

AirPoint AT YEG

CONNECTION TO
OVERPASS NOW OPEN



OVER 805,492 PEOPLE
ARE WITHIN A 30 MINUTE
DRIVE OF YEG

JOIN



Join the growing retail hub at the Edmonton International Airport (YEG)

- AirPoint at YEG is a 16 acre retail node at the main gateway to YEG, serving airport passengers, a 21,000-person employment base, and the surrounding trade area.
- 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 Premium Outlet Collection, retail, hotels, and restaurants.
- Edmonton International Airport (YEG) served 8.14M passengers in 2025 and offers non-stop service to 60+ destinations (subject to seasonal schedules).

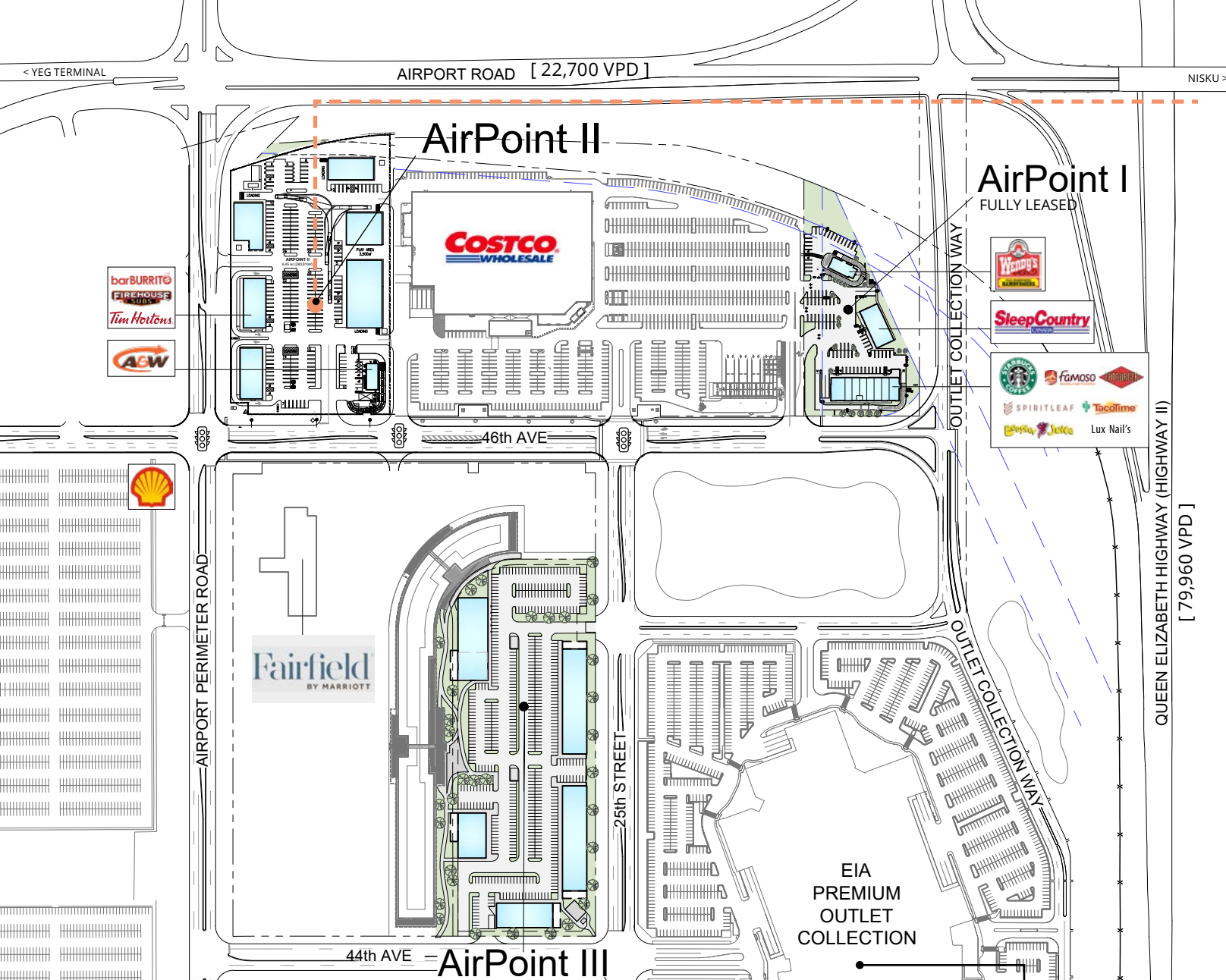
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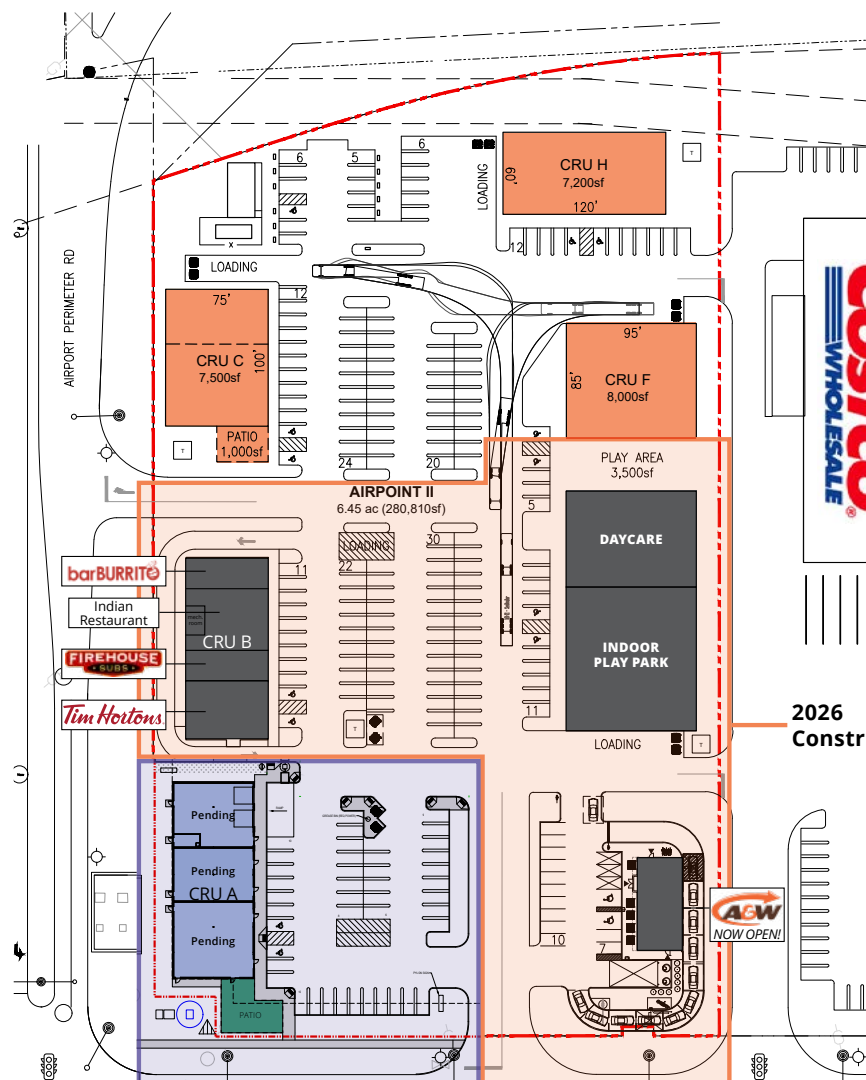
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AirPoint II

AVAILABLE UNDER DISCUSSIONS PENDING LEASED



AirPoint details

- The first multi-tenant buildings within AirPoint II will be complete in Spring of 2026 with Tenants opening in Summer of 2026
- CRU A is projected to be available **April 2027**, and the remaining Phase in 2027-2028
- Edmonton's newest 154,000 sf Costco includes a gas station and liquor store

Retail for lease Offering summary

Available:
Drive-thru, CRU, and Restaurant with Patio Opportunity

Operating Costs:
Property Tax: \$5.71 psf
CAM: \$8.55 psf
Total: \$14.26 psf (2026)

Possession:
CRU A - *Estimated April 2027*

Property highlights

AirPoint at YEG 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.

YEG & the surrounding region are responsible for generating \$4.9 billion in onward economic output (2025).

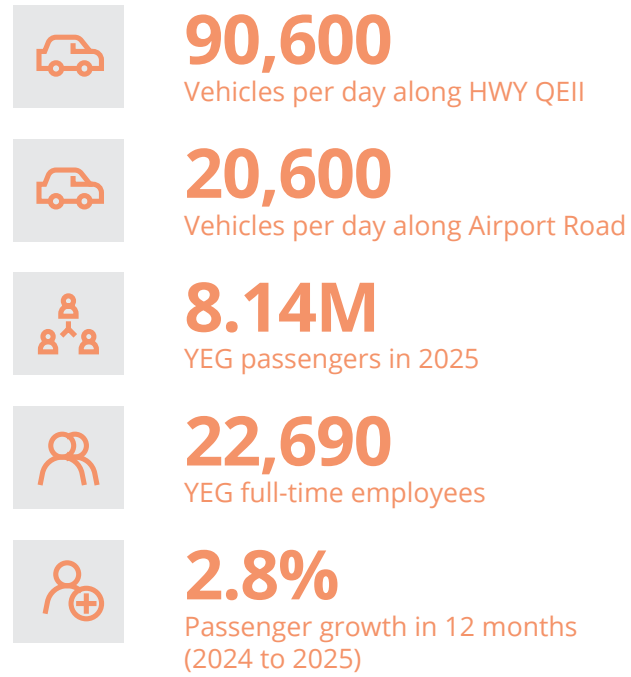
PREMIUM OUTLET COLLECTION EDMONTON INTERNATIONAL AIRPORT



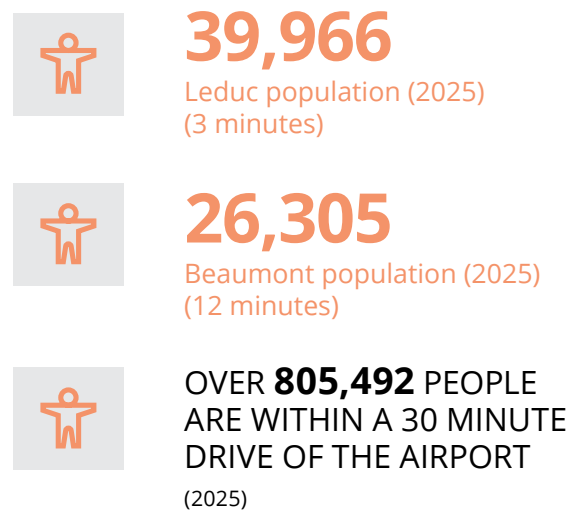
Area details

- AirPoint is accessible via major thoroughfares including the QEII, which is the primary highway between Edmonton and Calgary
- A new connection from Airport Perimeter Road to the 65 Avenue - QEII overpass was completed in 2025
- Major employers in the shadow of YEG include the Premium Outlet Collection Mall, as well as companies in the Logistics and Delivery Industry, Hotel and Lodging, and Industrial/manufacturing
- YEG has many aviation related businesses on site such as Westjet, Canadian North, EFC, Air Canada, and fixed based operators (FBO's) which support public and private aviation
- YEG has nearly reached the pre-pandemic passenger levels of 8.15M per year
- Premium Outlet Collection Mall has 428,000 sf of existing retail draw, with significant activity daily

Complementary YEG shuttles on demand and scheduled ETS bus route service.



Population



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, FLYEIA & GOV. OF ALBERTA

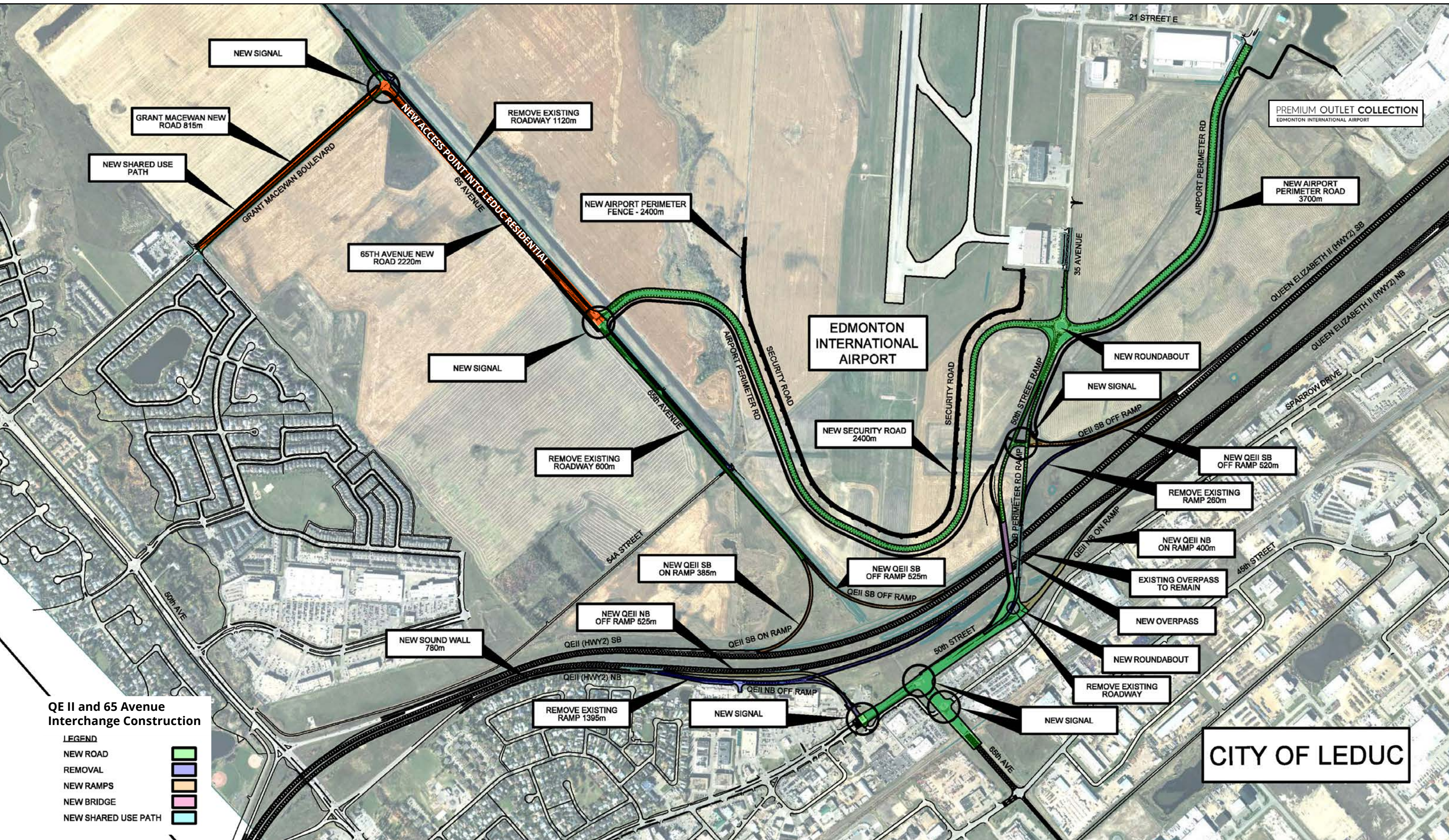
Current/Completed Projects

- 1 - Redtail Landing Golf Club
- 2 - Century Mile Race Track & Casino
- 3 - Alberta Motor Transport
- 4 - Bevo Sky Farms
- 5 - RCS Polaris
- 6 - AATC Building
- 7 - Renaissance Airport Hotel
- 8 - AirPoint I**
- 9 - Costco
- 10 - AirPoint II**
- 11 - Premium Outlet Collection
- 12 - Marriott Fairfield

Future Development

- 13 - AirPoint III**
- 14 - Acropolis Logistics
- 15 - Air Canada Cargo, Gate Gourmet, Sky Café
- 16 - Cargo Jet, DHL, Purolator
- 17,18 - BBE, CBSA, Canadian North
- 19 - Alberta Health Services





QE II and 65 Avenue Interchange Construction

- LEGEND**
- NEW ROAD
 - REMOVAL
 - NEW RAMPS
 - NEW BRIDGE
 - NEW SHARED USE PATH

CITY OF LEDUC



Edmonton City Limits 10 Min
Downtown Edmonton 30 Min

NISKU

HIGHWAY 99

Interchange
Now Open!

65 AVENUE

Future
Commercial / Industrial
Developments



**Redtail Landing
Golf Club**

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



**Edmonton
International Airport**

Edmonton International Airport (YEG) is among Canada's busiest airports, with strong passenger volumes and expanding route connectivity. Serves over 7.92 million passengers per year and offers non-stop connections to over 60+ destinations across Canada, the US and overseas.



**Century
Mile
Racing**

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

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