

FOR SALE



**Cochrane
Towne Square**
Cochrane, AB

WINNERS

Rexall™

barBURRITO
fresh mexican grill



POPEYES

PET SMART



The Opportunity

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in Cochrane Towne Square (the "Property" and/or "Site"), a newly redeveloped retail centre in Cochrane, Alberta. Comprised of approximately 55,000 SF of leasable area within a 201,000 SF site, the Property is fully leased to a diverse mix of needs-based and service orientated tenancies including Winners, PetSmart, Rexall, Popeyes Louisiana Kitchen, BarBurrito, and HearCanada, and shadow anchored by Safeway, Safeway Liquor, TD Canada Trust, and Pet Planet. The Property offers the investor secure and increasing future cashflow with a strong tenant mix and excellent location.

Cochrane Towne Square is situated on a prime corner lot at the intersection of Griffin Road West and Fifth Avenue in the heart of the main retail node in Cochrane, boasting \$131,410 average annual household income within a 3km radius.

The Site benefits from its location in one of Canada's fastest-growing communities, with Cochrane's population growing by 43% since 2016. It serves a trade area of over 1 million people, including the nearby City of Calgary, which is only 20 minutes away.

Cochrane Towne Square is a recent redevelopment of a former Canadian Tire location and is well-designed with ample parking and offers excellent accessibility, with convenient ingress/egress points along both Fifth Avenue and Griffin Road. Its strategic location provides easy access to Highway 22 and Highway 1A, connecting it to the wider region including Calgary (35 km), Banff (110 km), and Edmonton (300 km).

This investment opportunity presents a chance to acquire a newly redeveloped, fully-leased retail centre in a thriving market with strong demographic trends and economic growth potential.

Address 320 Fifth Avenue, Cochrane, Alberta

Intersection Griffin Road W and Fifth Avenue

Key Tenants Rexall, Winners, PetSmart, BarBurrito
Popeyes Louisiana Chicken



GLA
54,952 SF



Site Area
4.61 acres



Occupancy
100%



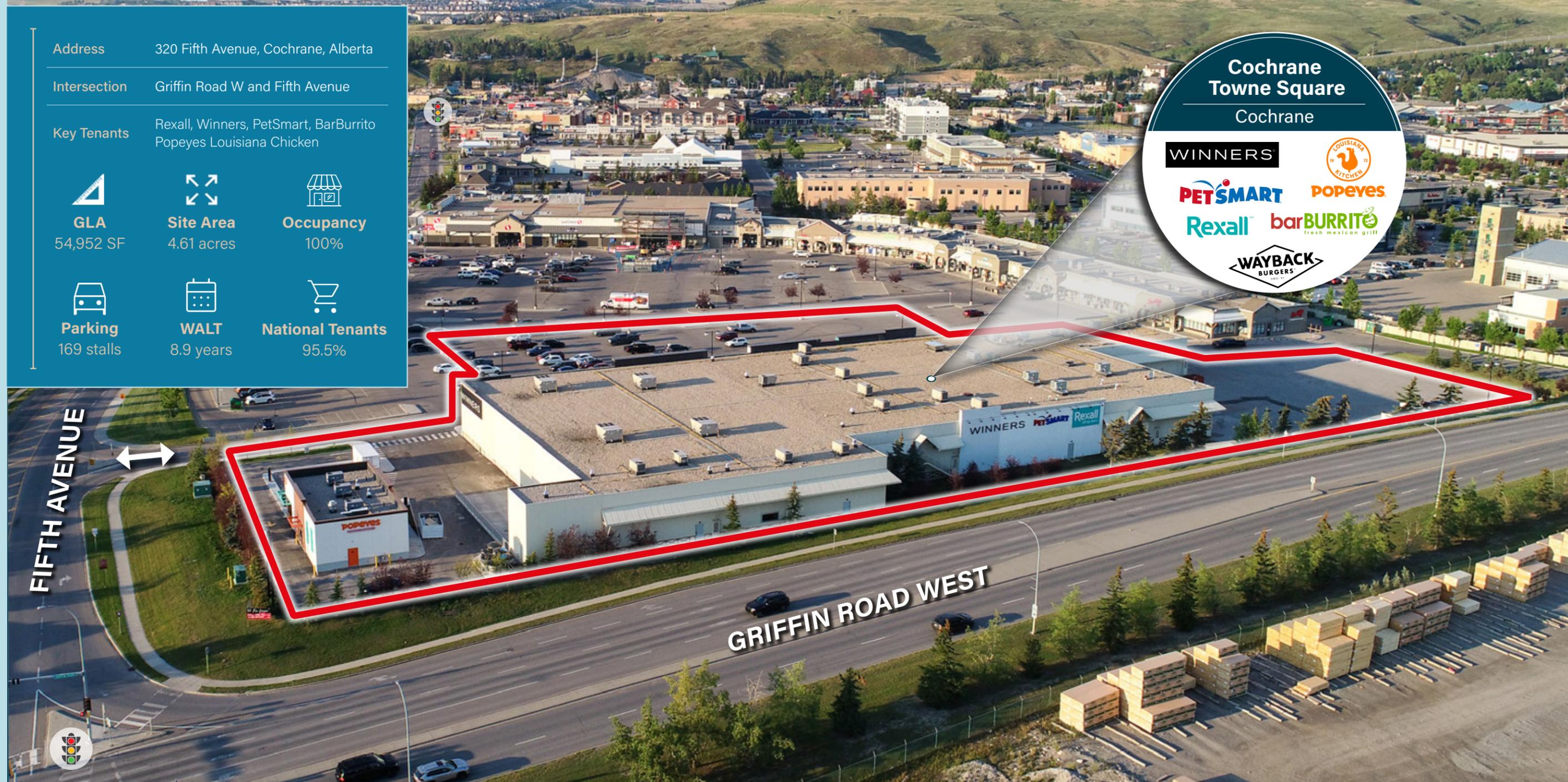
Parking
169 stalls



WALT
8.9 years



National Tenants
95.5%



Investment Highlights



STRONG FINANCIALS

The Property offers the investor secure and increasing future cash flow with a healthy weighted average lease term of 8.9 years. 95.5% of GLA is leased by national tenants.



STRATEGIC LOCATION

Situated on a large 4.61 acre corner lot, the Property capitalizes on a dominant market location with premium frontage and visibility along Griffin Road West and Fifth Avenue, in the heart of downtown Cochrane's retail node.



EXCELLENT ACCESSIBILITY

The Property offers convenient access to Highway 22 and Highway 1A, connecting it to Calgary, Banff, and the wider region, enhancing its appeal to both local and regional shoppers.



GROWING COMMUNITY

Cochrane is one of the fastest-growing communities in Canada, with population growth of 43% since 2016. It is the second-largest town in Alberta and is projected to continue strong growth for the foreseeable future.

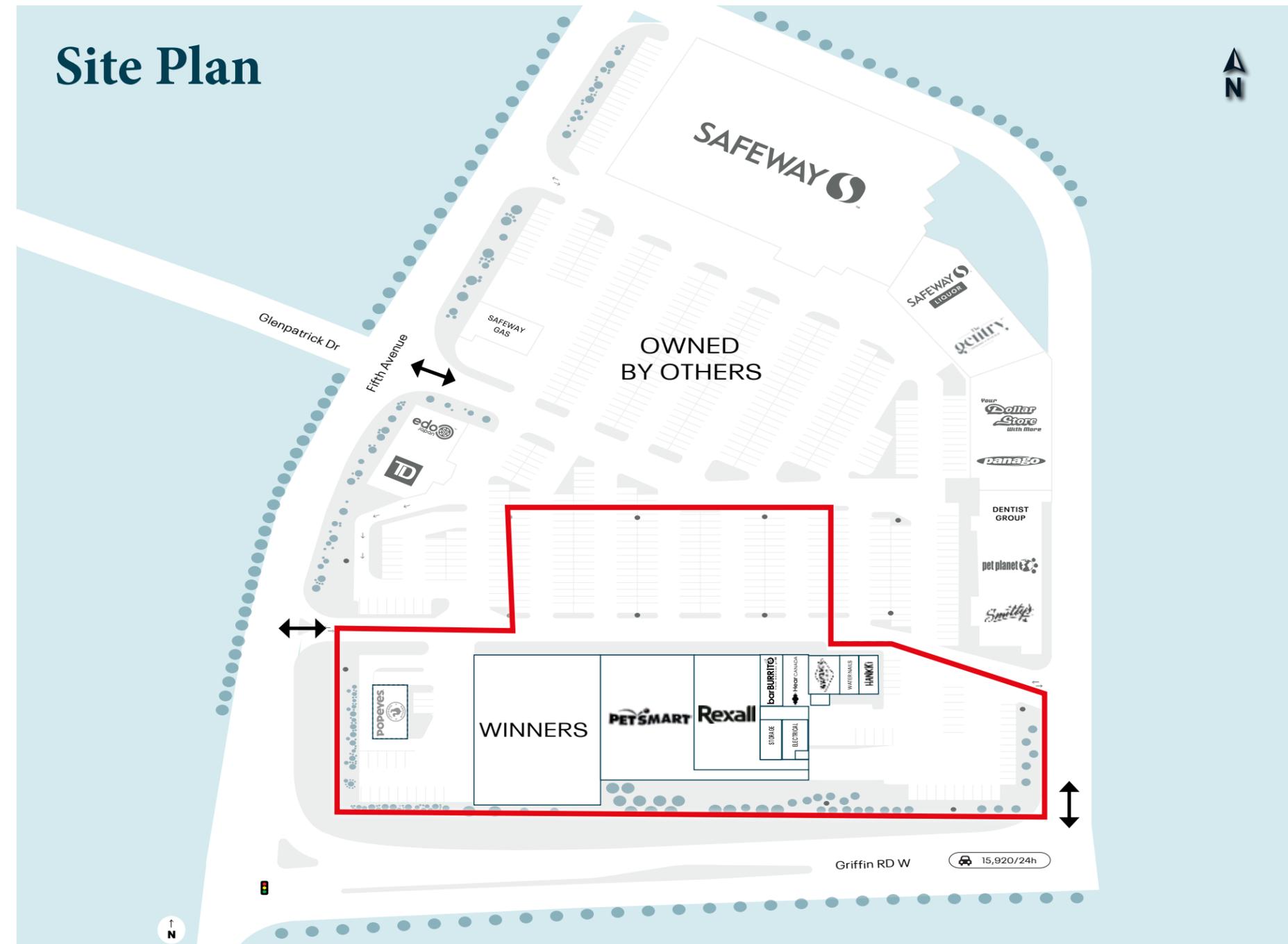


ESSENTIAL NEEDS TENANT MIX

The Property has been carefully leased to a diverse mix of needs-based and service orientated tenancies. The Property is anchored by national retailers such as Winners, PetSmart and Rexall, with additional draw from shadow anchors like Safeway and TD Canada Trust.



Site Plan





Location Overview

Cochrane Towne Square is located in the rapidly growing town of Cochrane, situated just 20 minutes northwest of Calgary, and in the 11th fastest-growing community in Canada. Located along Griffin Road which is one of the town's main arterial thoroughfares, providing excellent connectivity within Cochrane and easy access to Highway 22 and Highway 1A making the Site accessible to a wider trade area

The site's location in the heart of downtown Cochrane ensures high visibility with easy access from both Griffin Road & Fifth Avenue.

Within a 5km radius, there is a total population of over 32,000 with an average annual household income exceeding \$135,000, one of the more affluent nodes in Canada.

TOWN OF COCHRANE

2024 CENSUS

Total Population	37,011
Total Households	14,134
Average Household Size	2.62
Average Household Income	\$136,255

Source: Cochrane.ca



Cochrane Towne Square
Cochrane

- WINNERS
- PETSMART
- Rexall
- WAYBACK BURGERS
- LOUISIANA KITCHEN
- POPEYES
- barBURRITO



Cochrane Towne Square, Cochrane AB

For more information **please contact:**

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