

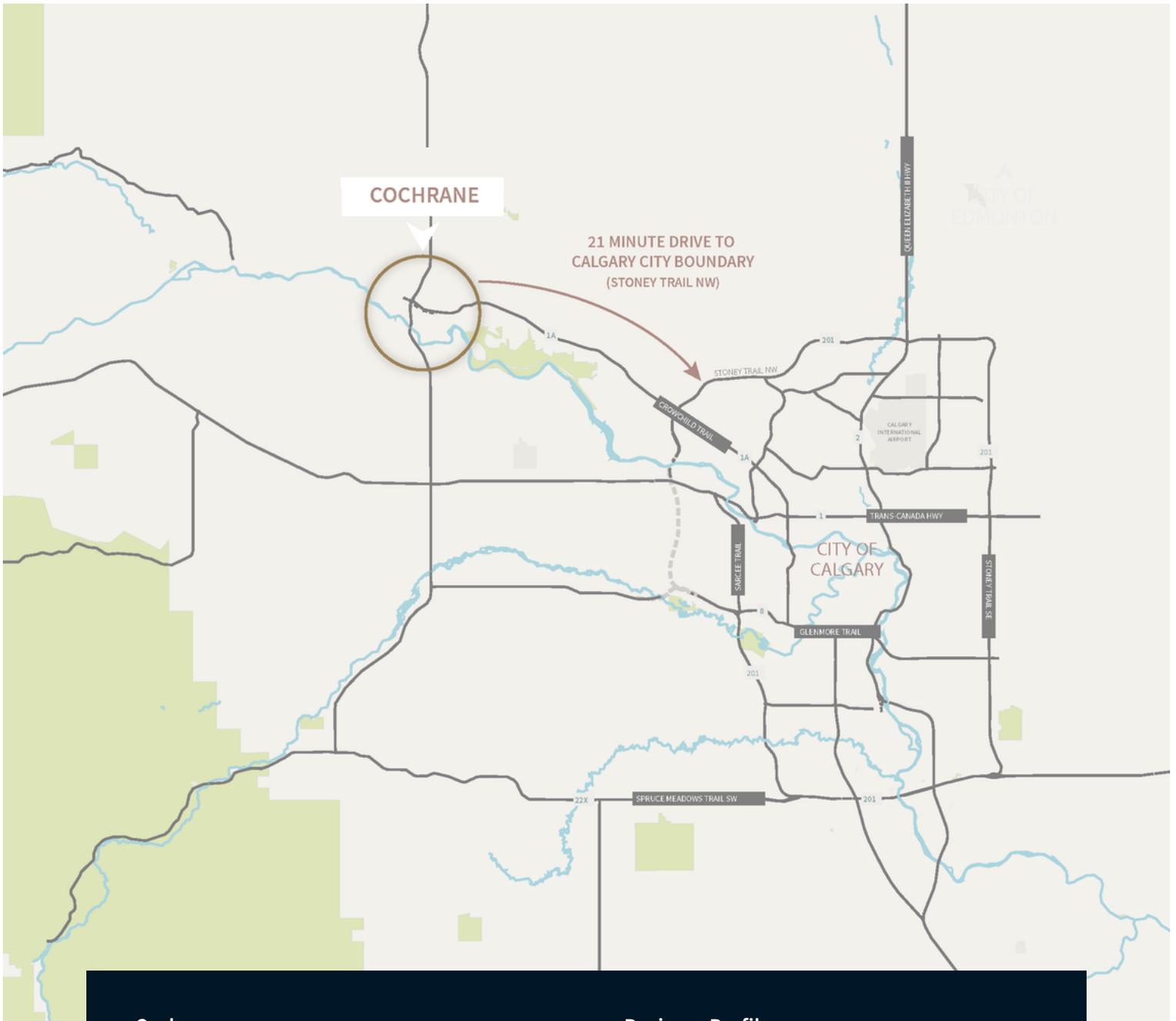


# For Lease

## River Heights Place

4 River Heights Drive, Cochrane AB  
Spaces Available from 1,200 SF and Up





### Cochrane

- 11th fastest growing municipality in Canada
- Convenient access to Highway 22 and Highway 1A
- 30 min drive to downtown Calgary via Highway 1A
- 12 min drive to Highway 1 via Highway 22
- Cochrane is currently the #1 fastest growing municipality in western Canada

### Business Profile

Cochrane has natural resource industries and a growing technology and knowledge industry sector, led by world renowned Garmin Canada. Cochrane is also home to a thriving arts community and retail and commercial sector that offers all the products and services you would expect in a much larger centre.

# River Heights Place

Located in the rapidly expanding community of River Heights, this property is adjacent to the Highway 22 – James Walker Trail intersection and connects to several developing communities in south Cochrane.

The property is well positioned in the new growth residential node providing neighbourhood convenience retail and services for the surrounding communities which can potentially serve a larger trade area as development progresses.





# Property Overview & Demographics

Located in the rapidly expanding community of River Heights, this property is adjacent to the Highway 22 – James Walker Trail intersection and connects to several developing communities in south Cochrane.



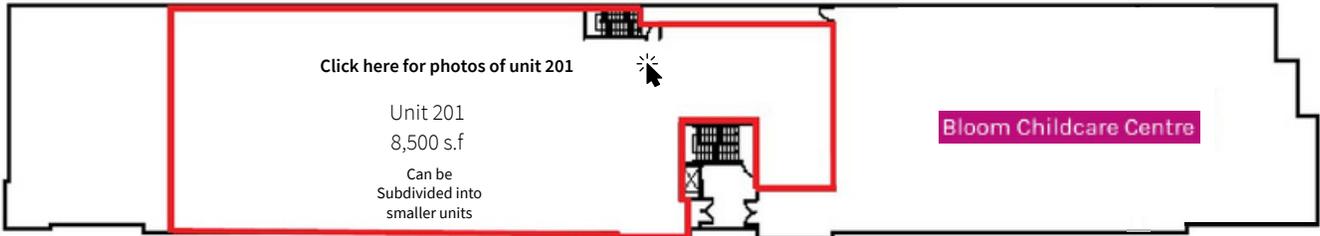
<b>Location</b>	4 River Heights Drive Cochrane, AB
<b>Size</b>	<del>Unit 103   1,460 SF LEASED</del> 2,692 SF (demisable) 2,406 SF (demisable) 8,500 SF 1,434 SF
<b>Zoning</b>	Neighbourhood Commercial
<b>Availability</b>	Immediate
<b>Minimum Rent</b>	Market
<b>Additional Rent</b>	\$15.00 PSF (Est. 2026)
<b>Term</b>	5 - 10 years

## Demographics

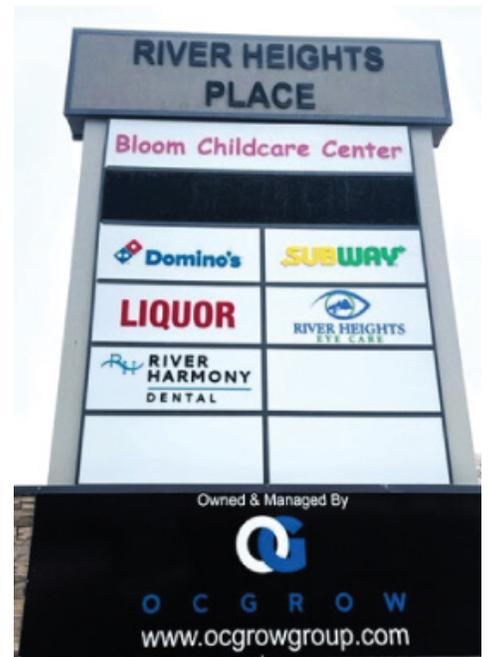
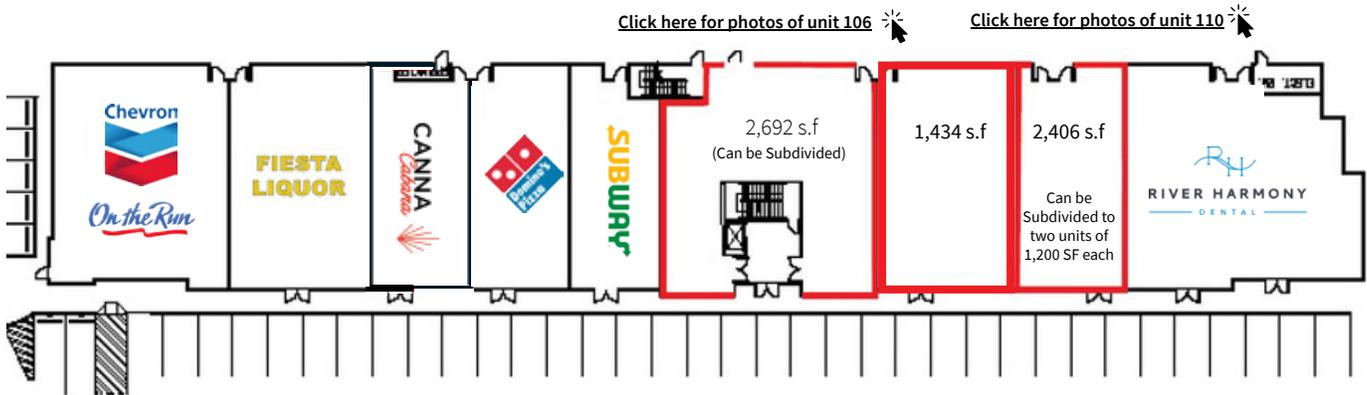
	1 km	3 km
<b>Total population</b>	1,974	16,973
<b>Households</b>	865	6,534
<b>Average Household Income</b>	\$102,516	\$137,662
<b>Median Age</b>	40.0	39.6

# Site Plan & Photo Gallery

## Second Floor



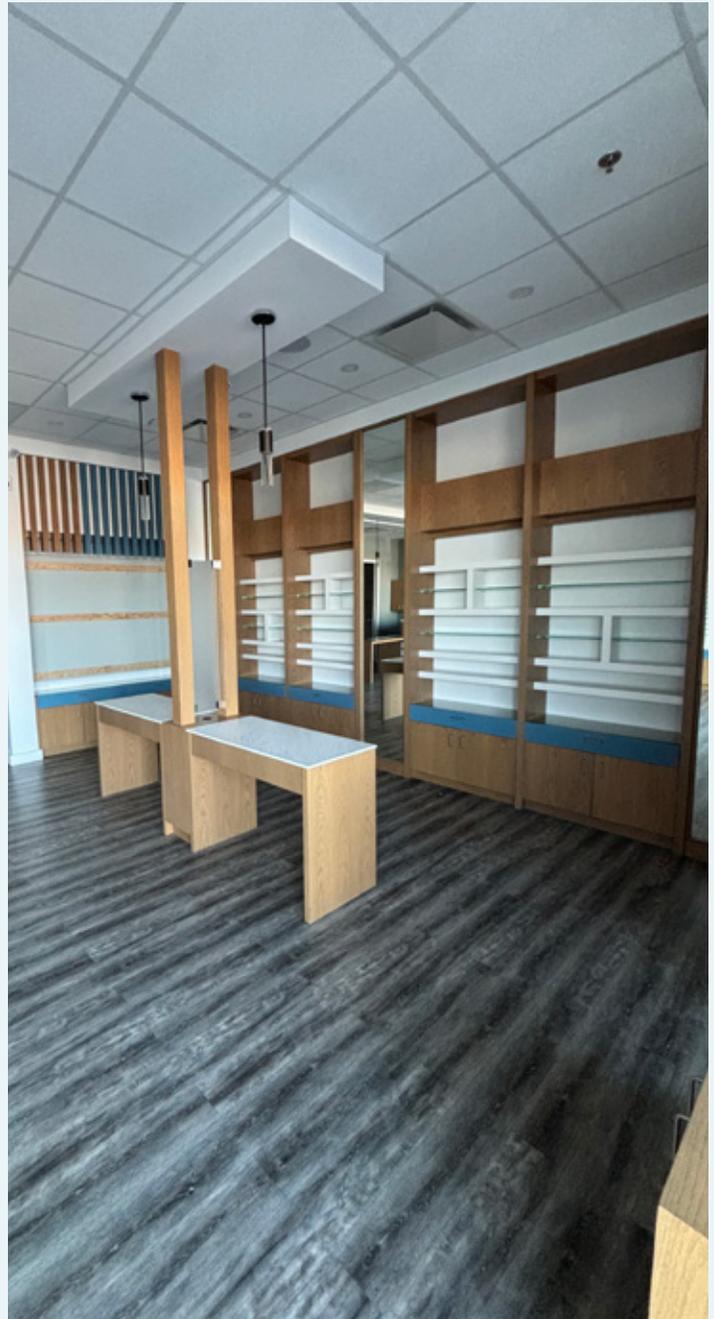
## Main Floor





# Fully Fixture Optical Unit 107

Ready for possession



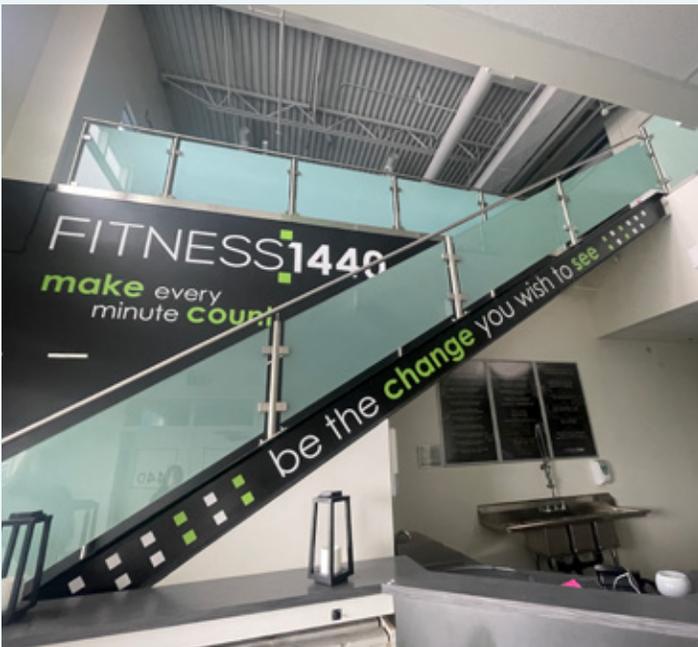
Available Space

**1,434 SF**



# Two level Unit 201

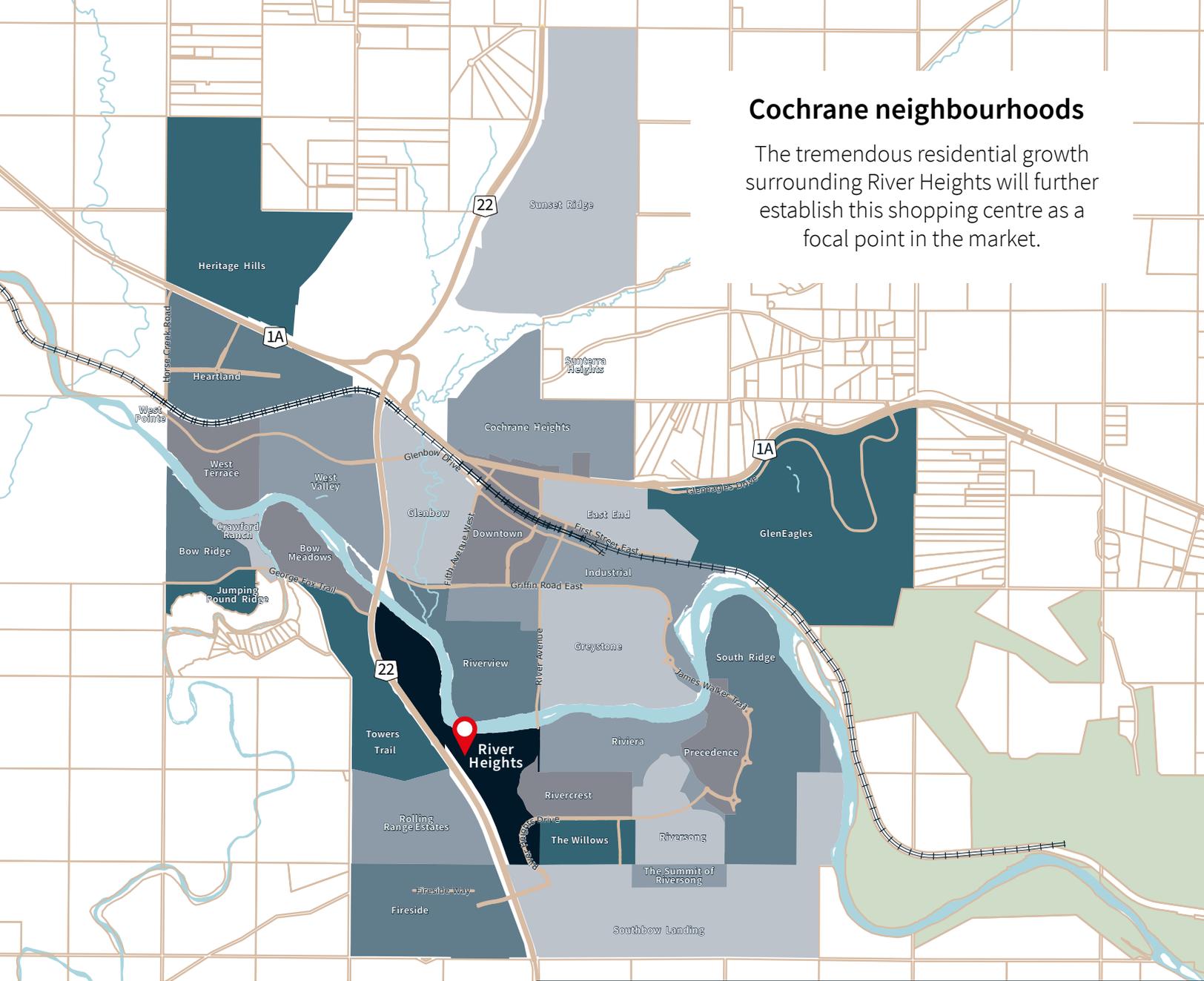
Ready for possession



Available Space  
**8,500 SF**

## Cochrane neighbourhoods

The tremendous residential growth surrounding River Heights will further establish this shopping centre as a focal point in the market.



# OVERVIEW

**37,200**

Total population (2024 est.)

**4.0%**

Population growth rate

**\$112,800**

Median household income

**12,000**

Households

**\$188.5 Million**

In building permit issued (2023)

**39.2**

Median age



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