

COMING SOON



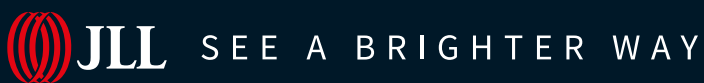
For Lease

The Quarry

Griffin Rd W, Cochrane, Alberta

1,732 sq.ft. end cap - Immediate Availability

7,170 sq.ft. box space - Available February 2026



Ron Odagaki

Associate Vice President

403 456 3245

ron.odagaki@jll.com

Lauren Yanick

Sales Associate

403 456 3136

lauren.yanick@jll.com

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 | 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. Sobey's Liquor | 19. Hong Thai | 29. Mr. Mikes | 39. Available - 7,170 SF | 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 |



Unit 39
7,170 SF



Future Development

Railway Street

Centre Avenue

Charlesworth Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

Quarry Street West

Quarry Street East

Centre Avenue

Grande Blvd.

Griffin Road

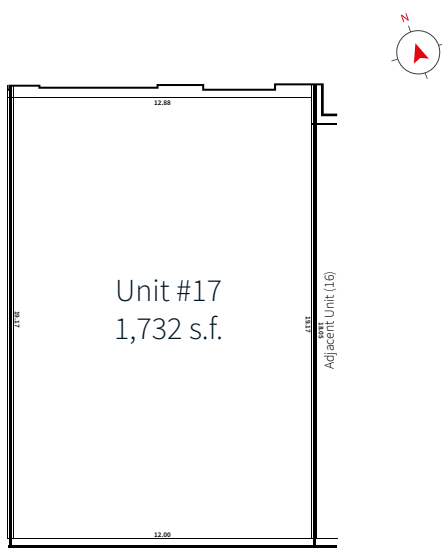
Quarry Street West

Quarry Street East

Property details & floor plans

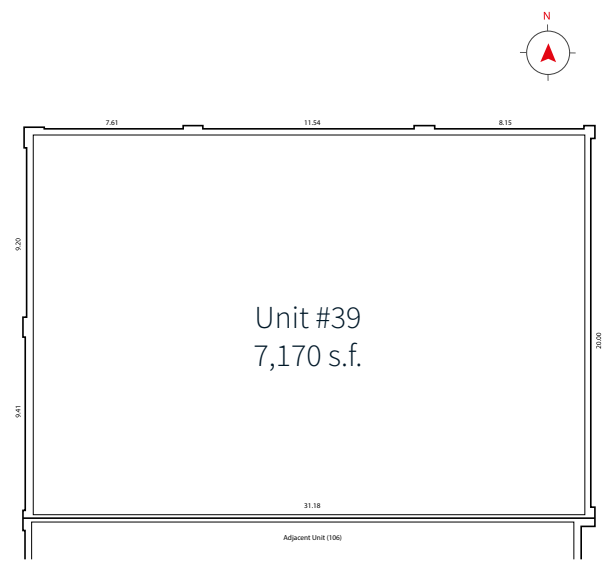
Unit #17

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



Unit #39

Municipal Address	#107, 130 Quarry Street West Cochrane, AB
Rentable Area	7,170 square feet
Minimum Rent	Call agent for details
Additional Rent	Call agent for details
Zoning	Commercial



Unit #1 - (C/L)

Municipality	City of Regina AB
Rentable Area	(Call agent for details)
Minimum Rent	Call agent for details
Additional Rent	CAM \$8.18 + Tax \$5.13 = \$13.30 per square foot
Zoning	Commercial

The site plan shows two adjacent units. Unit #1 is highlighted with a red dashed line and labeled "Unit #1 2,557 s.f.". Above it is "Adjacent Unit (2)". Dimensions are provided along all four sides of the units. A north arrow points upwards.

A photograph of the exterior of the commercial building at 25 Quarry Street West. The building has a modern design with large windows and a flat roof. Several cars are parked in the lot in front of the building under a clear blue sky.

[illegible]

Property details & floor plans

Unit #15 - Leased

Unit #15, 31 Bow Street
Unit #15, 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

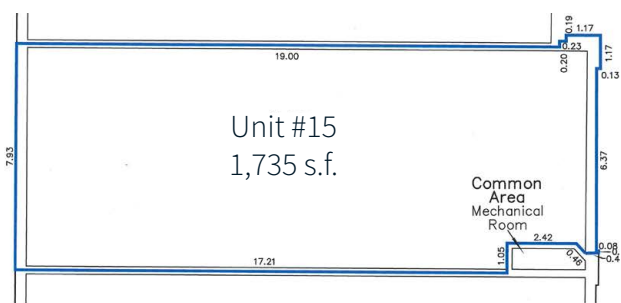
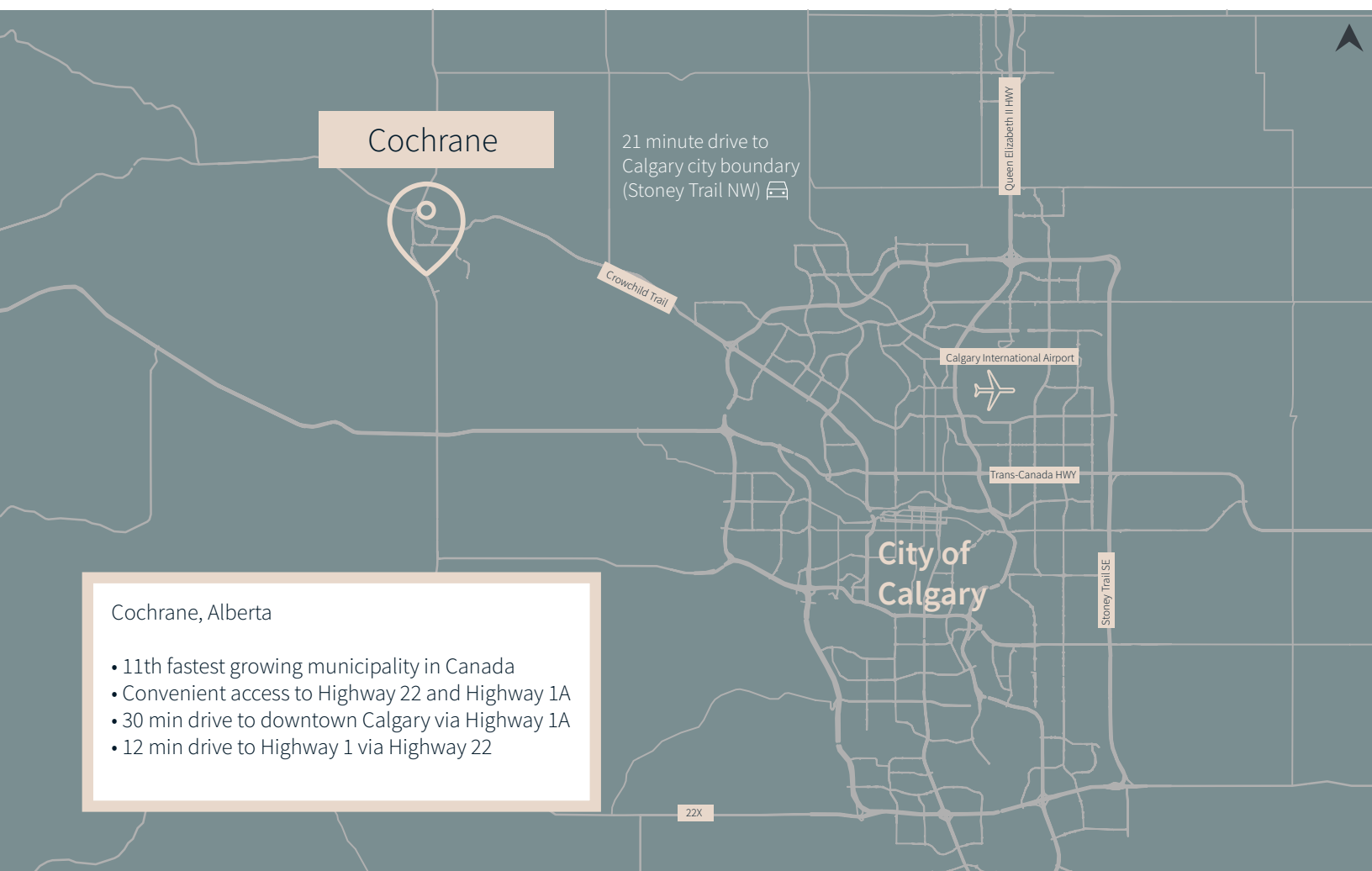


Photo Gallery



Location



Demographics

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



Ron Odagaki

Associate Vice President
403 456 3245
ron.odagaki@jll.com

Lauren Yanick

Associate
403 456 3136
lauren.yanick@jll.com

JLL Calgary Retail | 855 - 2nd Street SW, Calgary, Alberta T2P 4J8 - Bankers Hall East

DISCLAIMER: Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2025. Jones Lang LaSalle IP, Inc. All rights reserved.