

JR

· **MERCANTILE** ·

REAL ESTATE ADVISORS INC

RETAIL SPACE

**FOR LEASE**

MOUNTAIN RIDGE PLAZA

100 HORSE CREEK ROAD — COCHRANE, ALBERTA

[jrmercantile.com](http://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** — 910 SQ. FT. +/-  
**3107** — 1,312 SQ. FT. +/-  
**3108** — 943 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%
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AVERAGE INCOME	2023	\$141,960	\$136,345	\$132,573
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MEDIAN AGE OF POP.	2023	34.70	38.80	39.20
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**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.



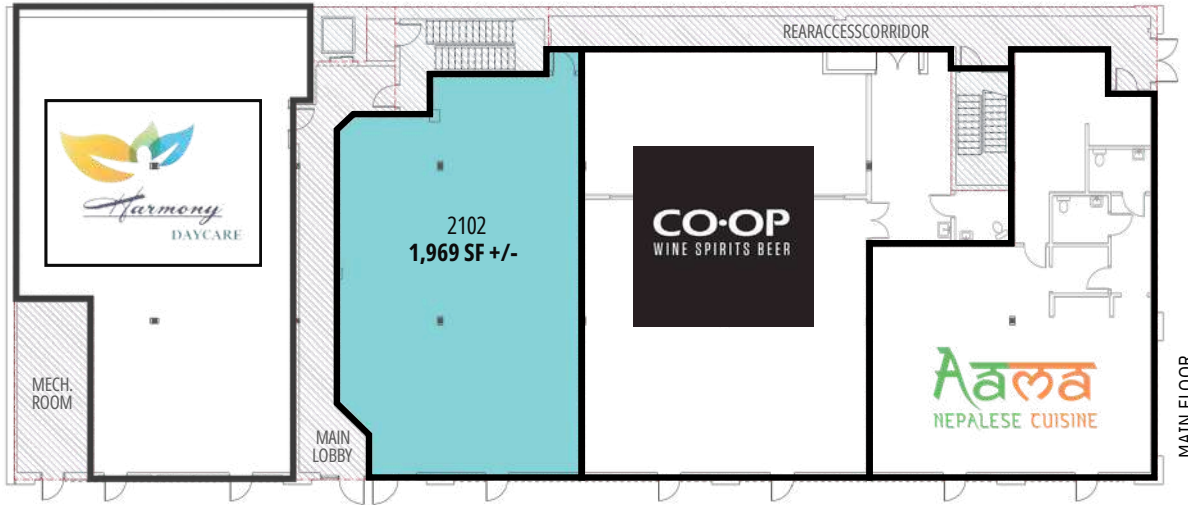
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## 2000 BUILDING FLOOR PLAN

## PARKING / STREET LAYOUT

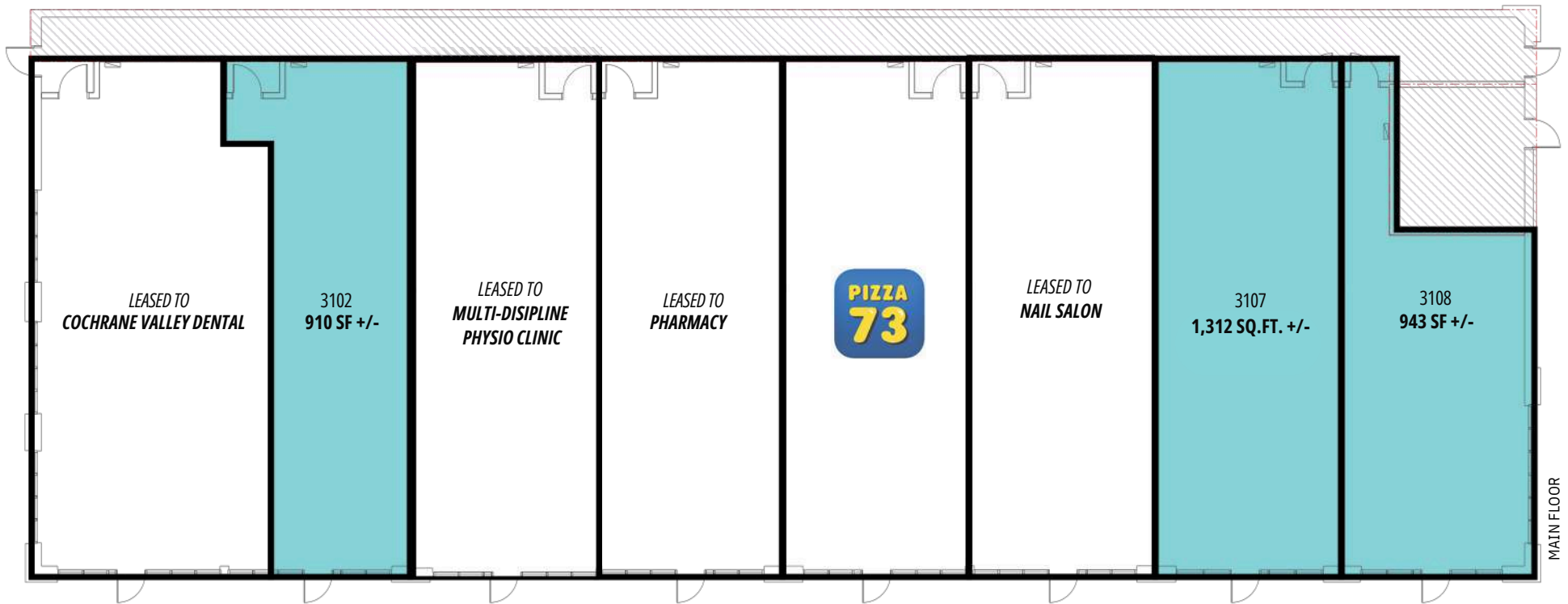


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## 3000 BUILDING FLOOR PLAN

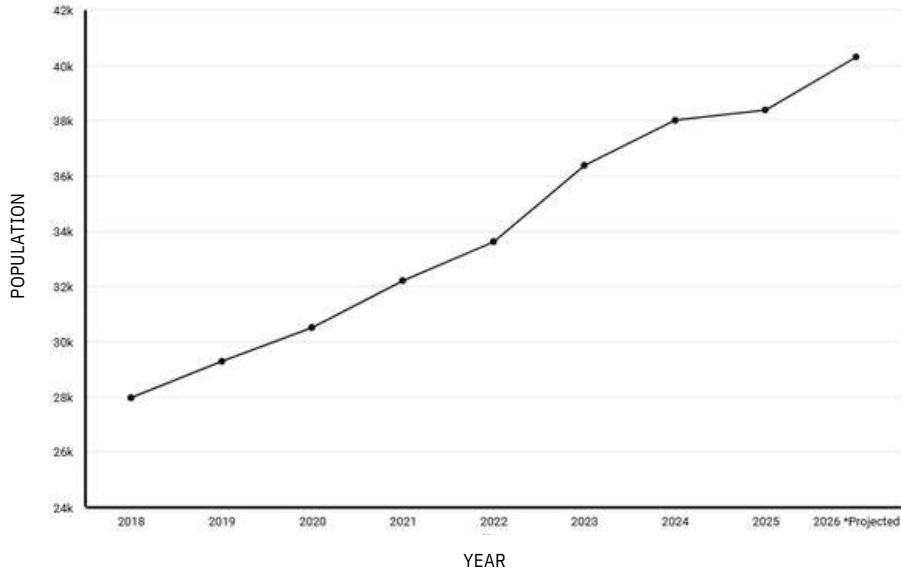


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## COCHRANE POPULATION PROJECTIONS



### COMMUNITY POPULATIONS

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

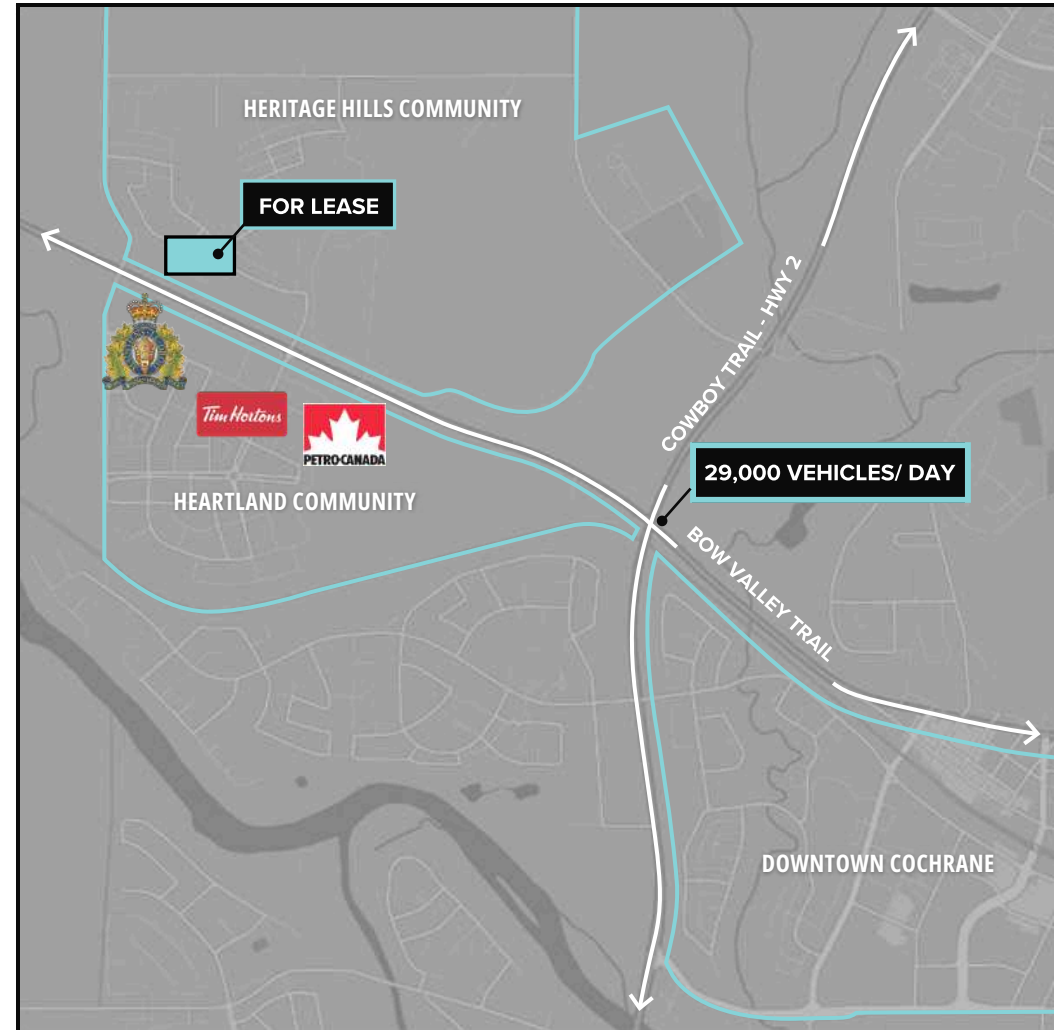
**HEARTLAND POPULATION:** 1,874

**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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## SITE PHOTOS



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