305 1ST STREET WEST, COCHRANE
DAYCARE / RETAIL

PRIME SPACE ON MAIN STREET

UP TO 5,300 SQ.FT.
FOR LEASE

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PROPERTY OVERVIEW

This redevelopment will be a stunning example of modern Western architecture in the heart of the Historic Downtown Cochrane District. The prime retail and grocery site includes over 24 parking stalls, across the street from the landmark MacKay's Ice Cream. 1st Street connects to Highway 1A as a main entrance to the town and intersects Centre Avenue, giving this site prime visibility for all residents and tourists.

Rentable Area	1,208 - 5,287 sq.ft.
Basic Rent	Market
Est. Op. Costs	$10 per sq.ft.
Tenant Incentives	Negotiable

Building Class	B
Property Type	Retail
Ceiling Clearance	14.8 ft.
Loading Docks	1
Number of Stories	1
Parking	Approx. 24 On-Site Surface Stalls + Ample Street Parking

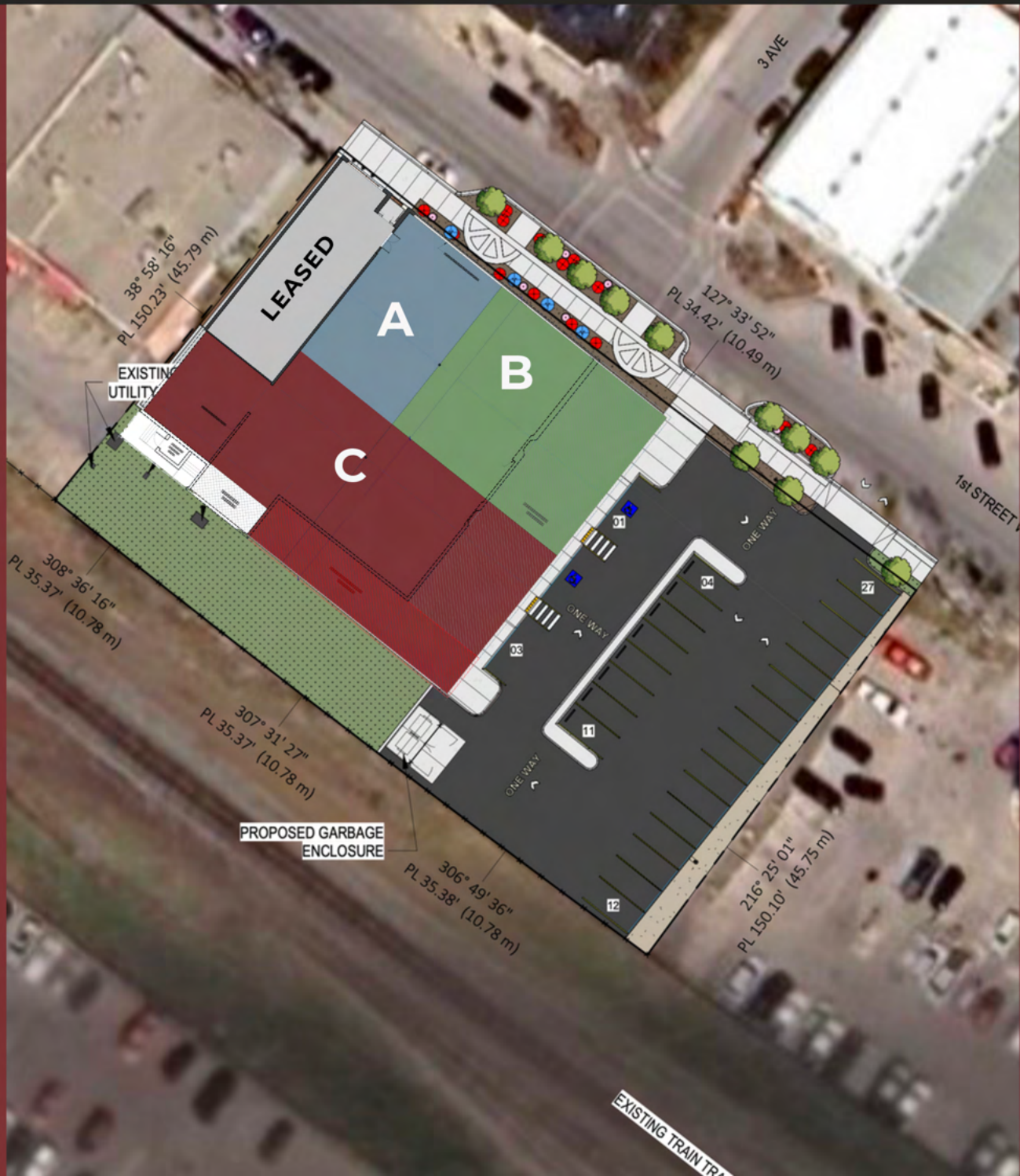
PROPOSED FLOOR PLAN

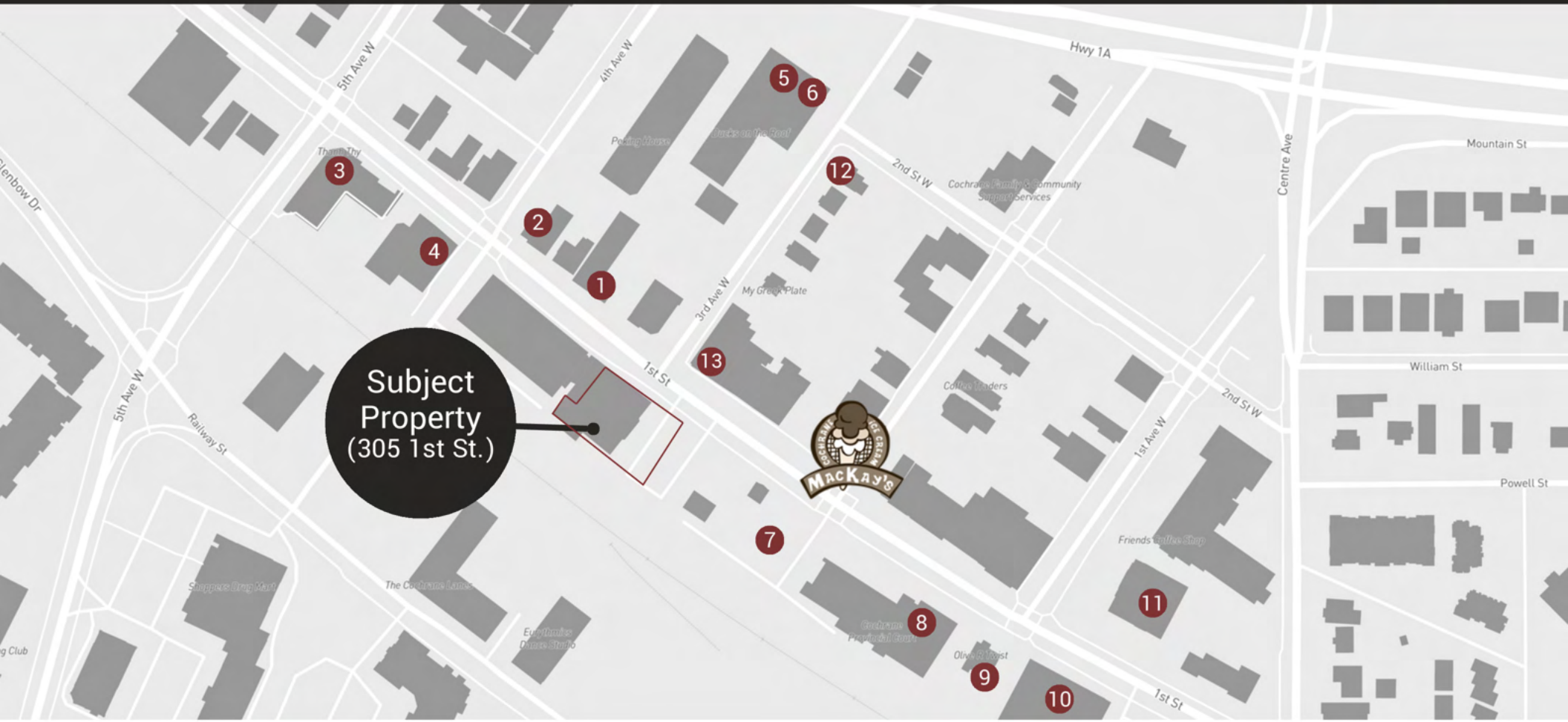
Unit A	1,208± sq.ft. Available
Unit B	4,079± sq.ft. Available
Unit C	7,490± sq.ft. C/L

With 7,490 sq.ft. of the building already conditionally leased (Unit C), the next tenant has a rare opportunity to secure flexible space options tailored to their needs.

Retail and service businesses in **Units A and B** can take advantage of the large outdoor space – offering a **rare opportunity** to establish **your business on a high-visibility main street corner** in downtown Cochrane.

Values are approximate targets and will be verified after the buildings expansion





1. OK Tire Shop
2. Rocky View Brewing Co.
3. Little Ceasars
4. Trail Blazers Camping and Outdoor Store
5. Taco Time
6. Subway
7. Centennial Plaza
8. Alberta Court of Justice - Cochrane
9. Sunny Side Up
10. Home Hardware
11. RBC Bank
12. Denim & Smith Barbers
13. Global Pet Foods

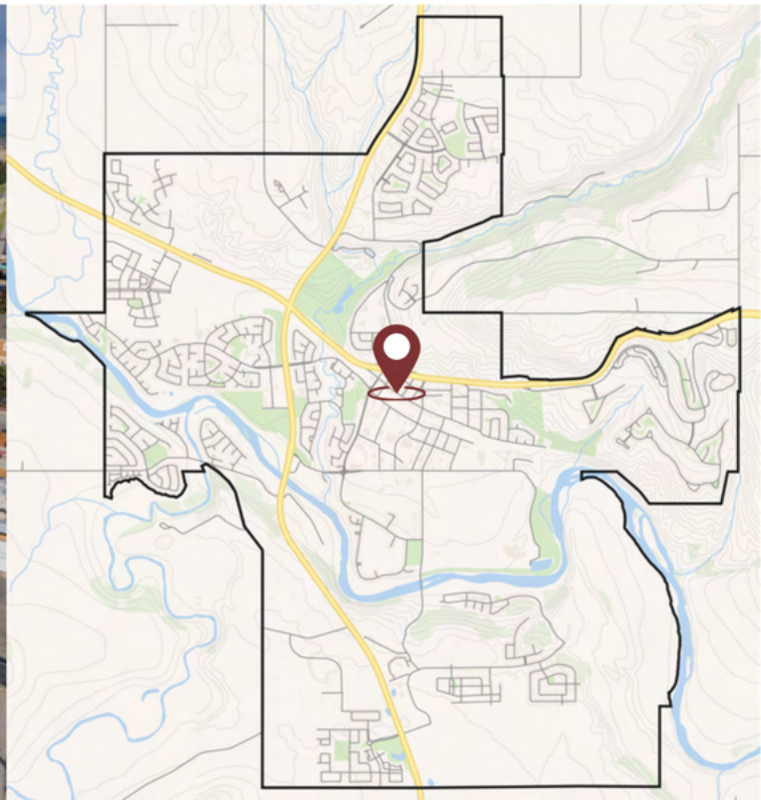
COCHRANE'S DEMOGRAPHICS

Average Household Income $127k per annum ($31k above Alberta avg.)

The average resident is an English-speaking in a dual-income household

Anchor Businesses: Rocky View Brewing, Rockyview Hotel, MacKay's Ice Cream

Approximate Population: 37, 586 with an annual increase of 4.04%



DEMOGRAPHICS OF APPX. 3KM RADIUS

Household Income

$127,000 Avg.

Number of Households

12,095

Total Population

37,586

Median Age

39.4 years

Daily Vehicle Traffic (1st St.)

6,217 Avg.

COCHRANE'S TOURISM

Cochrane is experiencing **unprecedented tourism and economic growth**, making it an ideal location for businesses looking to capitalize on a thriving visitor and resident base. With **$67.5 million in annual tourism spending**, Cochrane has become a **high-traffic destination** for locals and visitors exploring the town's **charming downtown, scenic landscapes, and growing retail scene.**

Looking ahead, the **Cochrane and Area Tourism Association (CATA)** is committed to **expanding the visitor economy**, backed by **$147 million in projected government investment annually until 2035**. Tourism spending delivers significant returns, with a **$100,000 investment generating $67.5 million** in economic impact. As Cochrane doubles down on its position as a **must-visit destination**, businesses that establish themselves now can **secure a prime foothold in this rapidly growing market**.

With strong population growth, increasing foot traffic, and strategic investment in tourism, **now is the time to bring your business to Cochrane**. Whether you're opening a **restaurant, daycare, or retail store**, 1st Street West offers a **high-visibility location** in the heart of this booming community.

WHY LEASECO REALTY INC.?

CONNECTING THE RIGHT TENANTS WITH THE RIGHT OPPORTUNITIES.

Leaseco is a fully integrated real estate company delivering end-to-end solutions, from project conception, to development, leasing, and management. This keeps ourselves accountable while we drive forward with our tenant-focused values.

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