

**AVISON  
YOUNG**

# Co-op Greystone Shopping Centre

264 Park Street, Cochrane, AB



**Grocery Store - Now Open!**

**Unbeatable Location in Greystone**  
Right Across from the SLS Recreation Centre!

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# Highlights



**Brand-New Retail Development** in the heart of Cochrane, Alberta — one of the fastest-growing communities in the region.



**Prime Location** at 264 Park Street with easy access from Griffin Road and Park Street.



**Ideal for Retail, Medical, Wellness, and QSR concepts.** Anchored by Co-op, Tim Hortons, Burger King and many more national and local tenants.

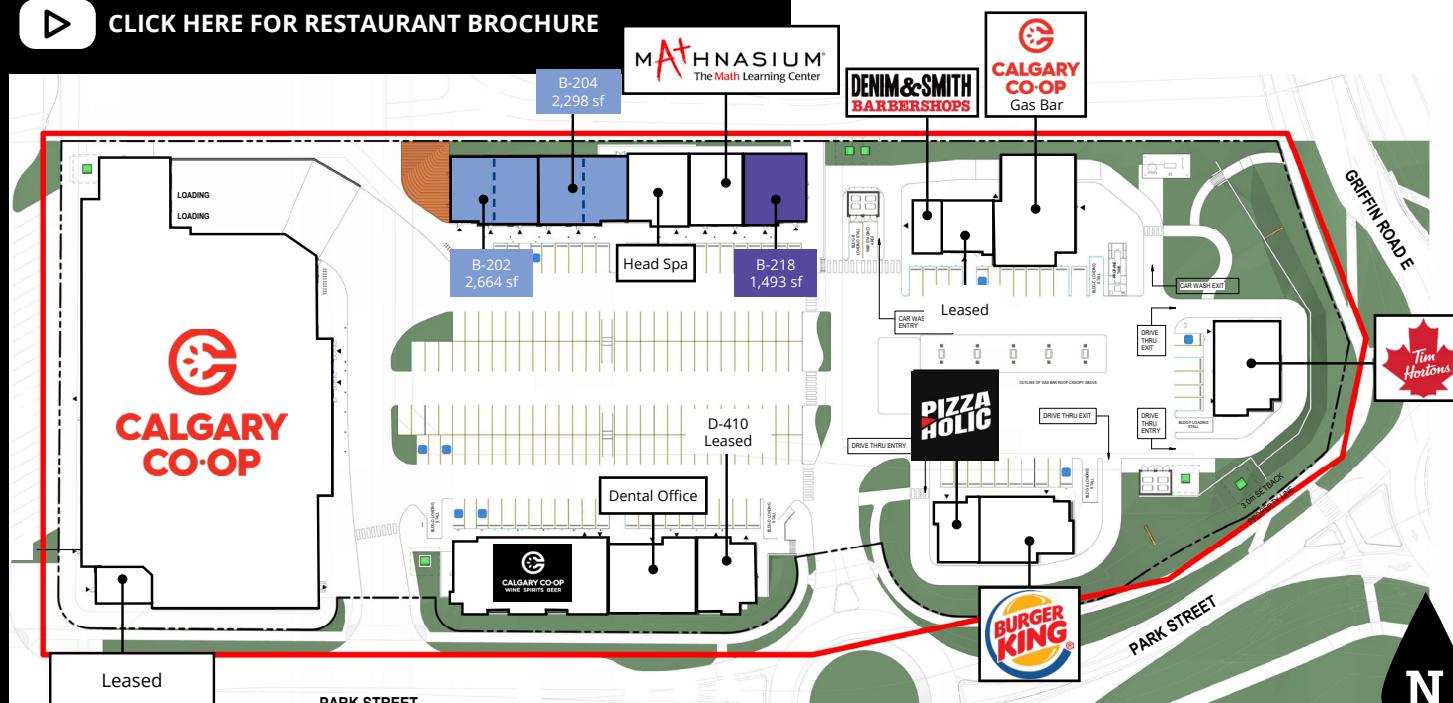


**Modern Design and Construction** — Surrounded by Explosive Residential Growth — located near communities like River Heights, Sunset Ridge, and Southbow (projected to house 7,500+ residents).

## Unbeatable Location in Greystone — Right Across from the SLS Recreation Centre!

Enjoy the best of Greystone living with direct access to the SLS Recreation Centre—just steps away from top-tier fitness and community amenities.

[CLICK HERE FOR RESTAURANT BROCHURE](#)



Leased  
Under Offer  
Available  
Conditionally Leased

# Particulars

## ADDRESS:

264 Park Street  
Cochrane, AB

## AVAILABLE:

B-202: 2,664 sf\*  
B-204: 2,298 sf\*  
B-218: 1,493 sf

\*Can be demised to  
1,149 sf - 1,334 sf

## OCCUPANCY:

Immediate

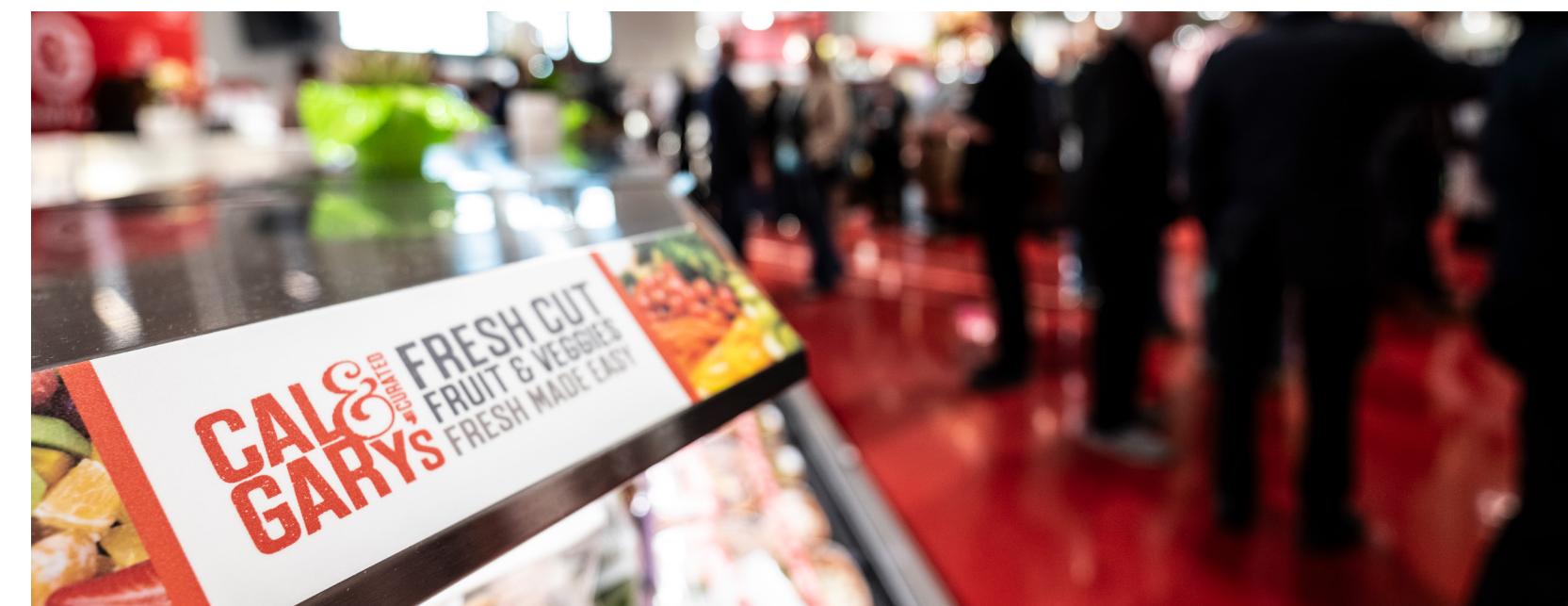
## RENT:

Market

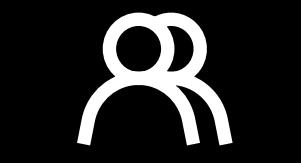
## ADDITIONAL RENT:

\$14.00 psf (est.  
2025)

# Photos

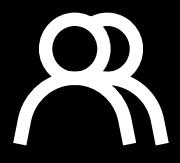


# Demographics



**35,825**

POPULATION



**38.5**

MEDIAN AGE



**3,756**

HOUSEHOLDS



**\$155,709**

AVERAGE HOUSEHOLD  
INCOME

# Town of Cochrane

Cochrane is a town located in southern Alberta, Canada, approximately 18 miles (29 km) west of Calgary. It is situated in the foothills of the Rocky Mountains and along the banks of the Bow River.

With a population of over 35,825, Cochrane is known for its vibrant community, rich history, and scenic beauty. The town offers a range of outdoor recreational activities, including hiking, fishing, skiing, and golfing, and is home to several parks and trails.

Cochrane is also a popular tourist destination, attracting visitors with its historic downtown, which features unique shops, restaurants, and museums. The town hosts several annual events, including the Cochrane Fair and the Cochrane Winterfest, which celebrate the community's culture and traditions.

Overall, Cochrane is a welcoming and charming town with a strong sense of community and a rich natural and cultural heritage.

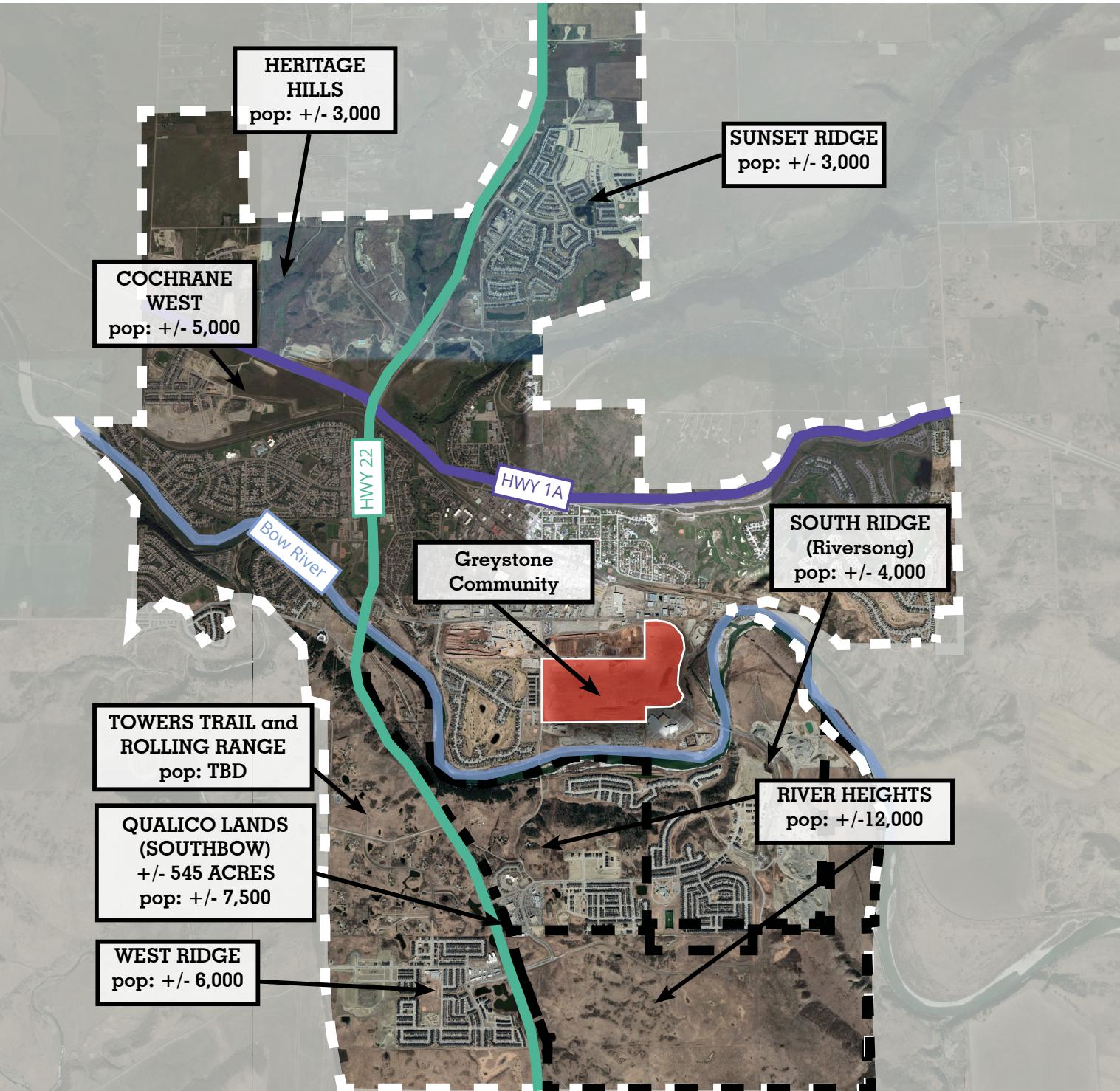


# Upcoming Residential Growth & Estimated Population

Current total population of Cochrane is 35,825 and is expected to grow to 87,000 in the next 25 years. River Heights ASP is going to be home for 25,000 people at full buildout.

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## Get more info.

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