

COMING
SOON



BrokerLink



For Lease

The Quarry

Griffin Road West, Cochrane, Alberta

- Four retail units available, starting at 1,397 SF
- 1,732 SF end cap - Immediate Availability

 **JLL** SEE A BRIGHTER WAY

Ron Odagaki

Associate Vice President

403 456 3245

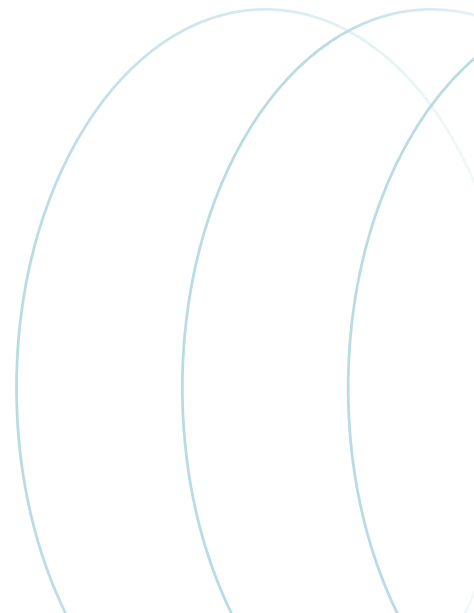
ron.odagaki@jll.com

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 41,000 people and an average household income of \$163,792, Cochrane continues to be a desirable market, being one of the fastest growing municipalities in Western Canada.



Recently expanded and/or new tenants:



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. Lucky Ace Pizza | 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. Available - 1,397 SF | 18. Canadian Tire | 28. Dollarama | 38. Available - 3,087 SF | 48. Garmin | 58. Available - 1,442 SF |
| 9. Sobey's Liquor | 19. Hong Thai | 29. Mr. Mikes | 39. Lammlé'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 |

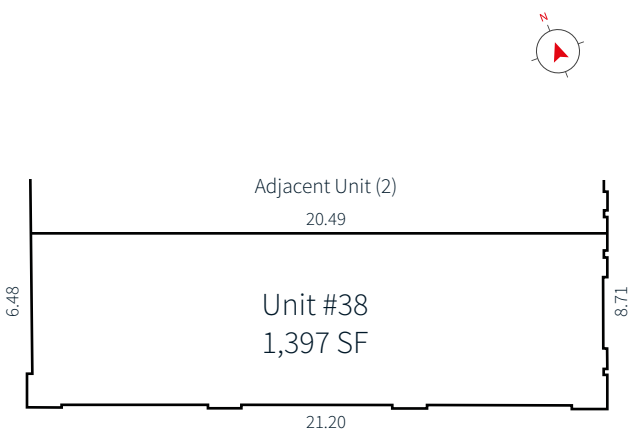


--- Retail zones

Property details & floor plans

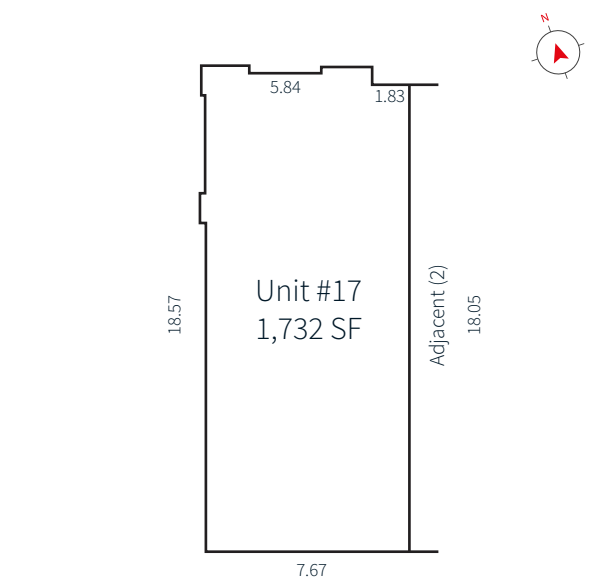
Unit #8

Municipal Address	#13, 80 Bow Street Cochrane, AB
Rentable Area	1,397 square feet
Minimum Rent	Call agent for details
Additional Rent	\$13.92 PSF
Zoning	Commercial



Unit #17

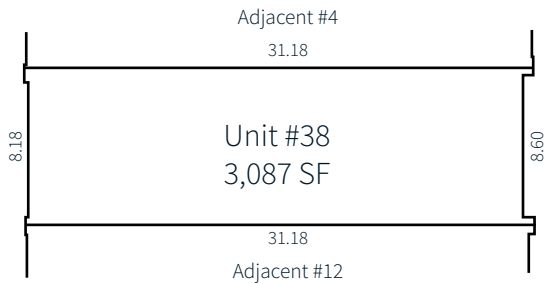
Municipal Address	#12, 80 Bow Street Cochrane, AB
Rentable Area	1,732 square feet
Minimum Rent	Call agent for details
Additional Rent	Call agent for details
Zoning	Commercial



Property details & floor plans

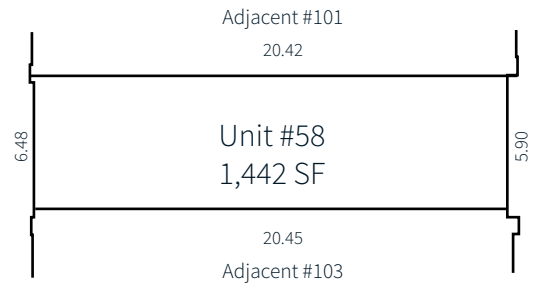
Unit #38

Municipal Address	#10, 130 Quarry Street West Cochrane, AB
Rentable Area	3,087 square feet
Minimum Rent	Call agent for details
Additional Rent	\$11.27 PSF
Zoning	Commercial

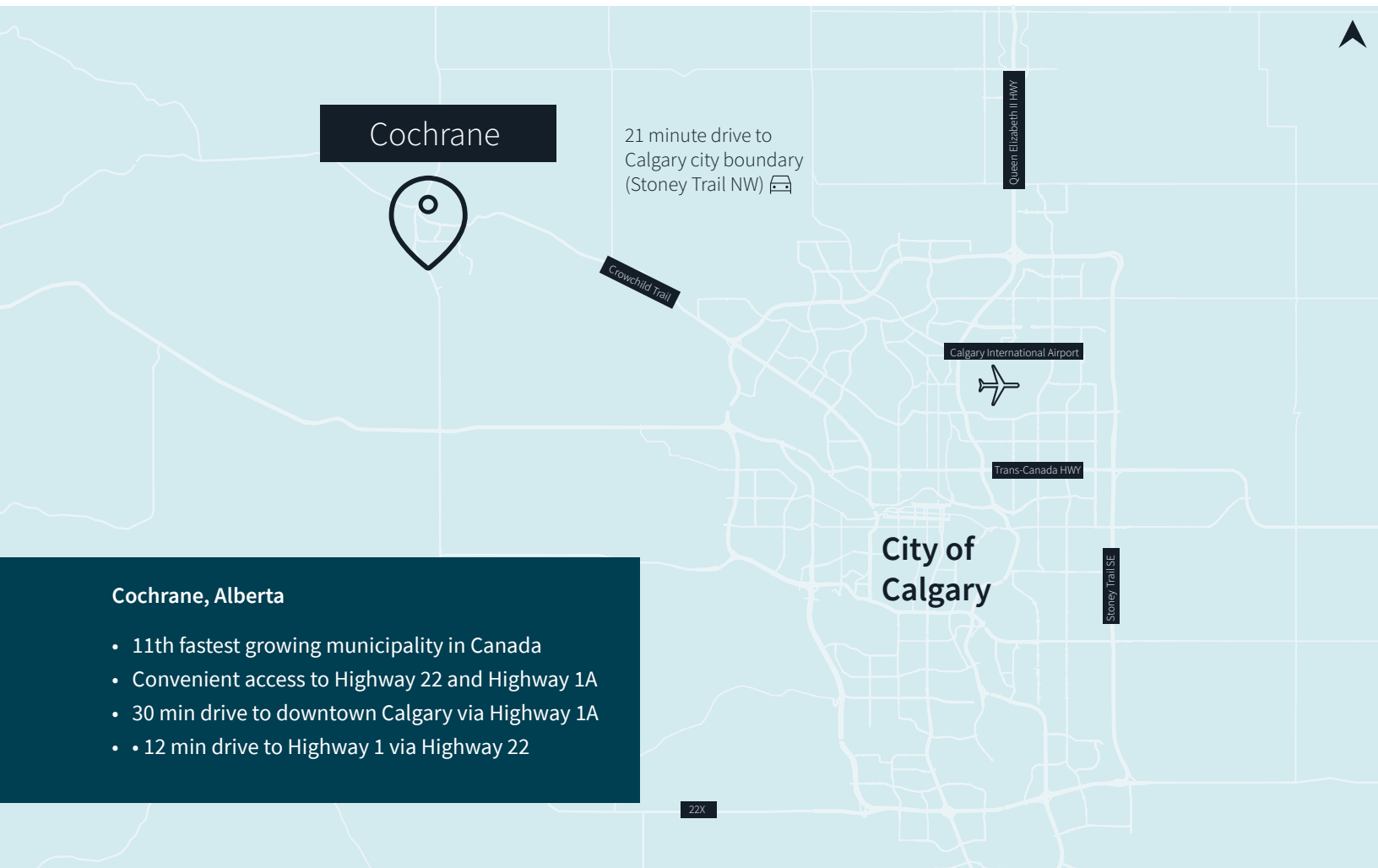


Unit #58

Municipal Address	#102, 31 Bow Street Cochrane, AB
Rentable Area	1,442 square feet
Minimum Rent	Call agent for details
Additional Rent	TBD
Zoning	Commercial



Location



Demographics

Cochrane, Alberta

Population	41,821
Households	15,626
Avg. Household Income	\$163,792
Daytime Population	32,937
Median Age	39.2



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

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Associate
403 456 3136
lauren.yanick@jll.com

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

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