIA is a 20+ acre retail development located at the primary entrance to the Edmonton International Airport (EIA), which employs approximately 21,000 people full-time.
- Situated adjacent to the Premium Outlet Collection Mall and Costco, AirPoint has 3 distinct retail destinations.
- Over 1,000,000 square feet of completed construction commercial development, including Outlet Collections, retail, hotels, and restaurants.
- Edmonton International Airport is the fastest growing and largest major Canadian airport by area. 49 non-stop destinations.

### Get more information

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### Property highlights

AirPoint at EIA is situated immediately west of Nisku Industrial Park (via Airport Road overpass) which has a daytime population of approximately 3,000 - 5,000 workers from over 500 businesses.

Prominent pylon signage located at various points surrounding the AirPoint sites.

EIA & the surrounding region are responsible for 21,000 employees, generating \$4.9 billion in onward economic output (2025).

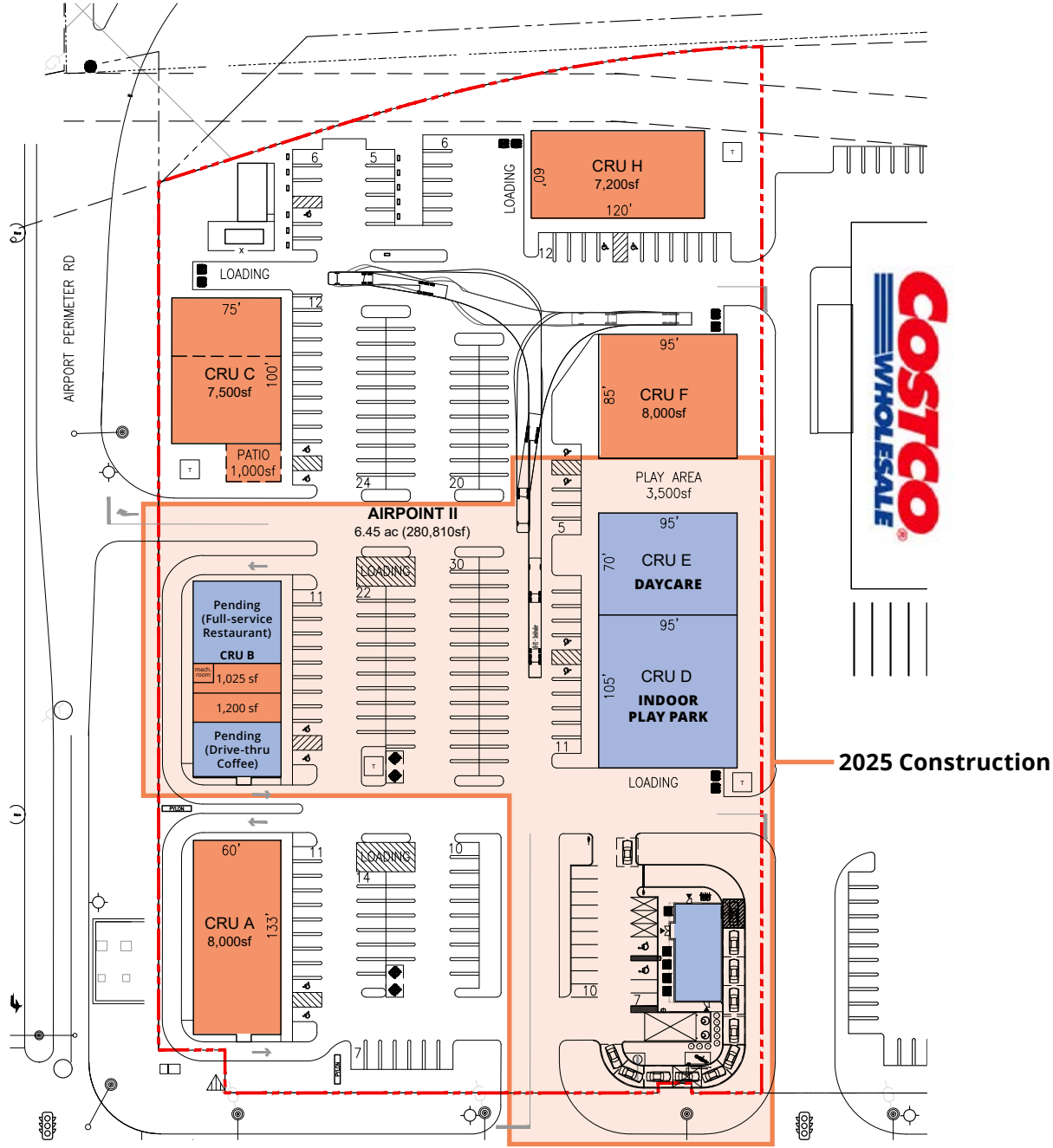


### PREMIUM OUTLET COLLECTION EDMONTON INTERNATIONAL AIRPORT



## AirPoint II

PENDING AVAILABLE



### AirPoint details

- 3 distinct retail phases exist, with outstanding access / egress and ample surface parking
- Approximately 250,000 sf of commercial space to be constructed
- Join Costco, Wendy's, Sleep Country, Starbucks and other national retailers
- Edmonton's newest 154,000 sf Costco includes a gas station and liquor store

### Retail for lease | AirPoint AT EIA

#### Offering summary

Available:	Drive-thru, CRU, Pad and Box Opportunities
Operating Costs:	Property Tax: \$4.25 psf CAM: \$6.50 psf Total: \$10.75 psf
Possession:	CRU B - Estimated March 2026




Area details

- AirPoint is accessible via major thoroughfares including the QEII, which is the primary highway between Edmonton and Calgary
- Major employers in the shadow of the EIA include the Premium Outlet Collection Mall, as well as companies in the Logistics and Delivery Industry, Hotel and Lodging, and Industrial/manufacturing
- In 2024 EIA had 7.92M passengers for the year and following growth trends is expected to surpass pre-covid levels in 2025
- WestJet plans to grow it's Edmonton capacity by 23% by summer 2025
- Premium Outlet Collection Mall has 428,000 sf of existing retail draw, with significant activity daily
- Fairfield Inn by Marriott is located in the heart of EIA's burgeoning Airport City


Complementary EIA shuttle every 30 minutes and ETS bus route service.






90,600

Vehicles per day along HWY QEII




20,600

Vehicles per day along Airport Road




7.92M

EIA passengers in 2024



21,000


EIA full-time employees



6.3%


Passenger growth in 12 months (2024 to 2025)

Population




36,819

Leduc population (2024)  
(3 minutes)



23,262

Beaumont population (2024)  
(12 minutes)



OVER 921,113 PEOPLE ARE WITHIN A 30 MINUTE DRIVE OF THE EIA (2024)

Drive time/population	
Within 30 minutes (2024)	
SHERWOOD PARK	58,328*
EDMONTON AREA	401,241*
OUTLYING AREA	369,422*
MILLET	2,828
CALMAR	2,884
DEVON	10,023
BEAUMONT	31,851
LEDUC	51,308
NISKU	253*

\*APPROXIMATELY

DATA COLLECTED VIA SITEWISE & FLY EIA

Current/Completed Projects

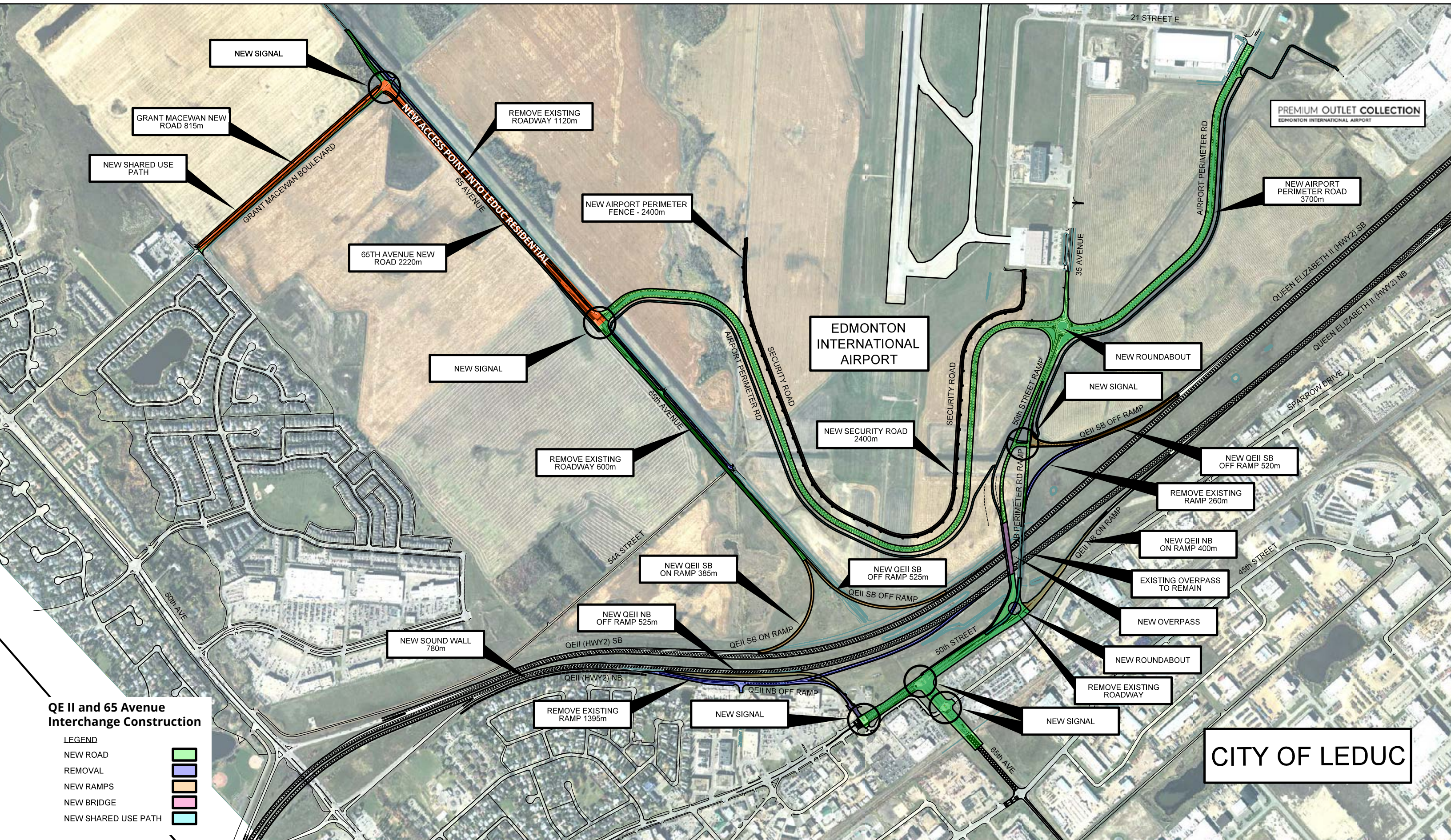
- 1- Redtail Landing Golf Club
- 2- Century Mile Race Track & Casino
- 3- Alberta Motor Transport
- 4- Aurora Sky (800,000 SF Complete)
- 5- Aurora Expansion (300,00 SF)
- 6- AB. Aerospace & Tech. Centre
- 7- Renaissance Airport Hotel
- 8- **AirPoint I**
- 9- Costco
- 10- Premium Outlet Collection
- 11- Marriott Fairfield

Future Development

- 12- **AirPoint II**
- 13- **AirPoint III**
- 14- Rosenau Transport
- 15- Aeroterm
- 16- Cargo Jet, DHL, Purolator
- 17,18- Bee & CBSA
- 19- Alberta Health Services









# Retail for lease | AirPoint **AT EIA**



Future  
Commercial / Industrial  
Developments

amazon



**Redtail Landing  
Golf Club**

RedTail Landing is a must-play course whether you reside in Edmonton, or are visiting Alberta. Located adjacent to EIA.



**Century  
Mile  
Racing**

Century Mile will be a one-mile horse racetrack, complete with casino, ample parking and a multi-level racing entertainment centre.



**Edmonton  
International Airport**

Edmonton International Airport is the 5th largest airport in Canada in terms of passengers. Serves over 8.2 million passengers per year and offers non-stop connections to over 60 destinations across Canada, the US and overseas.

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