



For Lease

The Quarry

Griffin Rd W, Cochrane, Alberta

1,732 - 2,880 square feet available



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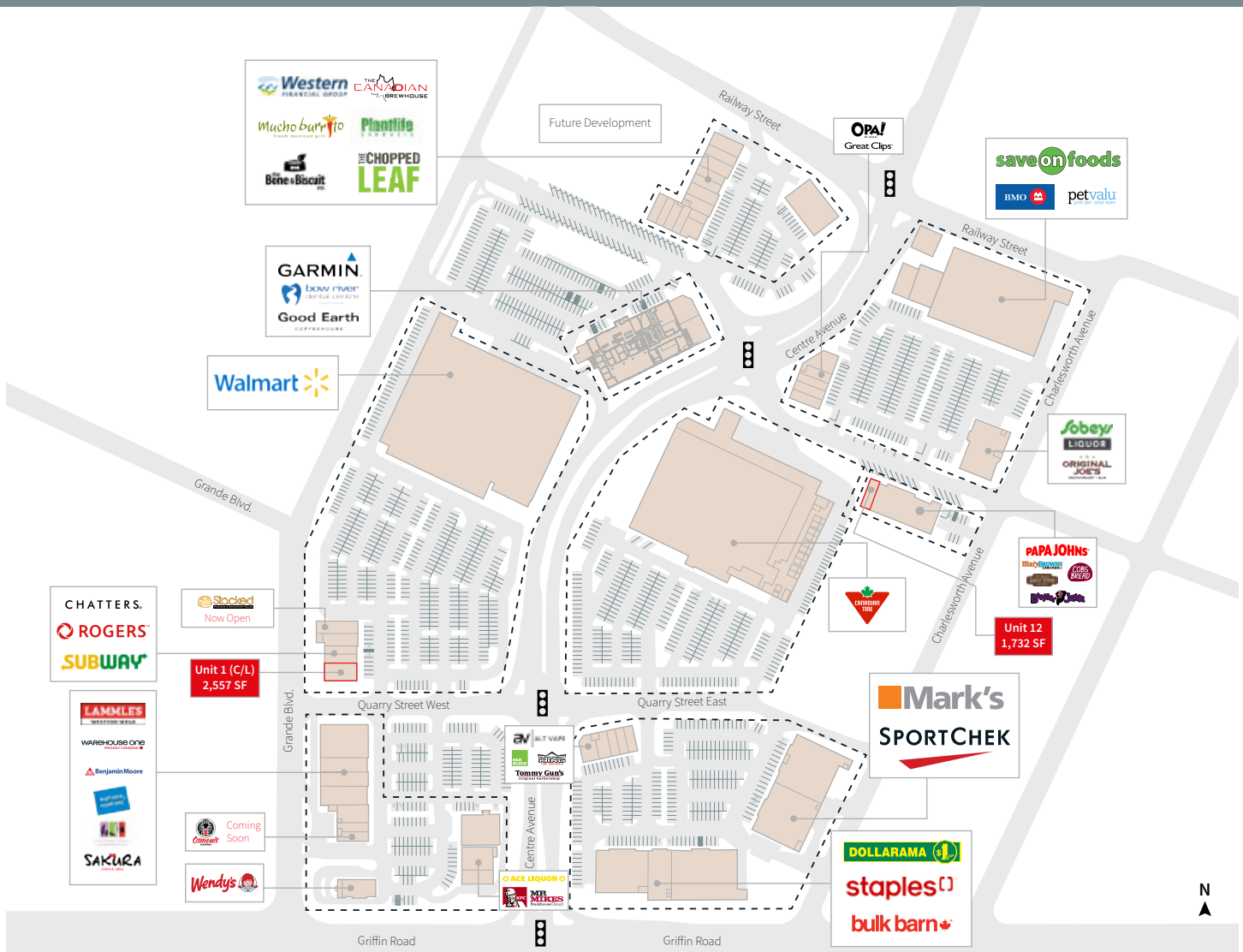
The Quarry

The Quarry is the premiere shopping centre development in Cochrane, Alberta. Spanning 45 acres, The Quarry is home to Walmart, Canadian Tire, Save On Foods, Sport Chek, Marks, Staples, and many other national, regional, and local retailers and services. With a population of over 37,000 people and an average household income of \$135,784, Cochrane continues to be a desirable market, being one of the fastest growing municipalities in Western Canada.



Site Plan

1. Bank of Montreal	11. Booster Juice	21. Tommy Gun's	31. KFC	41. Subway	51. Frilly Lilly
2. Pet Valu	12. Papa Johns	22. Supplement King	32. Wendy's	42. Rogers	52. Plantlife
3. Save of foods	13. Mary Browns	23. AV Alt Vape	33. Osmow's	43. Chatters	53. The Chopped Leaf
4. Harvest Dental Care	14. Cochrane Vision	24. SportChek	34. Sakura Sushi	44. Stacked Pancakes	54. Afterglow Salon
5. Gilmour Nail & Spa	15. Cobs Bread	25. Mark's	35. Cochrane Chiro	45. Walmart	55. M&M Food Market
6. Great Clips	16. Connect Hearing	26. Staples	36. Mattress Mattress	46. Bow River Dental	56. Leased
7. Opal of Greece	17. Available - 1,732 SF	27. Bulk Barn	37. Benjamin Moore	47. Good Earth Coffee	57. Western Financial
8. Cody & Sioux	18. Canadian Tire	28. Dollarama	38. Warehouse One	48. Garmin	58. Bone & Biscuit
9. Sobeys Liquor	19. Hong Thai	29. Mr. Mikes	39. Lammle's	49. Noodlebox	59. Mucho Burrito
10. Original Joe's	20. H&R Block	30. Ace Liquor Store	40. 2,557 SF (C/L)	50. The Beer Den	60. Canadian Brewhouse

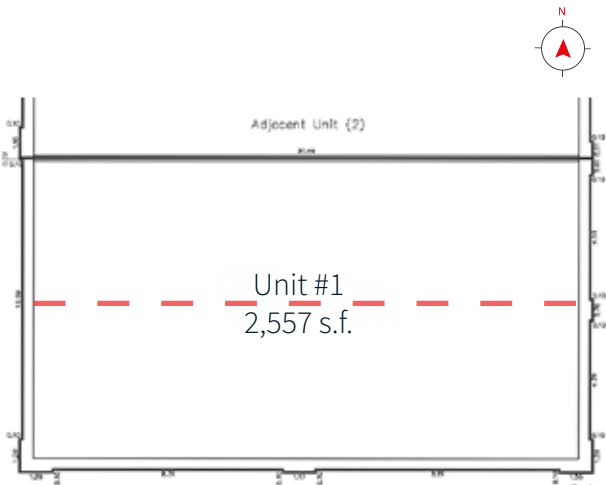


----- Retail zones

Property details & floor plans

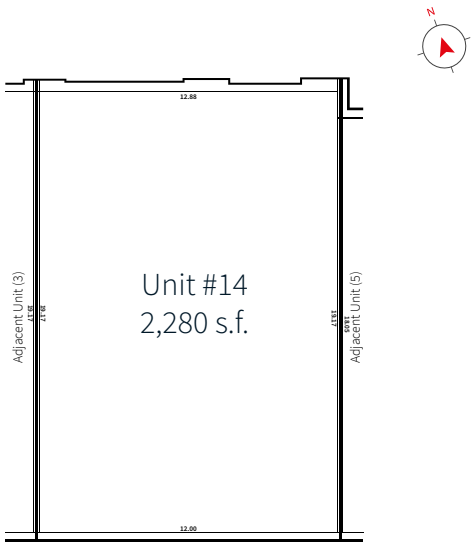
Unit #1 - (C/L)

Municipal Address	#3, 25 - Quarry Street West Cochrane AB
Rentable Area	2,557 square feet (Can be subdivided)
Minimum Rent	Call agent for details
Additional Rent	CAM \$8.18 + Tax \$5.13 = \$13.30 per square foot
Zoning	Commercial



Unit #14 - Leased

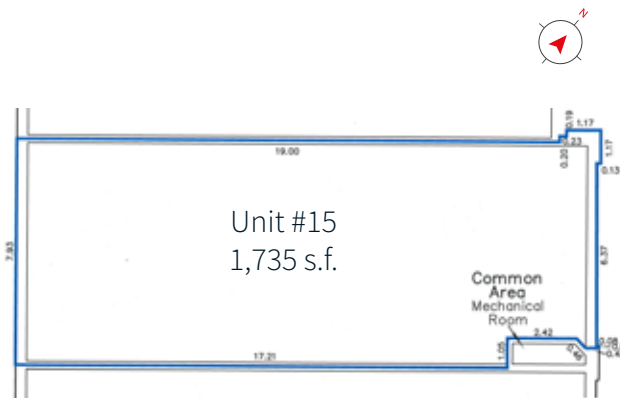
Municipal Address	180 Bow Street Cochrane AB
Rentable Area	2,280 square feet
Minimum Rent	Call agent for details
Additional Rent	CAM \$7.88 + Tax \$5.40 = \$13.28 per square foot
Zoning	Commercial



Property details & floor plans

Unit #15 - Leased

Municipal Address	#15, 31 Bow Street Cochrane, AB
Rentable Area	
Minimum Rent	Call agent for details
Additional Rent	CAM + Tax \$12.77 + Gas and water \$0.69 = \$13.46 per square foot
Zoning	Commercial



Available on 60 days notice



Unit #12

Municipal Address	#12, 80 Bow Street Cochrane, AB
Rentable Area	1,732 square feet
Minimum Rent	Call agent for details
Additional Rent	Call agent for details
Zoning	Commercial

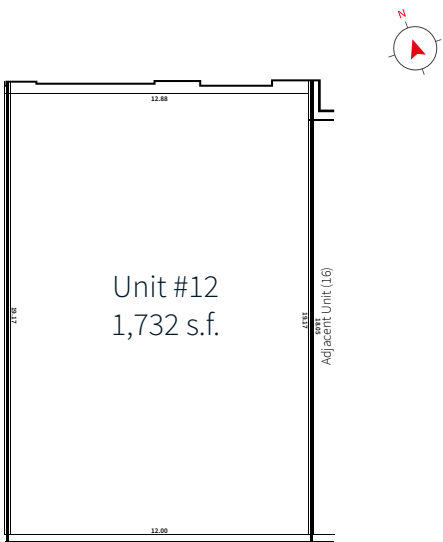
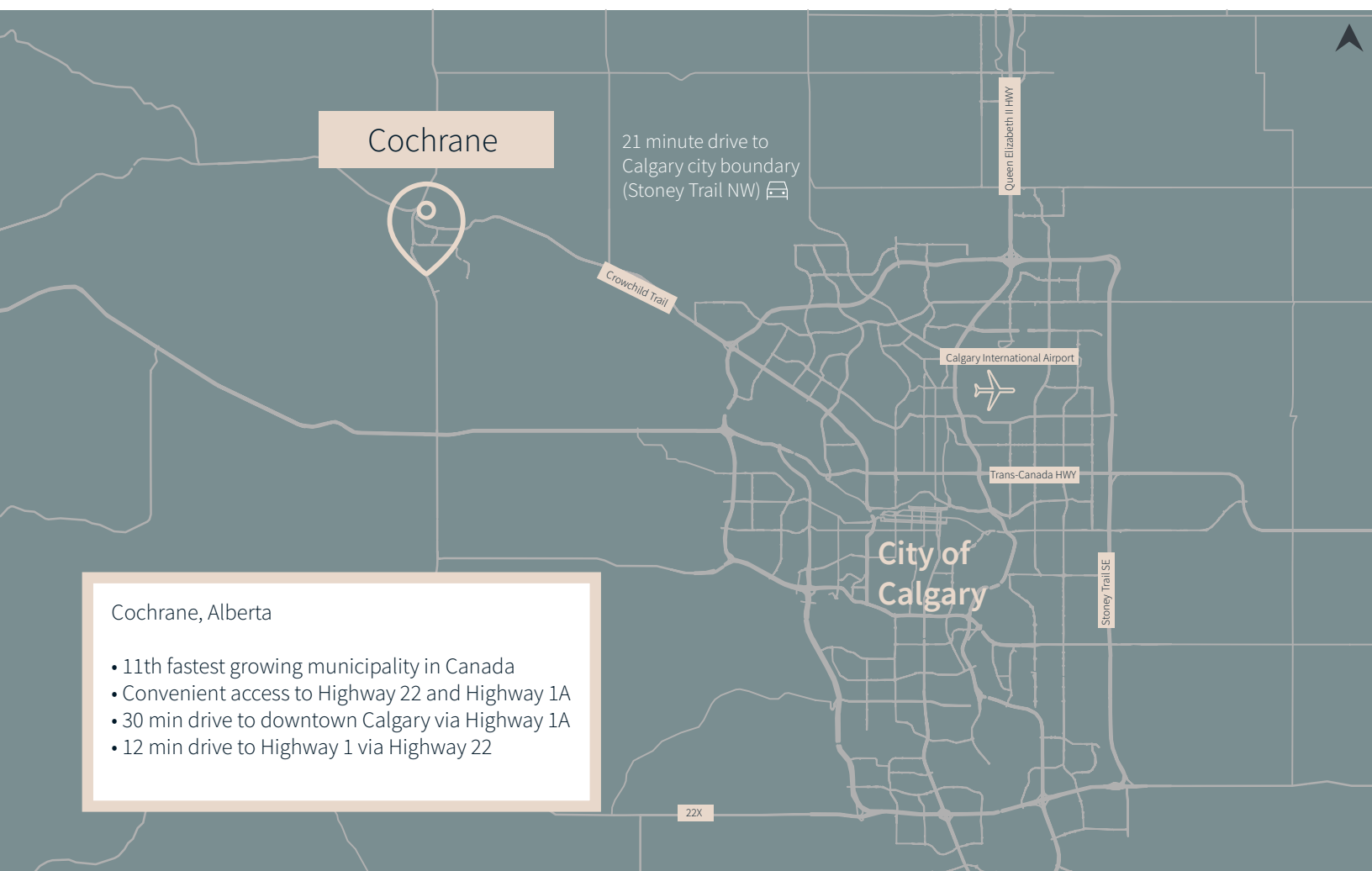


Photo Gallery



Location



Demographics

Cochrane, Alberta	
Population	37,196
Households	12,714
Avg. Household Income	Avg. Household Income
Daytime Population	24,604
Median Age	40.0



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