

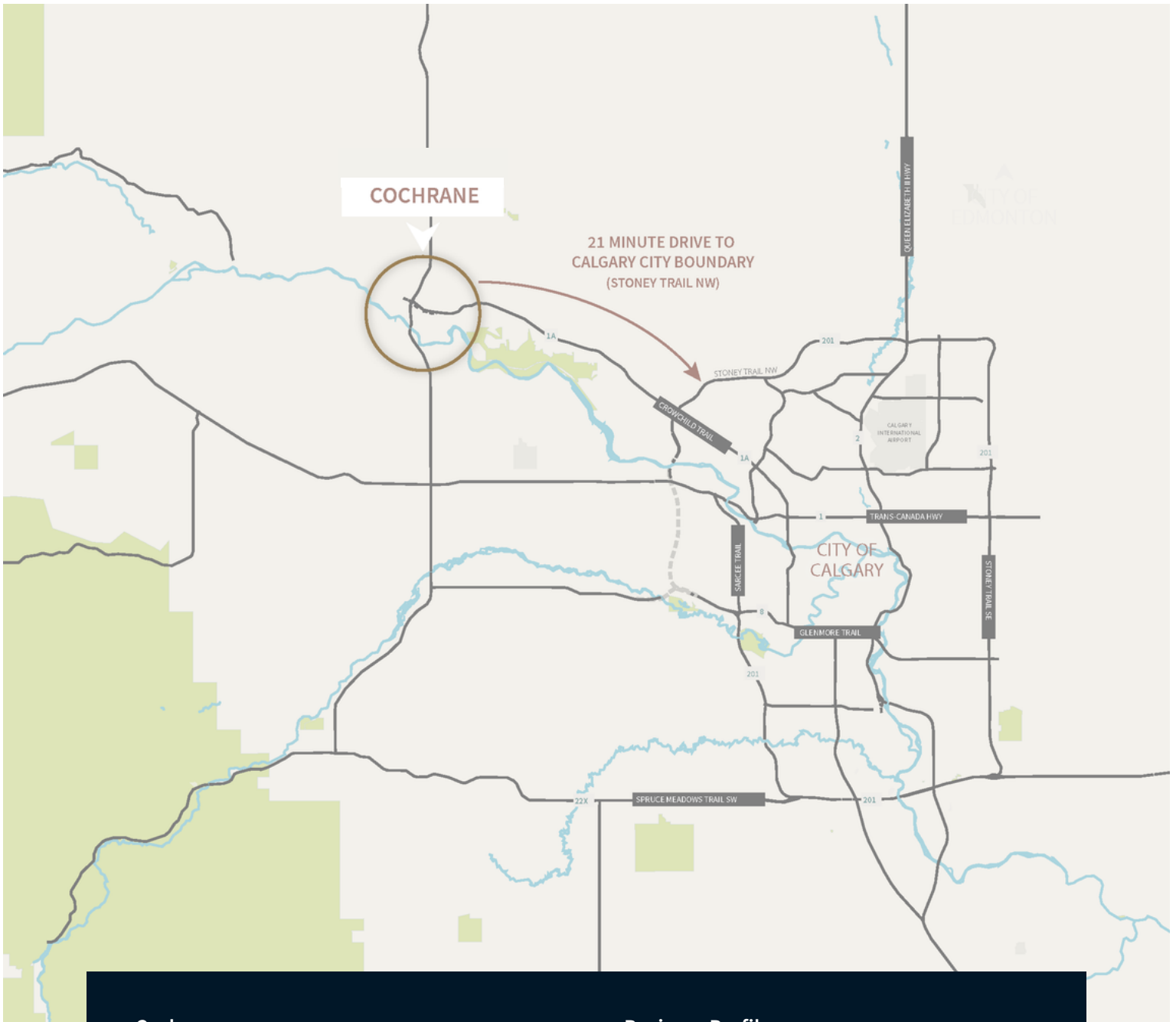
Tenant Incentive and
Tenant Broker Incentive
Call for details



For Lease

River Heights Place

4 River Heights Drive, Cochrane AB
Spaces Available from 992 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.



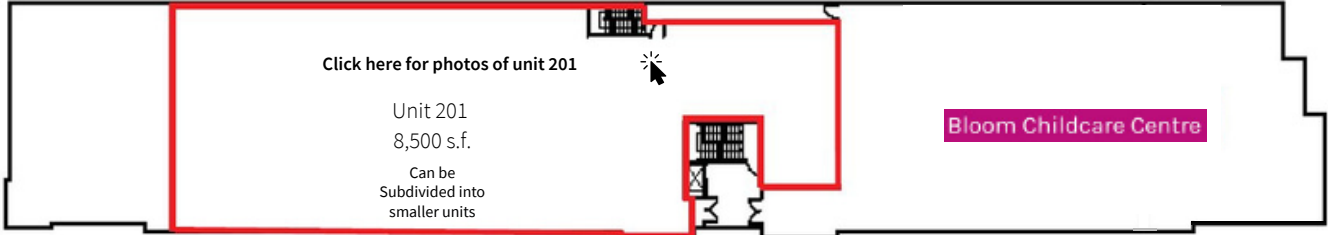
Location	4 River Heights Drive Cochrane, AB
Size	Unit 103 1,460 SF LEASED 1,700 SF LEASED 2,406 SF (demisable) 992 SF (New) 8,500 SF (second floor can be combine with 992 SF) 1,434 SF
Zoning	Neighbourhood Commercial
Availability	Immediate
Minimum Rent	Market
Additional Rent	\$15.00 PSF (Est. 2026)
Term	5 - 10 years

Demographics

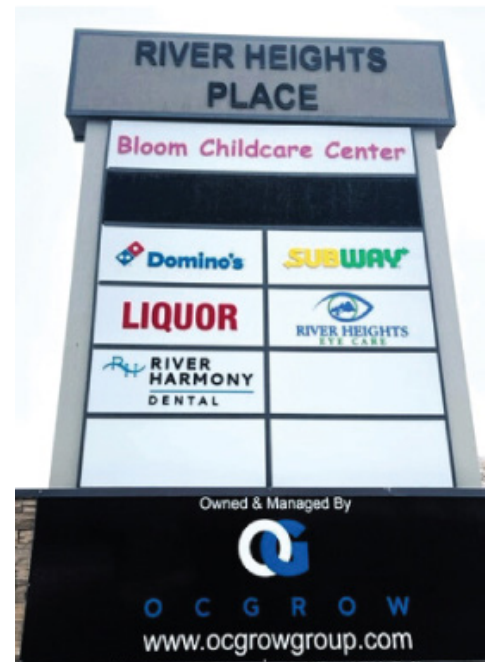
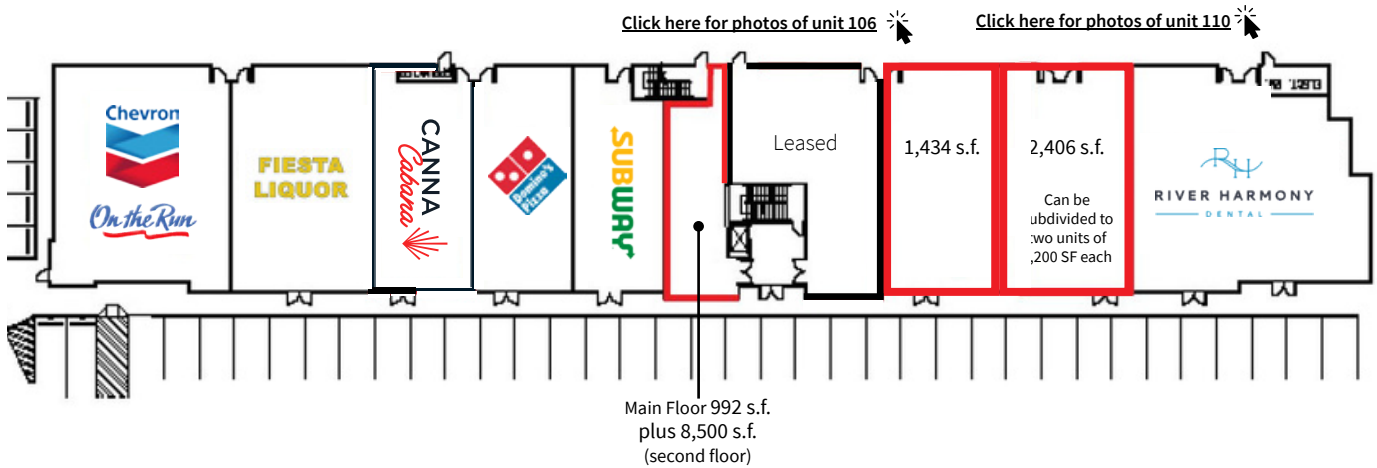
	1 km	3 km
Total population	4,570	12,852
Households	1,635	4,719
Average Household Income	\$169,470	\$168,954
Median Age	34.8	37.2

Site Plan & Photo Gallery

Second Floor



Main Floor





Fully improved optometry space - Unit 107

Ready for possession



Available Space

1,434 SF



Two level Unit 201

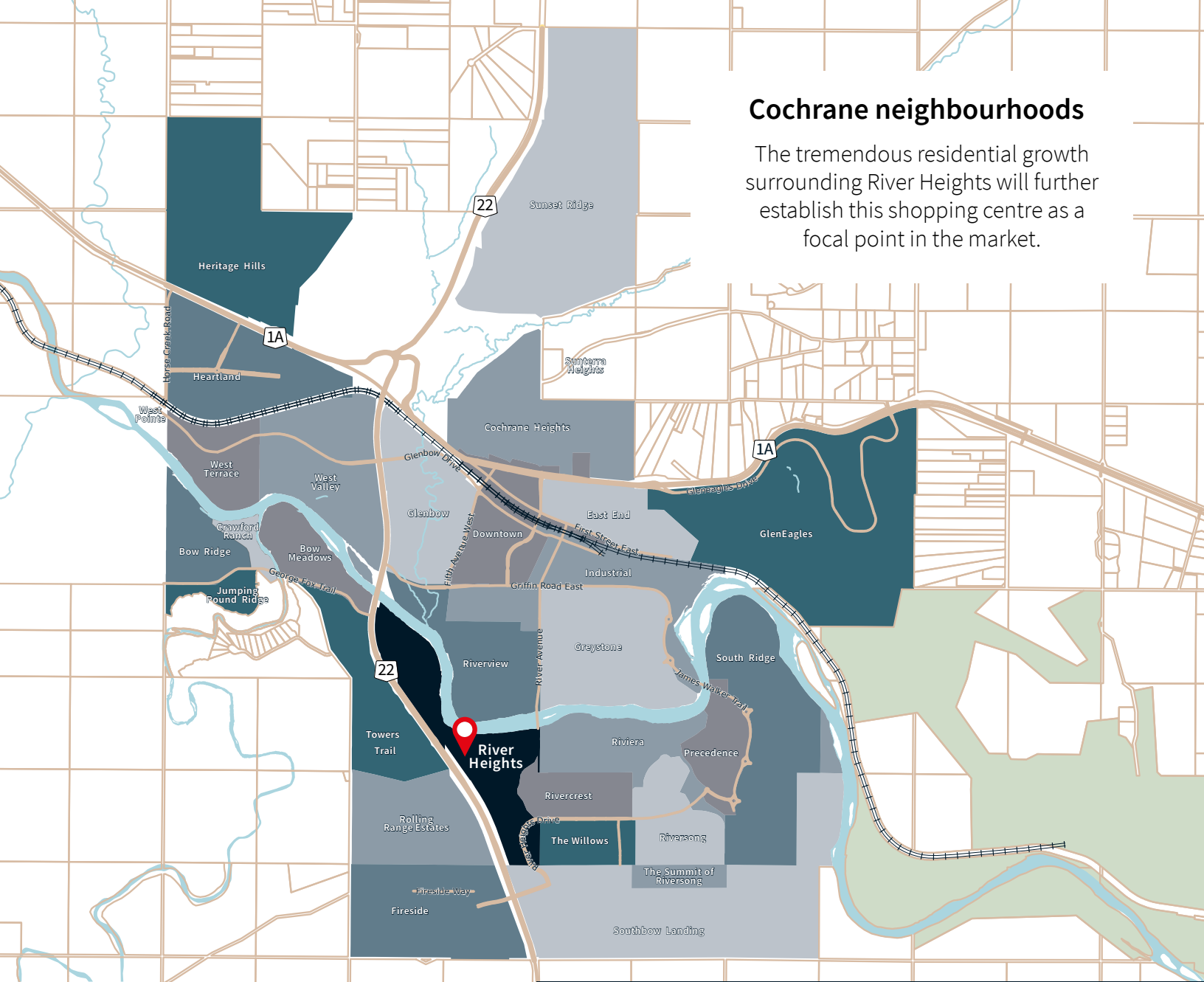
Ready for possession



Available Space
Main Floor **992 SF**
second floor **8,500 SF**

Cochrane neighbourhoods

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



OVERVIEW

41,821

Total population (2026 est.)

18.2%

Population growth rate

\$163,792

Median household income

15,626

Households

\$380.6M

In building permit issued (2025)

39.2

Median age



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