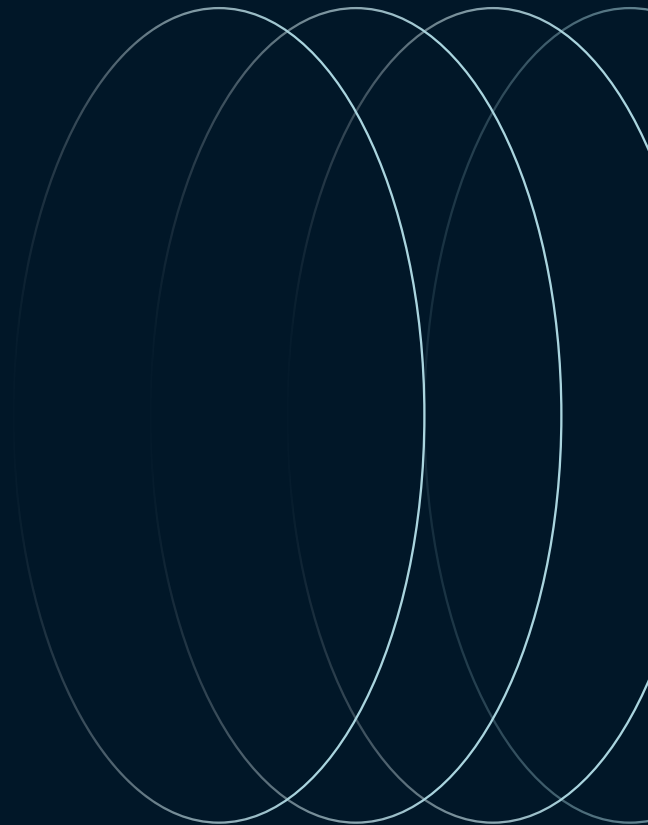




# For Lease

## River Heights Place

4 River Heights Drive, Cochrane AB  
Spaces Available from 1,200 SF and Up





### Cochrane

- 11th fastest growing municipality in Canada
- Convenient access to Highway 22 and Highway 1A
- 30 min drive to downtown Calgary via Highway 1A
- 12 min drive to Highway 1 via Highway 22
- Cochrane is currently the #1 fastest growing municipality in western Canada

### Business Profile

Cochrane has natural resource industries and a growing technology and knowledge industry sector, led by world renowned Garmin Canada. Cochrane is also home to a thriving arts community and retail and commercial sector that offers all the products and services you would expect in a much larger centre.



# River Heights Place

Located in the rapidly expanding community of River Heights, this property is adjacent to the Highway 22 – James Walker Trail intersection and connects to several developing communities in south Cochrane.

The property is well positioned in the new growth residential node providing neighbourhood convenience retail and services for the surrounding communities which can potentially serve a larger trade area as development progresses.





# Property Overview & Demographics

Located in the rapidly expanding community of River Heights, this property is adjacent to the Highway 22 – James Walker Trail intersection and connects to several developing communities in south Cochrane.



Location	4 River Heights Drive Cochrane, AB
Size	<del>Unit 103   1,460 SF LEASED</del> 2,692 SF (demisable) 2,406 SF (demisable) 8,500 SF 1,434 SF
Zoning	Neighbourhood Commercial
Availability	Immediate
Minimum Rent	Market
Additional Rent	\$15.00 PSF (estimated 2025)
Term	5 - 10 years

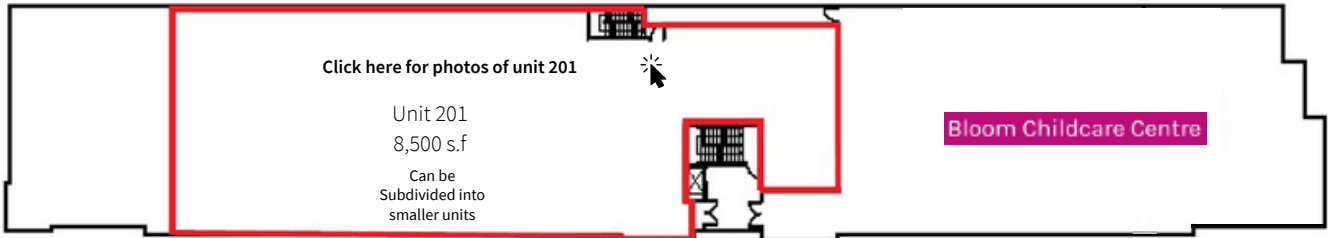
## Demographics

	1 km	3 km
Total population	1,974	16,973
Households	865	6,534
Average Household Income	\$102,516	\$137,662
Median Age	40.0	39.6

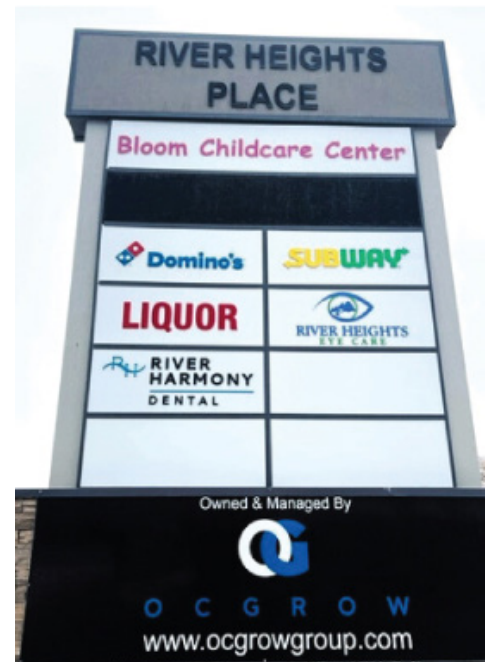
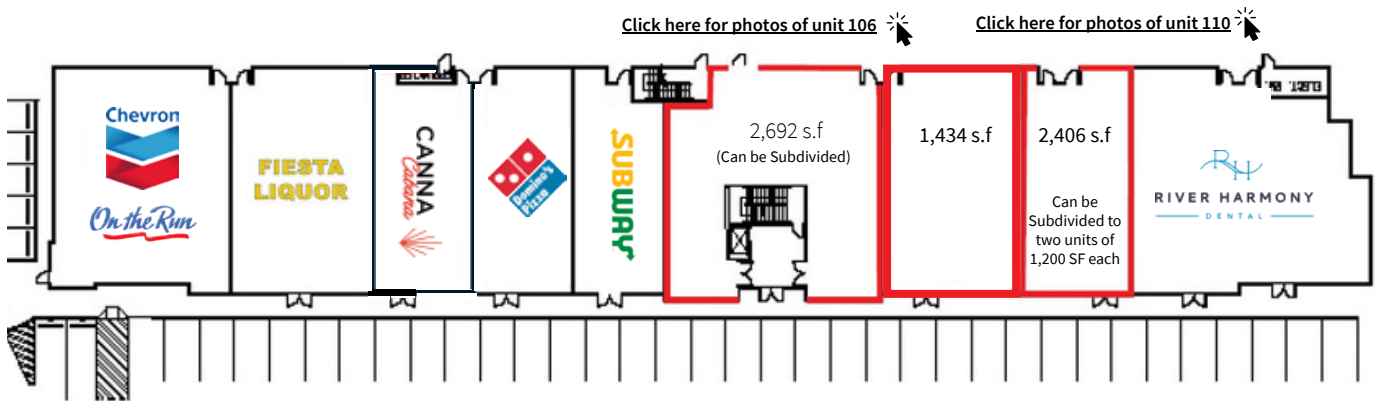


# Site Plan & Photo Gallery

## Second Floor

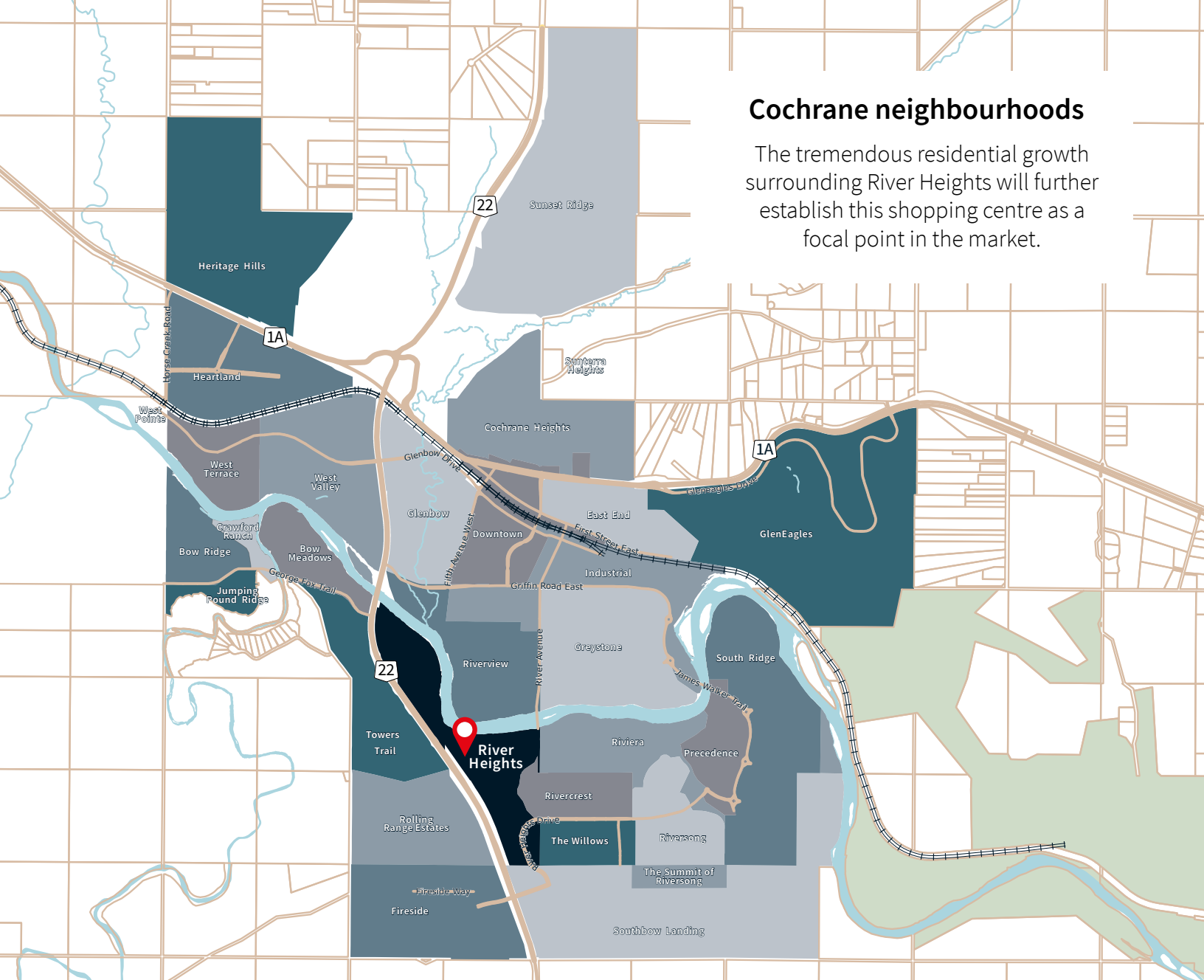


## Main Floor



## Cochrane neighbourhoods

The tremendous residential growth surrounding River Heights will further establish this shopping centre as a focal point in the market.



# OVERVIEW

**37,200**

Total population (2024 est.)

**4.0%**

Population growth rate

**\$112,800**

Median household income

**12,000**

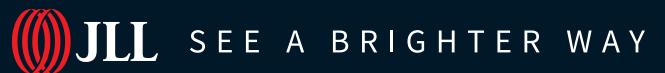
Households

**\$188.5 Million**

In building permit issued (2023)

**39.2**

Median age



**Ron Odagaki**

Associate Vice President

[ron.odagaki@jll.com](mailto:ron.odagaki@jll.com)

403 456 3245

**Lauren Yanick**

Associate

[lauren.yanick@jll.com](mailto:lauren.yanick@jll.com)

403 456 3136

**JLL Alberta Retail**

Suite 3900, Bankers Hall East 855 – 2nd Street SW, Calgary, AB

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