

Coming Soon

Massage Addict

BrokerLink

# For Lease

The Quarry

Griffin Rd W, Cochrane, Alberta

1,732 square feet end cap available

 **JLL** SEE A BRIGHTER WAY

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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.



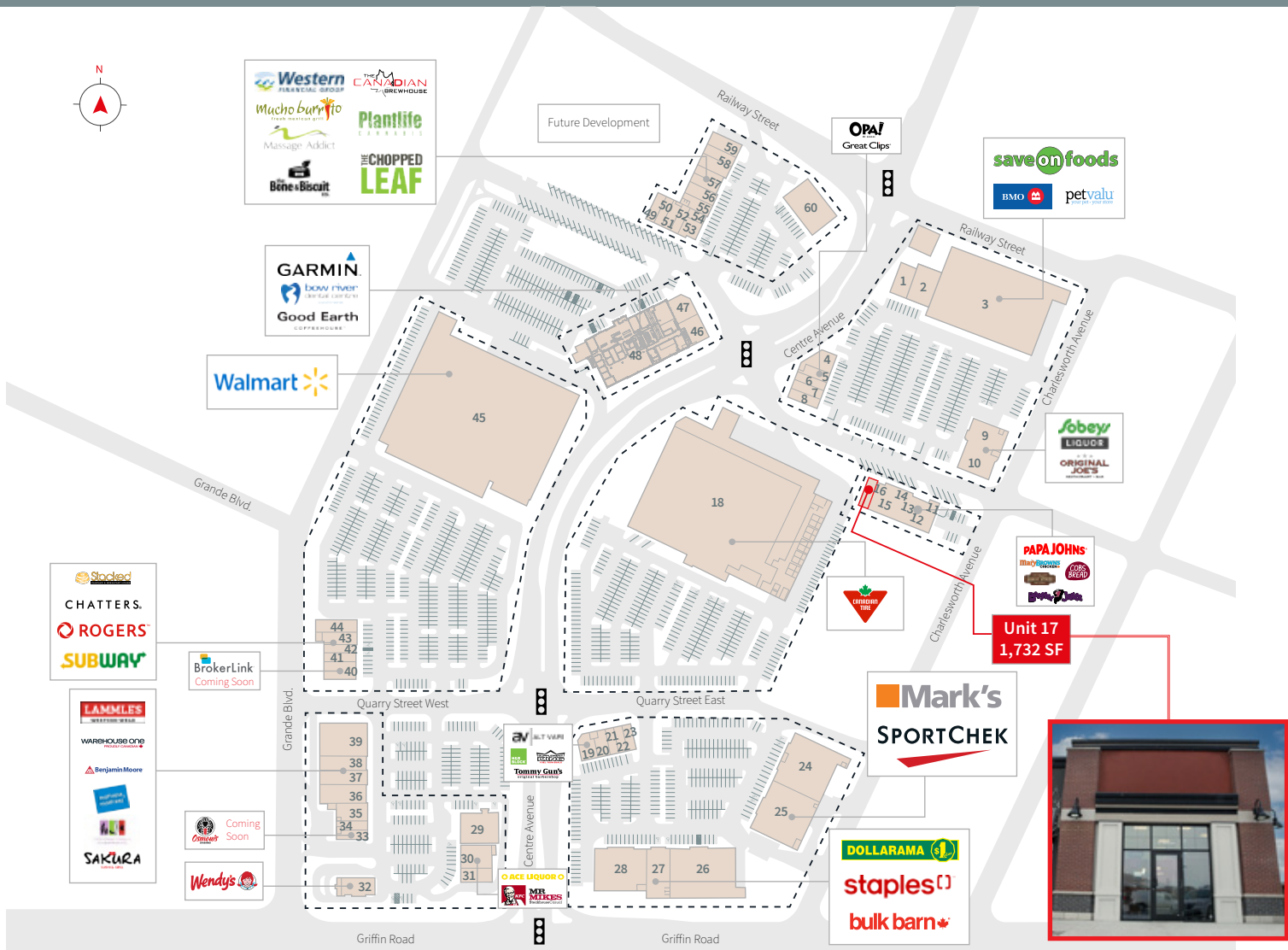
Recently expanded  
tenants:

**petvalu**  
your pet • your store

COCHRANE  
**FAMILY VISION**  
EYE CLINIC

# 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. Massage Addict     |
| 7. Opal of Greece      | <b>17. Available - 1,732 SF</b> | 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. Canada Broker Link | 50. The Beer Den      | 60. Canadian Brewhouse |



----- Retail zones



# Property details & floor plans

## Recently Leased



Last Unit Available

## Unit #17

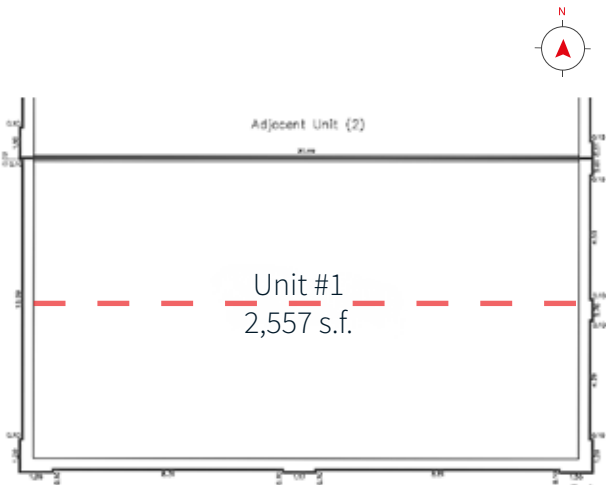
Municipal Address	#12, 80 Bow Street Cochrane, AB
Rentable Area	1,732 square feet
Minimum Rent	Call agent for details
Additional Rent	Call agent for details
Zoning	Commercial



# Property details & floor plans

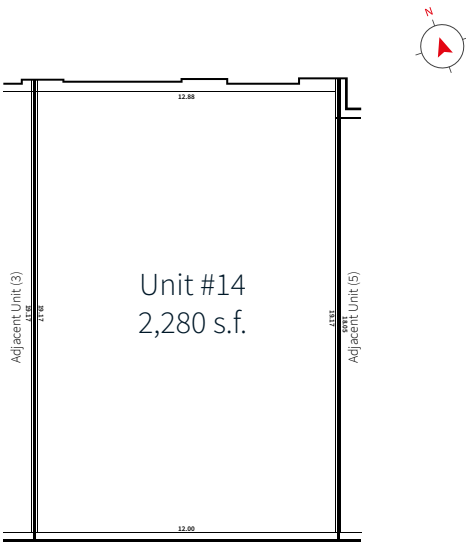
## Unit #1 - (C/L)

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

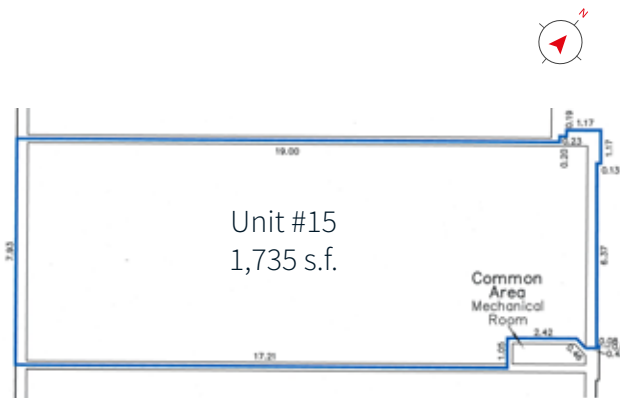
Municipal Address	180 Bow Street Cochrane AB
Rentable Area	2,280 square feet
Minimum Rent	Call agent for details
Additional Rent	CAM \$7.88 + Tax \$5.40 = \$13.28 per square foot
Zoning	Commercial



# 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

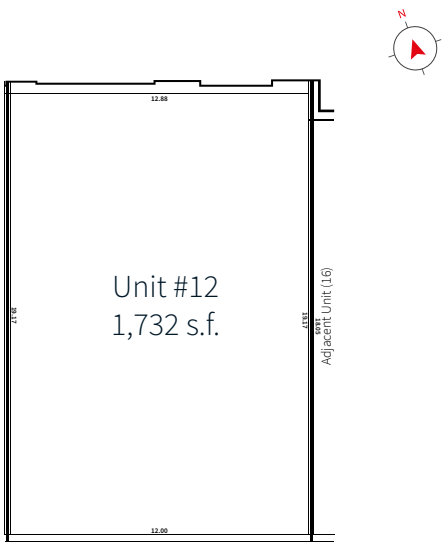


Available on 60 days notice



## 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

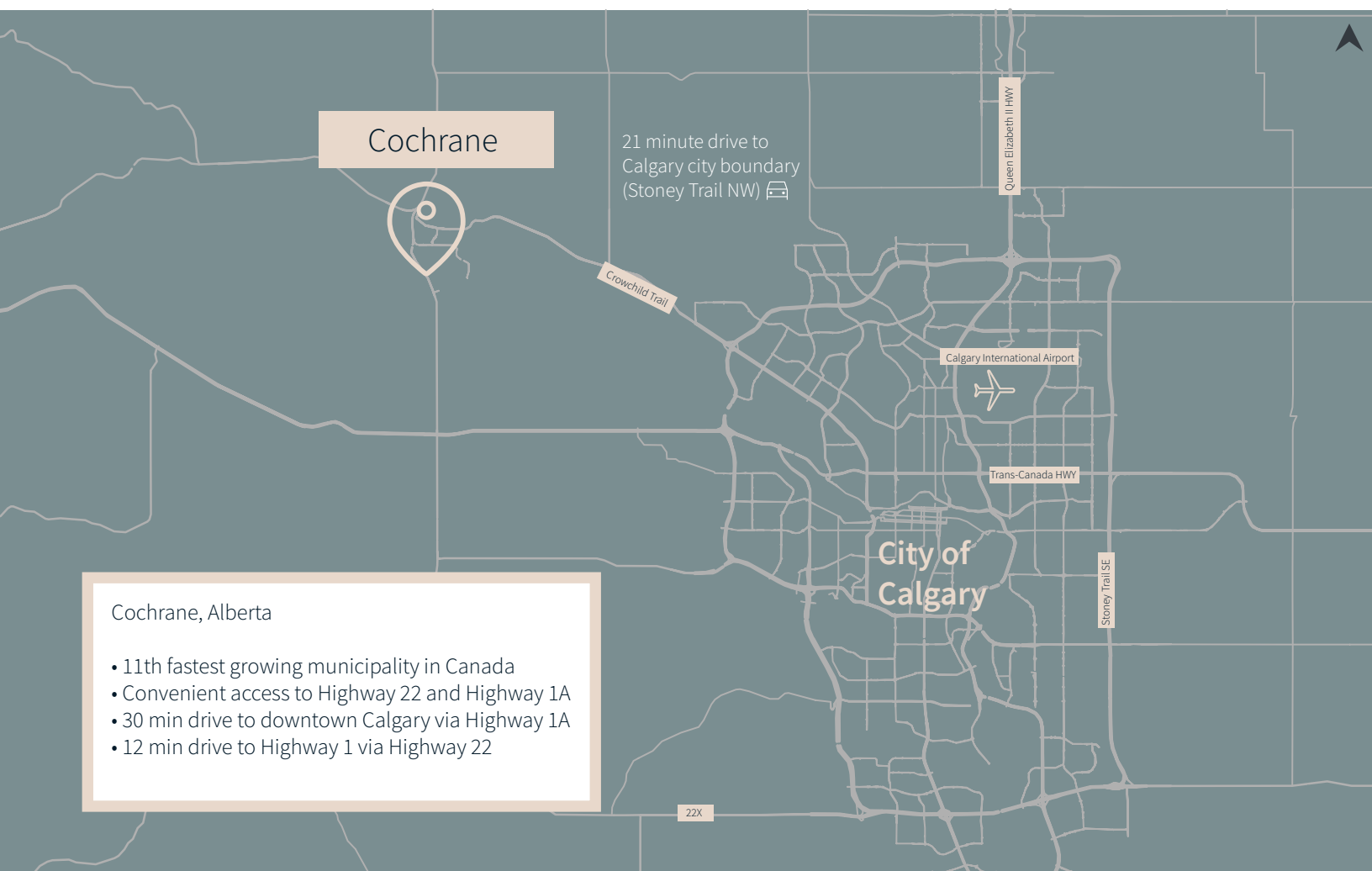




# Photo Gallery



# 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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