

JR

• **MERCANTILE** •

REAL ESTATE ADVISORS INC.

RETAIL SPACE

FOR LEASE

MOUNTAIN RIDGE PLAZA

100 HORSE CREEK ROAD — COCHRANE, ALBERTA

jrmercantile.com • 403.770.3071

PROPERTY INFORMATION

LOCATION	AVAILABLE
MOUNTAIN RIDGE PLAZA 100 HORSE CREEK ROAD COCHRANE, ALBERTA	IMMEDIATELY
AVAILABLE FOR LEASE	TAXES
2101 — LEASED TO HARMONY DAYCARE	\$2.62 / SQ. FT.
2102 — 1,969 SQ. FT. +/-	OPERATING COSTS
2103, 2104, 2105 — LEASED TO CO-OP LIQUOR	\$7.99 / SQ. FT.
2106 — LEASED TO AAMA NEPALESE CUISINE	LEASE RATE
2201 — LEASED TO HARMONY DAYCARE	MARKET
2202 — LEASED TO ANYTIME FITNESS	TERM
3101 — LEASED TO COCHRANE VALLEY DENTAL	5-10 YEARS
3102 — 1,019 SQ. FT. +/-	ZONING
3103 — 1,209 SQ. FT. +/-	C-N, NEIGHBOURHOOD COMMERCIAL
3104 — LEASED TO PHARMACY	PARKING
3105 — LEASED TO PIZZA 73	90 STALLS
3106 — 1,209 SQ. FT. +/-	
3107 — 1,209 SQ. FT. +/-	
3108 — 941 SQ. FT. +/-	

DEMOGRAPHICS

POPULATION	1KM	3KM	5KM
2023	1,214	14,984	25,435
2028	1,474	17,131	29,085
2033	1,731	19,319	32,811
GROWTH			
2023 - 2028	21.42%	14.33%	14.35%
AVERAGE INCOME			
2023	\$141,960	\$136,345	\$132,573
MEDIAN AGE OF POP.			
2023	34.70	38.80	39.20

TRAFFIC COUNTS

BOW VALLEY TRAIL AND HORSE CREEK ROAD:
7,770 VEHICLES / DAY*

*Weighted annual average daily traffic from
Transportation Alberta Intersection

GENERAL INFORMATION

THE MOUNTAIN RIDGE PLAZA IS A WONDERFULLY LOCATED RETAIL OPPORTUNITY ADJACENT TO HIGHWAY 1A, (BOW VALLEY TRAIL) ON THE NORTHWEST CORNER OF COCHRANE. IT IS LOCATED IN THE SOUGHT-AFTER COMMUNITIES OF HERITAGE HILLS AND HEARTLAND.

UNITS RANGING FROM 983 SQUARE FEET TO APPROXIMATELY 5,550 SQUARE FEET ARE AVAILABLE AND 90 PARKING STALLS, THIS IS A UNIQUE OPPORTUNITY FOR PRIME RETAIL SPACE NEARBY THESE HIGHLY DESIRABLE COMMUNITIES AND GREAT EXPOSURE TO THE HIGHWAY.

HERITAGE HILLS AND HEARTLAND, THE IMMEDIATELY ADJACENT NEIGHBOURHOODS, ARE HIGHLY DESIRABLE COMMUNITIES EXPECTED TO CONTINUE ON THEIR RAPID TRAJECTORY OF GROWTH. ONCE COMPLETE, THESE NEIGHBOURING COMMUNITIES WILL HAVE ROUGHLY 3,000 NEW HOMES AND AN ESTIMATED 9,500 RESIDENTS.



BUILDINGS FOR LEASE ~

VISIT US
202, 7710 5TH STREET SE
CALGARY, ALBERTA T2H 2L9

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jeff@jrmercantile.com
403.770.3071 ext 200

ALEX MORRISON ASSOCIATE
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403.770.3071 ext 204

2000 BUILDING FLOOR PLAN

PARKING / STREET LAYOUT



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3000 BUILDING FLOOR PLAN



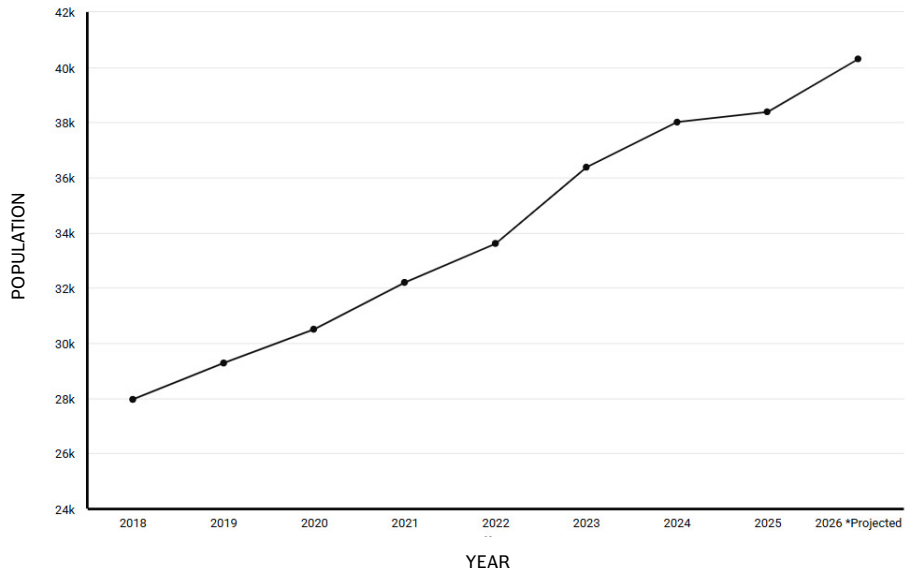
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COCHRANE POPULATION PROJECTIONS



COMMUNITY POPULATIONS

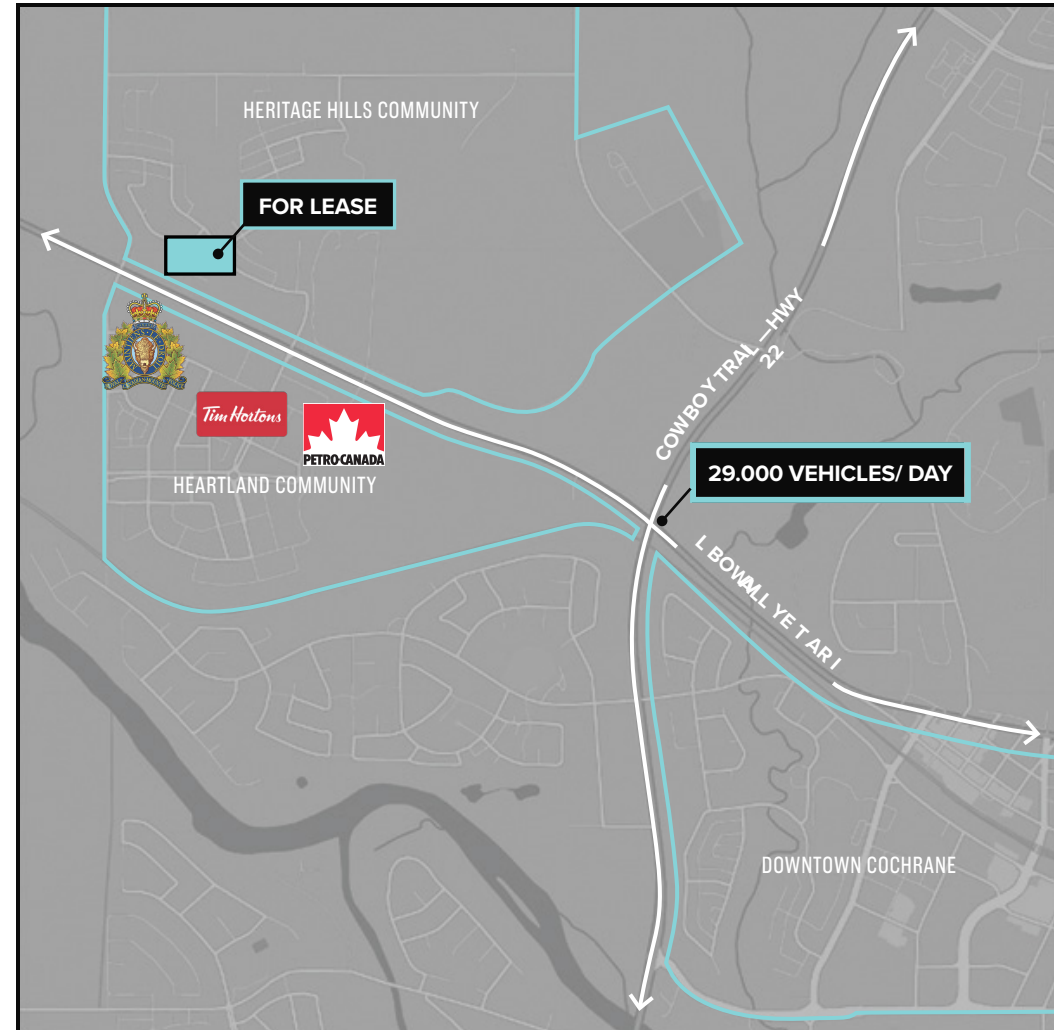
HERITAGE HILLS POPULATION: 1,626
PROJECTED POPULATION WHEN ALL PHASES COMPLETE: 4,426

HEARTLAND POPULATION: 1,874
PROJECTED POPULATION WHEN ALL PHASES COMPLETE: 5,074

WITH THE UPGRADES TO THE INTERCHANGE AT BOW VALLEY TRAIL AND HIGHWAY 22, TRAFFIC CONGESTION IN COCHRANE WILL BE GREATLY IMPROVED, ALLOWING FOR MORE TRAFFIC TO THE SITE. (SET FOR COMPLETION IN 2025)

COCHRANE'S CURRENT POPULATION IS 38,380 WITH A PROJECTED GROWTH OF APPROXIMATELY 5% PER YEAR. WITH ITS PROXIMITY TO CALGARY AND THE ROCKY MOUNTAINS, COCHRANE HAS CONSISTENT POPULATION GROWTH PROJECTIONS.

COCHRANEMAP °



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