217 BOW STREET, COCHRANE

Prime Space in Retail Centre of Cochrane

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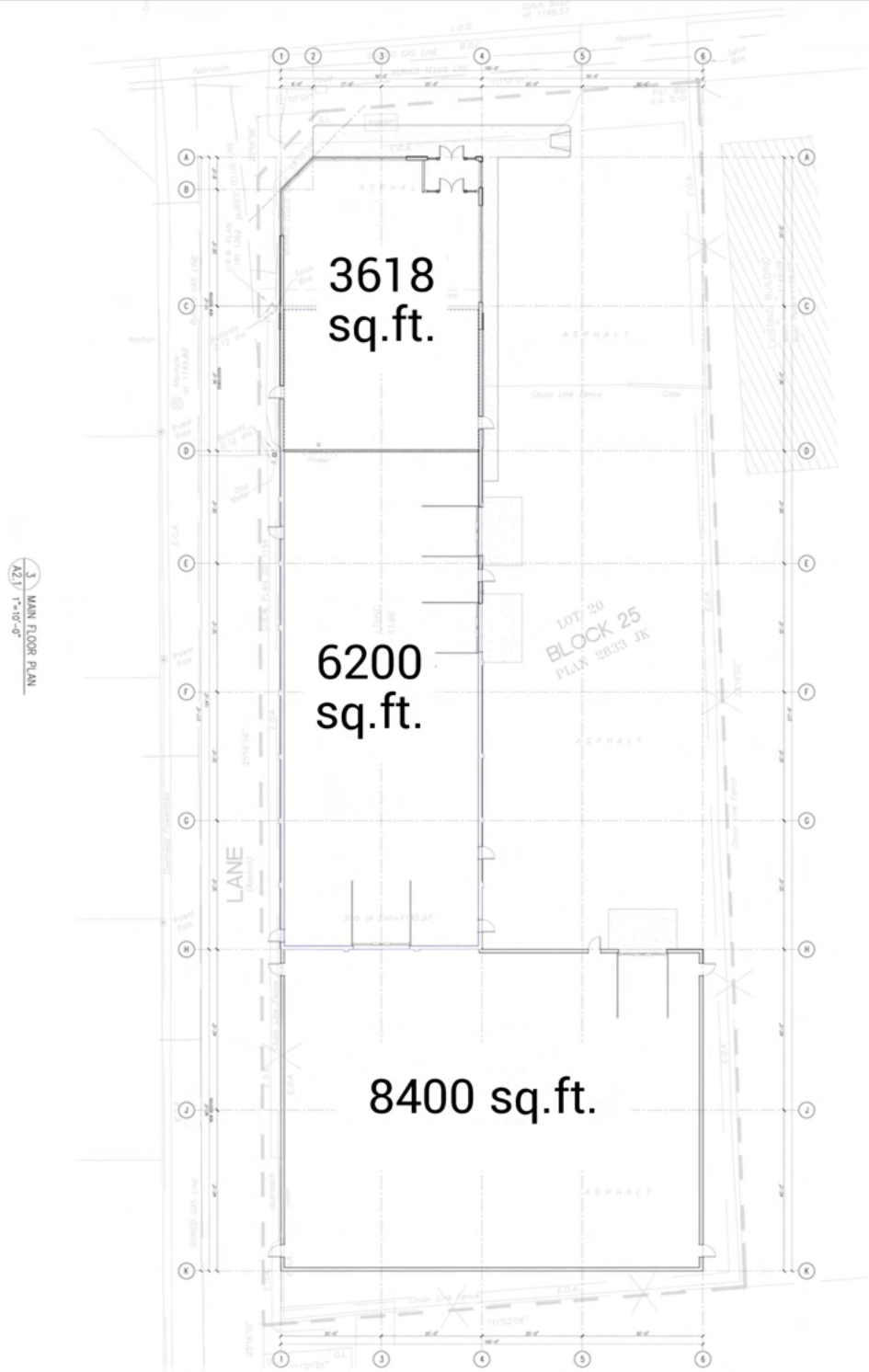
PROPERTY OVERVIEW

This industrial flex space at 217 Bow Street offers a highly functional layout in the heart of Cochrane's growing commercial district.

Just a couple blocks away, major retailers like **Walmart**, **Canadian Tire**, **Sport Check**, **Mark's Clothing,** and **Staples** form the retail centre of the Cochrane community.

Total Rentable Area	18,218 sq.ft.
Basic Rent	Market
Est. Op. Costs	$ 10 per SF
Tenant Incentives	Negotiable
Occupancy	September 2025



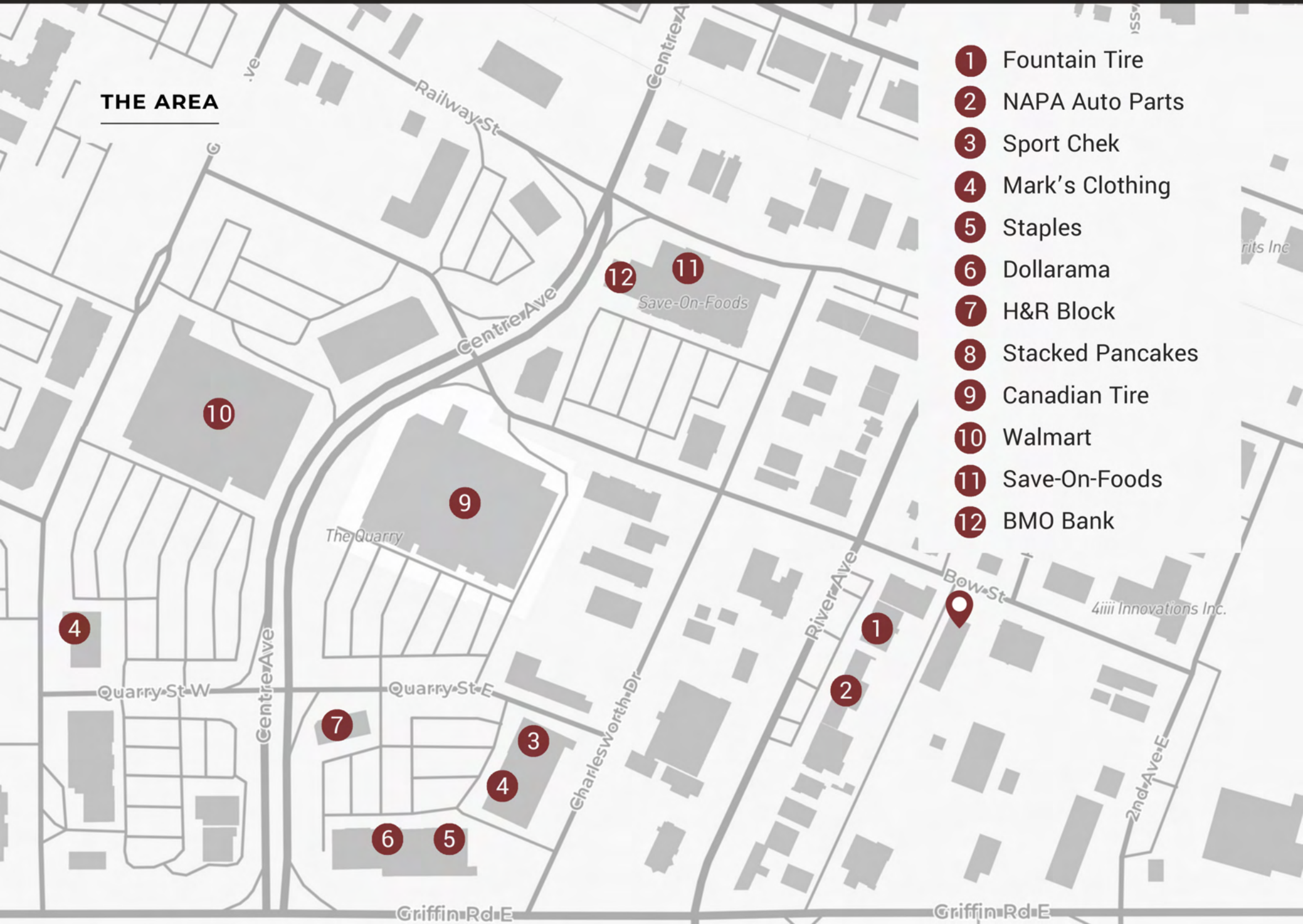
PROPOSED FLOOR PLAN

This space at 217 Bow Street in Cochrane offers a versatile layout designed for retail. The site features an existing building spanning approximately **18,218 sq. ft**., providing ample space for warehousing, manufacturing, distribution, and retail or office space.

A separate **3,618 sq. ft. office area** at the front of the property ensures a professional workspace with direct access to 14,00 sq.ft. of warehouse/industrial flex space.

The site includes a **fenced-off area for security** and supporting efficient logistics and workflow. Strategically positioned with access from multiple roads, this property is ideal for businesses seeking flexibility, visibility, and room for growth.

THE AREA



1. Fountain Tire
2. NAPA Auto Parts
3. Sport Chek
4. Mark's Clothing
5. Staples
6. Dollarama
7. H&R Block
8. Stacked Pancakes
9. Canadian Tire
10. Walmart
11. Save-On-Foods
12. BMO Bank

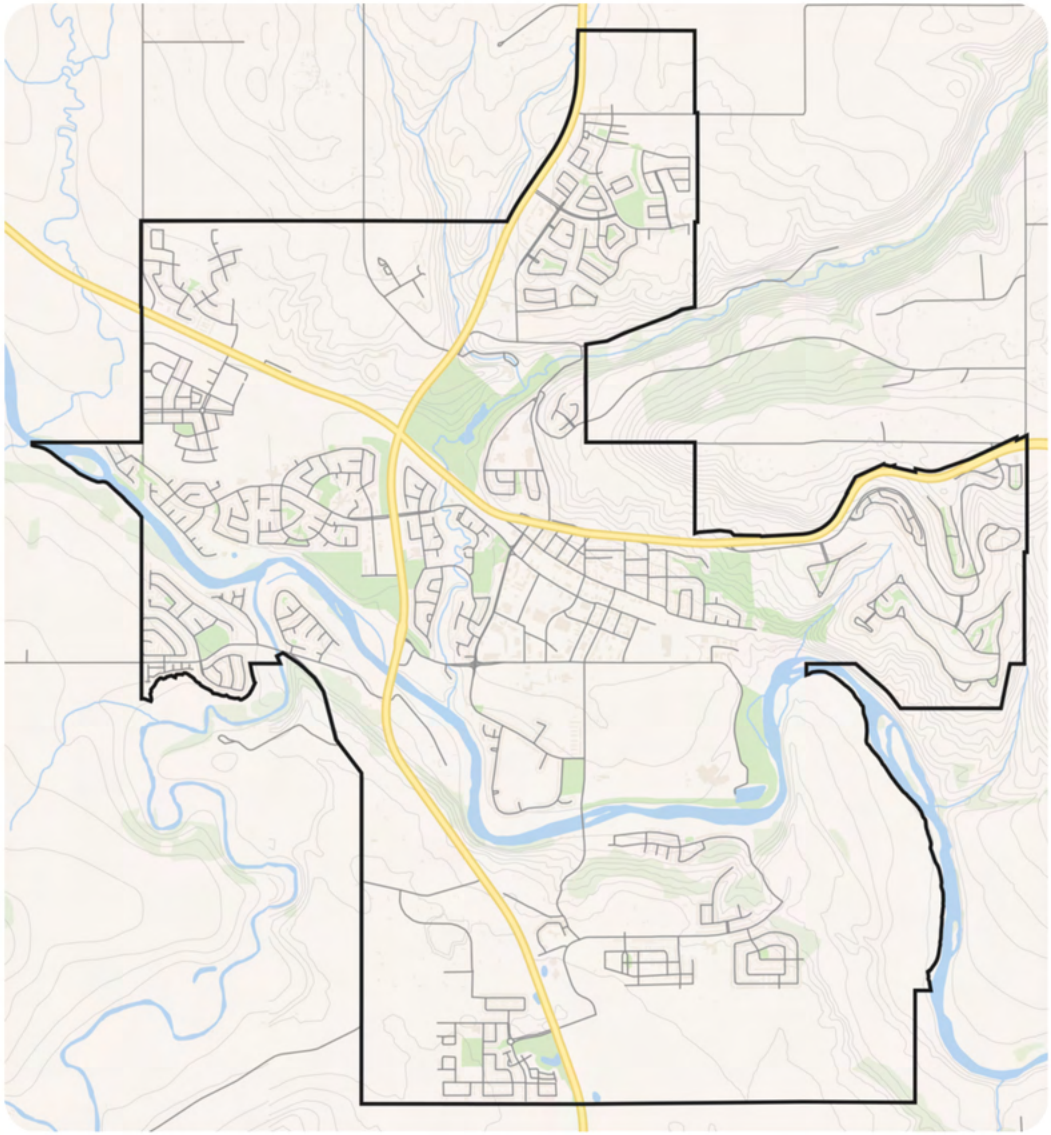
COCHRANE'S DEMOGRAPHICS

Average Household Income $131k 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

$130,800 Avg.

($18k above Alberta average)

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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