



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

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

TAXES

\$2.62 / SQ. FT.

OPERATING COSTS

\$7.99 / SQ. FT.

LEASE RATE

MARKET

TERM

5-10 YEARS

ZONING

C-N, NEIGHBOURHOOD COMMERCIAL

PARKING

90 STALLS

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 906 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 ~

AVAILABLE FOR LEASE

- 2101** — LEASED TO HARMONY DAYCARE
- 2102** — 1,969 SQ. FT. +/-
- 2103, 2104, 2105** — LEASED TO CO-OP LIQUOR
- 2106** — LEASED TO AAMA NEPALESE CUISINE
- 2201** — LEASED TO HARMONY DAYCARE
- 2202** — LEASED TO ANYTIME FITNESS
- 3101** — LEASED TO COCHRANE VALLEY DENTAL
- 3102** — 906 SQ. FT. +/-
- 3103** — 1,209 SQ. FT. +/-
- 3104** — LEASED TO PHARMACY
- 3105** — LEASED TO PIZZA 73
- 3106** — 1,209 SQ. FT. +/-
- 3107** — 1,209 SQ. FT. +/-
- 3108** — 941 SQ. FT. +/-

TRAFFIC COUNTS

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

*Weighted annual average daily traffic from
Transportation Alberta Intersection

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2000 BUILDING FLOOR PLAN

PARKING / STREET LAYOUT

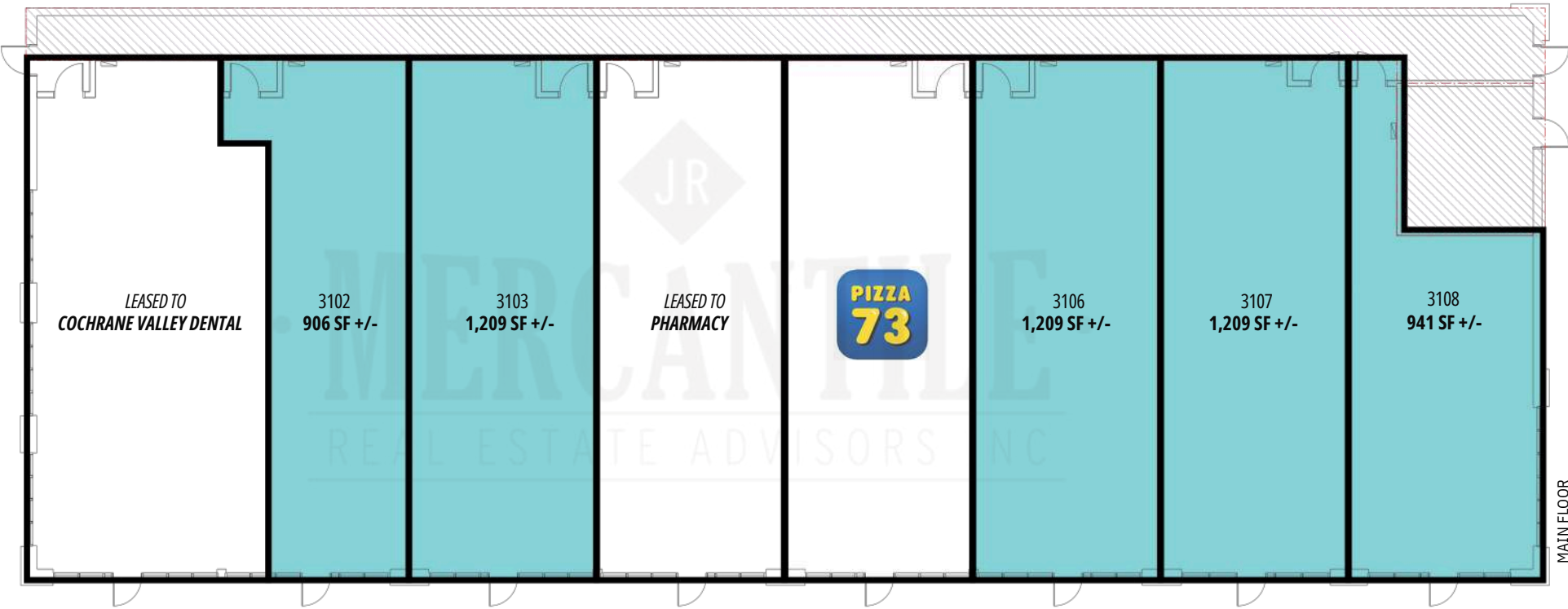


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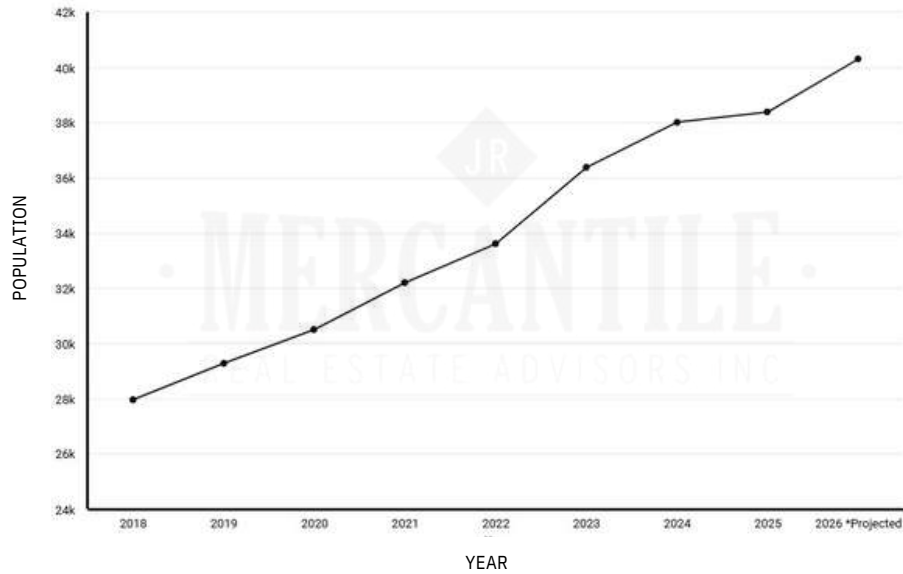
3000 BUILDING FLOOR PLAN



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COCHRANE POPULATION PROJECTIONS



COMMUNITY POPULATIONS

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

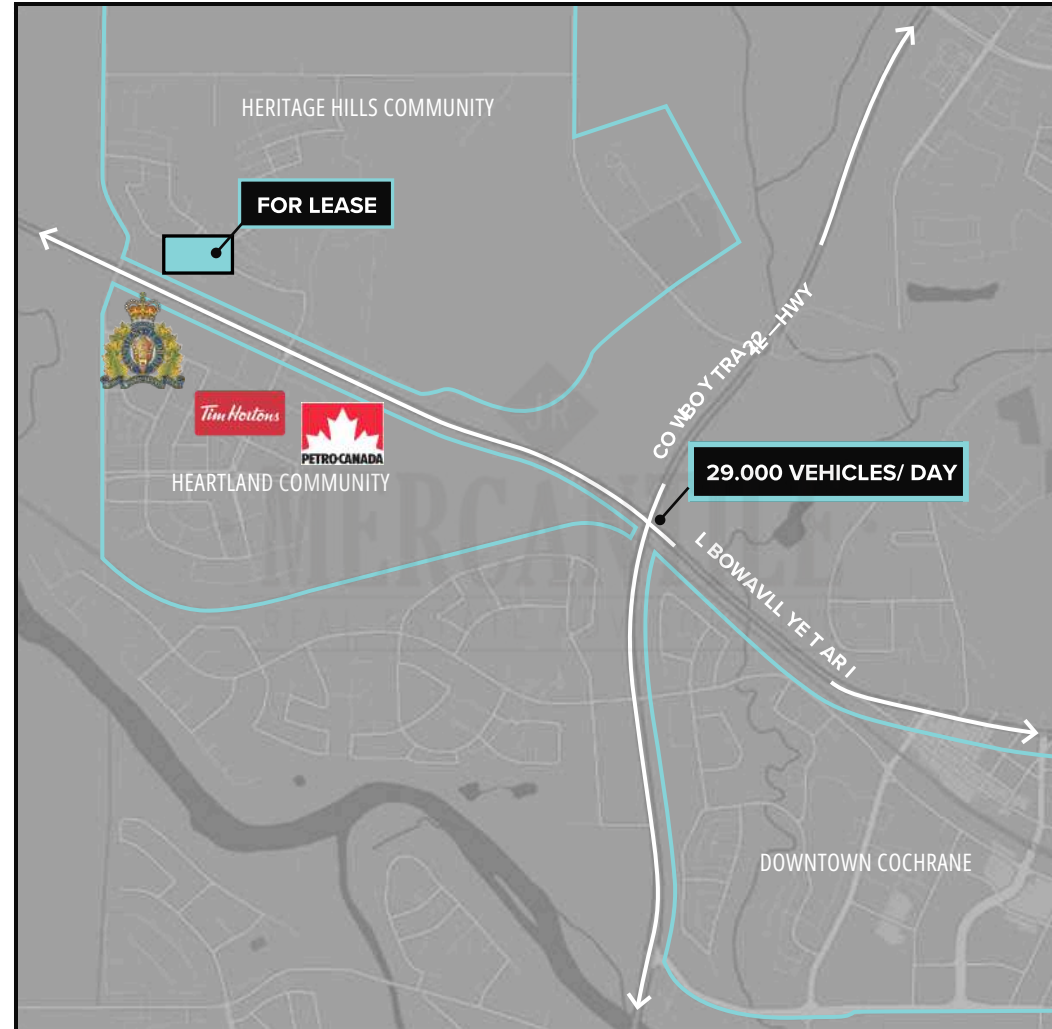
HEARTLAND POPULATION: 1,874

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 IT'S PROXIMITY TO CALGARY AND THE ROCKY MOUNTAINS, COCHRANE HAS CONSISTENT POPULATION GROWTH PROJECTIONS.

COCHRANE MAP °



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