

316/320 West Creek Drive

Chestermere, AB



Opportunity

Capitalize on the opportunity to establish your business within one of Chestermere's most active and rapidly evolving retail markets. West Creek continues to attract a diverse mix of retailers, restaurants, and service providers, supported by strong household incomes, growing consumer spending, and a steadily expanding population. The area's established customer base creates a reliable foundation for businesses seeking consistent daily activity while also benefiting from future growth. As Chestermere continues to grow, businesses have the opportunity to establish themselves within a market characterized by increasing demand, strong purchasing power, and a growing customer base. With more than \$1.2 billion in annual household expenditures within a 3 km radius, West Creek offers exceptional potential for retailers and service providers looking to expand within a thriving and expanding community.

Property Details

Rentable Area	316 W Creek Dr - 22,312 SF 320 W Creek Dr - Unit 105 - 1,182 SF 2 Bays - Unit 404 - 2,364 SF
Additional Rent	\$7.50 (2026 Est.)
Available	316 W Creek Dr - Fall 2028 320 W Creek Dr - Immediately
Zoning	Local Commercial
Signage	Fascia
Parking	Surface Parking Lot



Space Features

- Retail opportunities available within an established neighbourhood commercial centre
- High exposure along West Creek Drive with convenient customer access
- Flexible unit configurations suitable for retail, service, medical, and professional users
- Ample on-site parking for customers and staff
- Strong co-tenancy with established retailers, restaurants, and service providers
- Located within a growing residential trade area with expanding population base



Established Retail Node

Join a well-established commercial centre serving the West Creek community.



Flexible Retail Opportunities

Suitable for a variety of retail, restaurant, service, and professional uses.



Strong Neighbourhood Demographics

Surrounded by existing residential communities and ongoing growth.



Excellent Accessibility

Easy access via Rainbow Road, 17th Avenue SE, and Stoney Trail.



Ample Parking

Convenient on-site parking designed to support customer traffic.



Growing Trade Area

Benefit from continued residential development and increasing consumer demand.

Site Plan



22,312 SF

Future retail development planned for one of Chestermere's fastest-growing commercial corridors. This upcoming project will deliver modern retail opportunities designed to serve the area's expanding residential population and evolving consumer needs. COMING FALL 2028!

Site Plan



Available

5,910 SF

Move-in ready retail opportunities within an established commercial centre, offering existing customer traffic, complementary tenants, and excellent exposure in the heart of the West Creek community.

Location

Located at 316 & 320 West Creek Drive, this property enjoys a strategic position within a mature neighbourhood with excellent visibility and accessibility. The site offers convenient access to Rainbow Road, 17th Avenue SE, and Stoney Trail, while being just minutes from Chestermere Lake, schools, parks, and a full range of amenities including grocery stores, restaurants, medical services, and fitness facilities. Surrounded by ongoing residential growth, the area continues to benefit from strong community expansion and long-term commercial demand.



Location Highlights

- 4 Minutes to Chestermere Golf Course
- 5 Minutes to Chestermere Lake & Waterfront
- 7 Minutes to Calgary Ring Road via 17 Avenue SE or Glenmore Trail SE
- 10 Minutes to Foothills Industrial Area
- 12 Minutes to East Hills Shopping Centre (Costco, Walmart & Cineplex)
- 20 Minutes to Downtown Calgary

Market Factors

	 Population	 Est. Population Growth	 Median Age
1KM	4,680 (2025)	9.3%	38.6
3KM	22,498 (2025)	29.0%	37.3

	 Avg. Household Income	 Number of Households	 Household Expenditures
1KM	\$164,258	1,372	\$238.8 M
3KM	\$175,867	6,585	\$1.21 B

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Retail | For Lease



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