



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
MOUNTAIN RIDGE PLAZA
 100 HORSE CREEK ROAD
 COCHRANE, ALBERTA

AVAILABLE
 IMMEDIATELY

AVAILABLE FOR LEASE
2102 — 1,969 SQ. FT. +/-
3102 — 906 SQ. FT. +/-
3107 — 1,383 SQ. FT. +/-
3108 — 941 SQ. FT. +/-

TAXES
 \$2.62 / SQ. FT.

LEASE RATE
 MARKET

OPERATING COSTS
 \$7.99 / SQ. FT.

DEMOGRAPHICS

POPULATION	1KM	3KM	5KM
2023	1,214	14,984	25,435
2028	1,474	17,131	29,085
2023	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
--------------------	------	-------	-------	-------

TERM
 5-10 YEARS

ZONING
 C-N,
 NEIGHBOURHOOD
 COMMERCIAL

PARKING
 90 STALLS

GENERAL INFORMATION

MOUNTAIN RIDGE PLAZA PRESENTS A PRIME RETAIL OPPORTUNITY ON THE NORTHWEST CORNER OF COCHRANE, DIRECTLY ADJACENT TO HIGHWAY 1A (BOW VALLEY TRAIL). STRATEGICALLY POSITIONED WITHIN THE HIGHLY SOUGHT-AFTER COMMUNITIES OF HERITAGE HILLS AND HEARTLAND, THIS LOCATION OFFERS EXCEPTIONAL VISIBILITY AND CONVENIENT ACCESS.

AVAILABLE UNITS RANGE FROM 906 TO APPROXIMATELY 1,969 SQUARE FEET, SUPPORTED BY 90 ON-SITE PARKING STALLS. THIS IS A RARE CHANCE TO SECURE QUALITY RETAIL SPACE WITH STRONG EXPOSURE TO HIGHWAY TRAFFIC AND IMMEDIATE PROXIMITY TO RAPIDLY EXPANDING RESIDENTIAL NEIGHBOURHOODS.

HERITAGE HILLS AND HEARTLAND, LOCATED DIRECTLY BESIDE THE PLAZA, ARE TWO OF COCHRANE'S MOST DESIRABLE AND FASTEST-GROWING COMMUNITIES. UPON FULL BUILD-OUT, THESE NEIGHBOURHOODS ARE PROJECTED TO INCLUDE APPROXIMATELY 3,000 NEW HOMES AND AN ESTIMATED POPULATION OF 9,500 RESIDENTS—DELIVERING A SUBSTANTIAL AND BUILT-IN CUSTOMER BASE FOR RETAILERS.



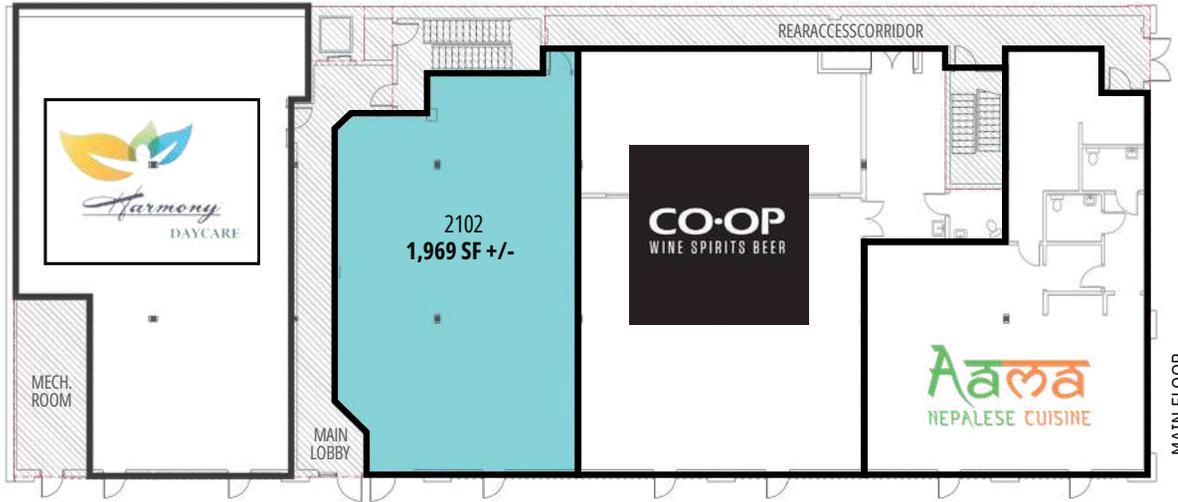
VISIT US
 202, 7710 5TH STREET SE
 CALGARY, ALBERTA T2H 2L9
jrmercantile.com

ANDRÉE ROBERTS ASSOCIATE
 andree@jrmercantile.com
 403.770.3071 ext 203

JEFF ROBSON PRESIDENT & BROKER
 jeff@jrmercantile.com
 403.770.3071 ext 200

2000 BUILDING FLOOR PLAN

PARKING / STREET LAYOUT

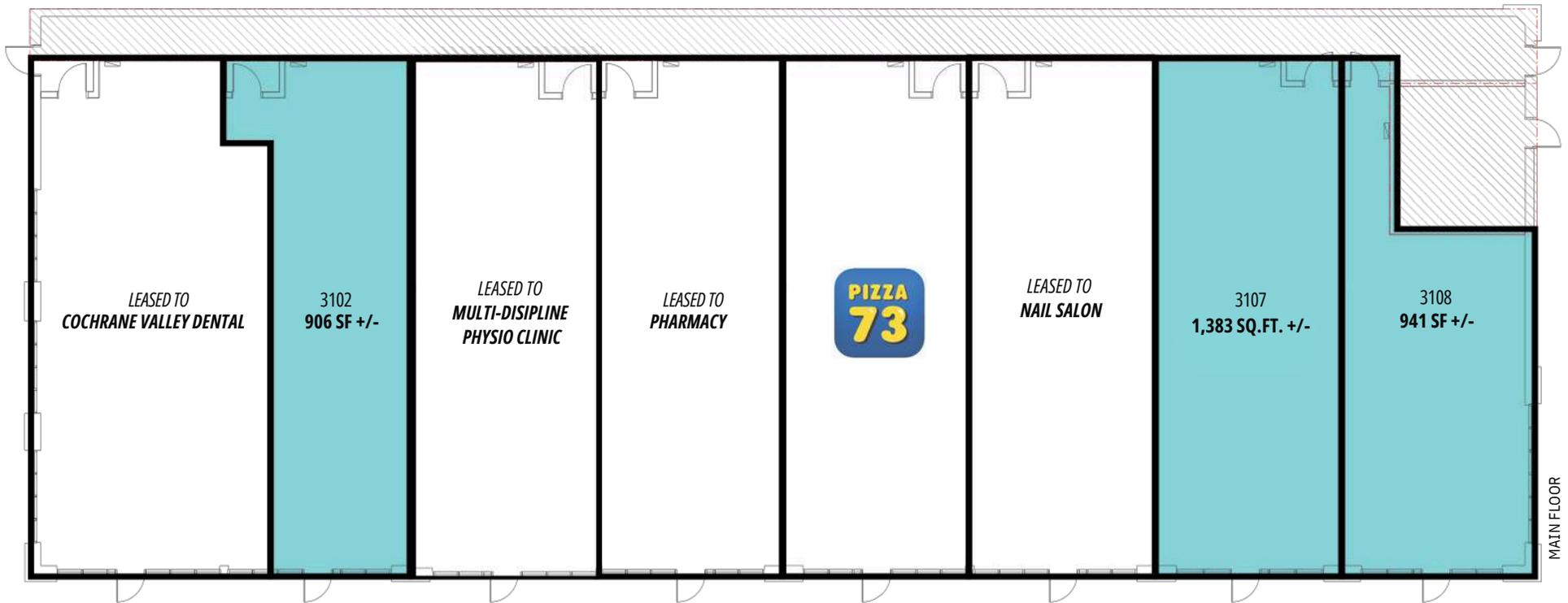


VISIT US
202, 7710 5TH STREET SE
CALGARY, ALBERTA T2H 2L9
jrmercantile.com

ANDRÉE ROBERTS ASSOCIATE
andree@jrmercantile.com
403.770.3071 ext 203

JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200

3000 BUILDING FLOOR PLAN

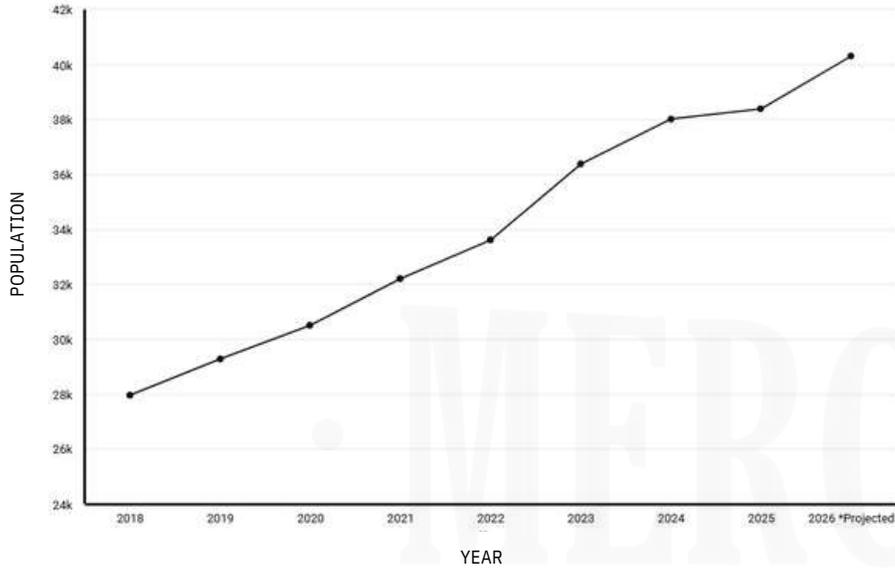


VISIT US
202, 7710 5TH STREET SE
CALGARY, ALBERTA T2H 2L9
jrmercantile.com

ANDRÉE ROBERTS ASSOCIATE
andree@jrmercantile.com
403.770.3071 ext 203

JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200

COCHRANE POPULATION PROJECTIONS



COMMUNITY POPULATIONS

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

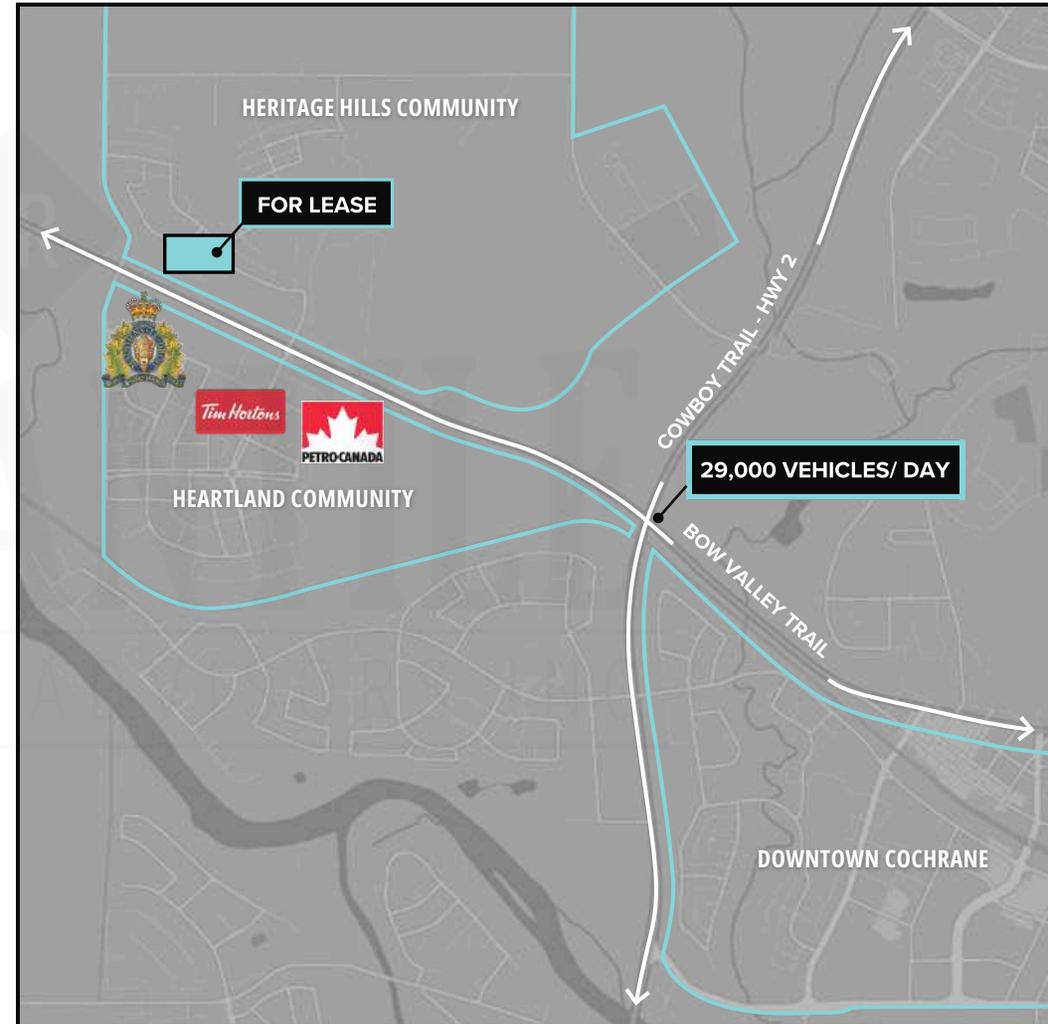
HEARTLAND POPULATION: 1,874

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



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

jrmercantile.com

ANDRÉE ROBERTS ASSOCIATE
andree@jrmercantile.com
403.770.3071 ext 203

JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200

SITE PHOTOS



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

ANDRÉE ROBERTS ASSOCIATE
 andree@jrmercantile.com
 403.770.3071 ext 203

JEFF ROBSON PRESIDENT & BROKER
 jeff@jrmercantile.com
 403.770.3071 ext 200