

JR

MERCANTILE

REAL ESTATE ADVISORS INC

RETAIL SPACE

FOR LEASE

MOUNTAIN RIDGE PLAZA

100 HORSE CREEK ROAD — COCHRANE, ALBERTA

jrmercantile.com • 403.770.3071

PROPERTY INFORMATION

LOCATION	AVAILABLE
MOUNTAIN RIDGE PLAZA 100 HORSE CREEK ROAD COCHRANE, ALBERTA	IMMEDIATELY
AVAILABLE FOR LEASE	TAXES
2101 — LEASED TO HARMONY DAYCARE	\$2.62 / SQ. FT.
2102 — 1,969 SQ. FT. +/-	OPERATING COSTS
2103, 2104, 2105 — LEASED TO CO-OP LIQUOR	\$7.99 / SQ. FT.
2106 — LEASED TO AAMA NEPALESE CUISINE	LEASE RATE
2201 — LEASED TO HARMONY DAYCARE	MARKET
2202 — LEASED TO ANYTIME FITNESS	TERM
3101 — LEASED TO COCHRANE VALLEY DENTAL	5-10 YEARS
3102 — 1,019 SQ. FT. +/-	ZONING
3103 — 1,209 SQ. FT. +/-	C-N, NEIGHBOURHOOD COMMERCIAL
3104 — LEASED TO PHARMACY	PARKING
3105 — LEASED TO PIZZA 73	90 STALLS
3106 — 1,209 SQ. FT. +/-	
3107 — 1,209 SQ. FT. +/-	
3108 — 941 SQ. FT. +/-	

DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2022	6,494	15,674	26,163
2027	7,401	17,680	29,475
GROWTH			
2022 - 2027	2.8%	2.6%	2.5%
AVERAGE INCOME			
2022	\$129,304	\$133,679	\$130,565
MEDIAN AGE OF POP.			
2022	36.6	38.1	38.5

TRAFFIC COUNTS

BOW VALLEY TRAIL AND HORSE CREEK ROAD:
7,770 VEHICLES / DAY*

*Weighted annual average daily traffic from
Transportation Alberta Intersection

GENERAL INFORMATION

THE MOUNTAIN RIDGE PLAZA IS A WONDERFULLY LOCATED RETAIL OPPORTUNITY ADJACENT TO HIGHWAY 1A, (BOW VALLEY TRAIL) ON THE NORTHWEST CORNER OF COCHRANE. IT IS LOCATED IN THE SOUGHT-AFTER COMMUNITIES OF HERITAGE HILLS AND HEARTLAND.

UNITS RANGING FROM 983 SQUARE FEET TO APPROXIMATELY 5,550 SQUARE FEET ARE AVAILABLE AND 90 PARKING STALLS, THIS IS A UNIQUE OPPORTUNITY FOR PRIME RETAIL SPACE NEARBY THESE HIGHLY DESIRABLE COMMUNITIES AND GREAT EXPOSURE TO THE HIGHWAY.

HERITAGE HILLS AND HEARTLAND, THE IMMEDIATELY ADJACENT NEIGHBOURHOODS, ARE HIGHLY DESIRABLE COMMUNITIES EXPECTED TO CONTINUE ON THEIR RAPID TRAJECTORY OF GROWTH. ONCE COMPLETE, THESE NEIGHBOURING COMMUNITIES WILL HAVE ROUGHLY 3,000 NEW HOMES AND AN ESTIMATED 9,500 RESIDENTS.



BUILDINGS FOR LEASE ↗

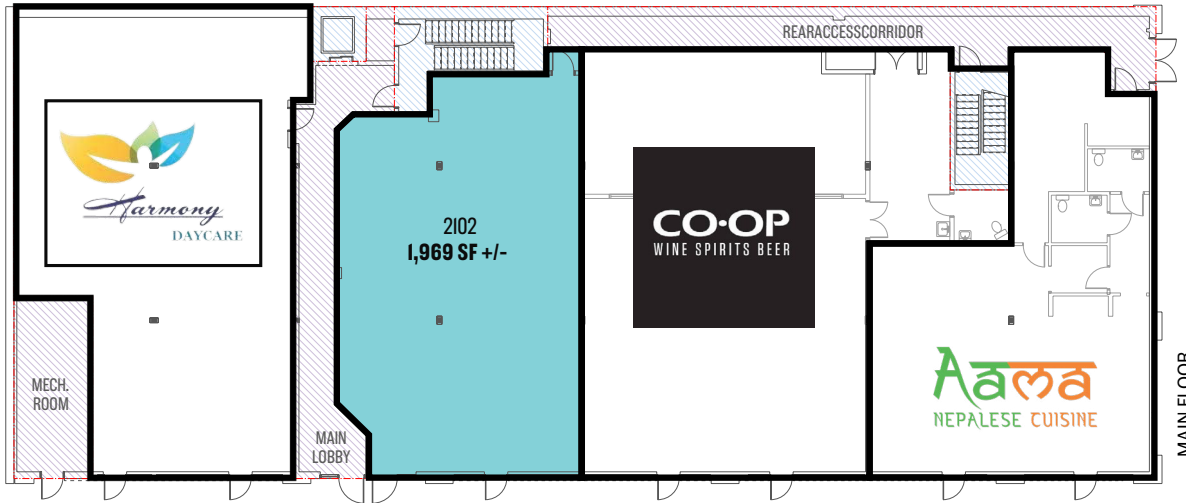
VISIT US
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2000 BUILDING FLOOR PLAN



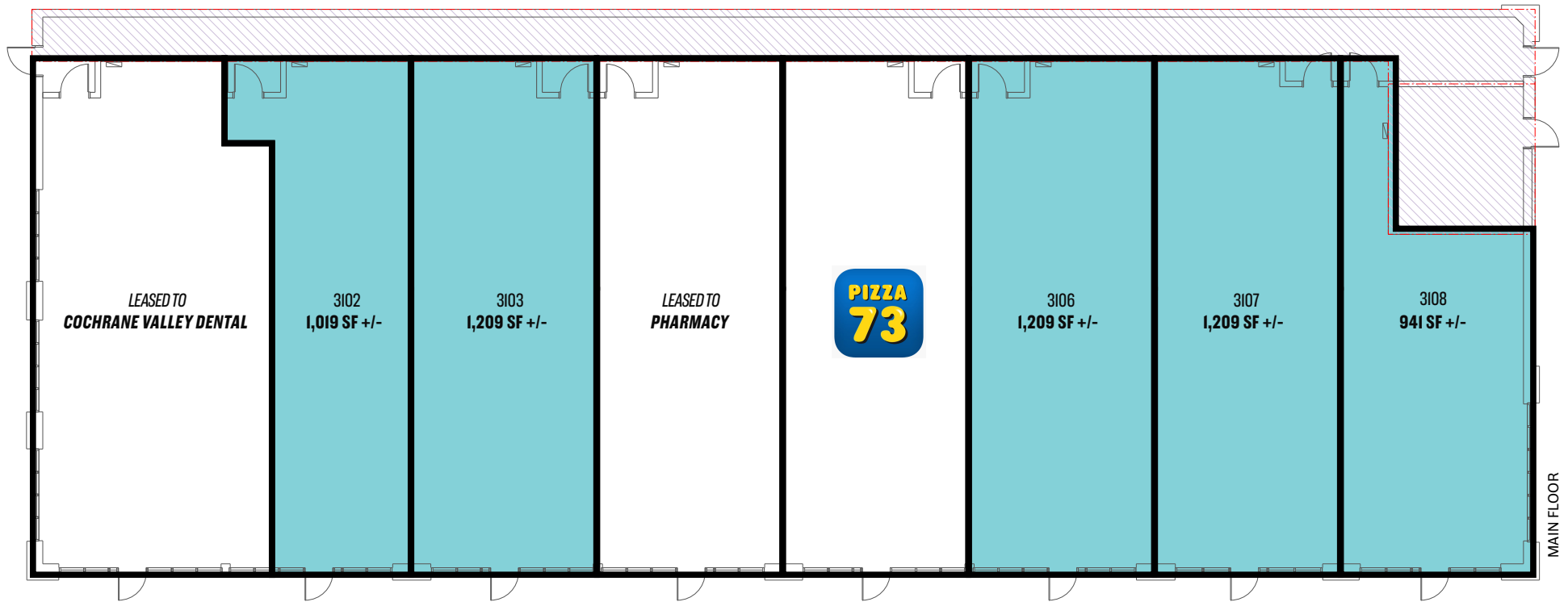
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3000 BUILDING FLOOR PLAN



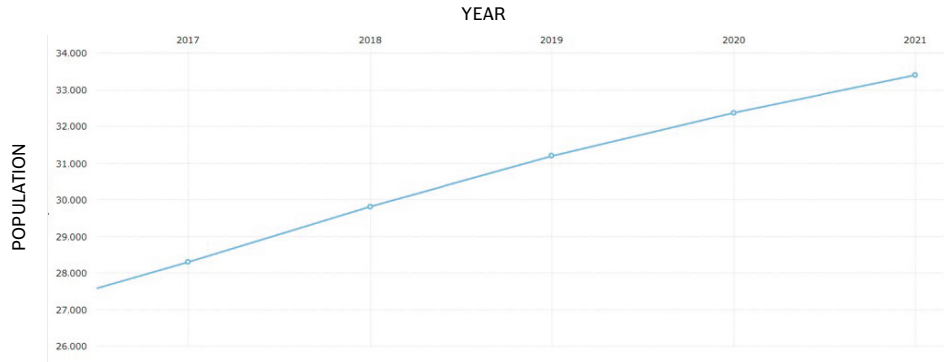
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COCHRANE POPULATION



COMMUNITY POPULATIONS

HERITAGE HILLS POPULATION: 1,626
 PROJECTED POPULATION WHEN ALL PHASES COMPLETE: 4,426
 HEARTLAND POPULATION: 1,874
 PROJECTED POPULATION WHEN ALL PHASES COMPLETE: 5,074

COCHRANEMAP ↗



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