



# For Lease

## Westmount Centre

200 Southridge Drive, Okotoks, AB

Leasing Opportunities

Main Floor - 2,809 sf and 1,440 sf

Second Floor - 2,139 sf and 3,219 sf

High Visibility. Proven Traffic. Your Next Location.



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# Property Overview

This power centre node is shadow-anchored by top national retailers Walmart, Canadian Tire, and Sobeys, creating a retail destination that draws significant daily traffic. Other retailers in the vicinity include PetSmart, Canadian Brewhouse, and Browns Socialhouse. Current leasing opportunities include a finished fitness space which can be converted to a martial art studio or other like uses which complement the Anytime Fitness tenancy. A partially improved

future quick service restaurant unit is ready for a food operation seeking a high profile unit who can capitalize on existing infrastructure.

The site features professional second-floor office spaces with high ceilings and large windows, with attractive landlord inducements available to qualified tenants. Capitalize on exceptional visibility with exposure to over 22,000 vehicles per day.

## Available Area

### Main Floor - units can be combined

 **2,809 sf**

 **1,440 sf**

### Second Floor - units can be combined

 **2,139 sf**

 **3,219 sf**

# Property Details

## Asking Base Rent

 **Market** Lease Rate (PSF)

## Zoning

 **GC**  
General Commercial District

## Additional Rent (Est. 2026)

 **\$8.94** Main Floor Op. Costs + Taxes (PSF)

 **\$10.85** Second Floor Op. Costs + Taxes (PSF)

## Occupancy

 **Immediate**

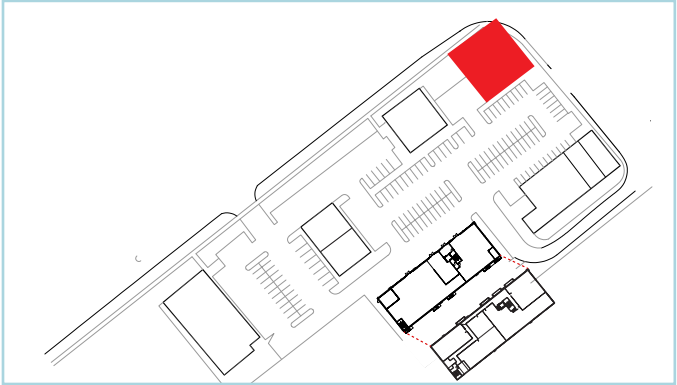
Strong local retailers and regional franchise operations



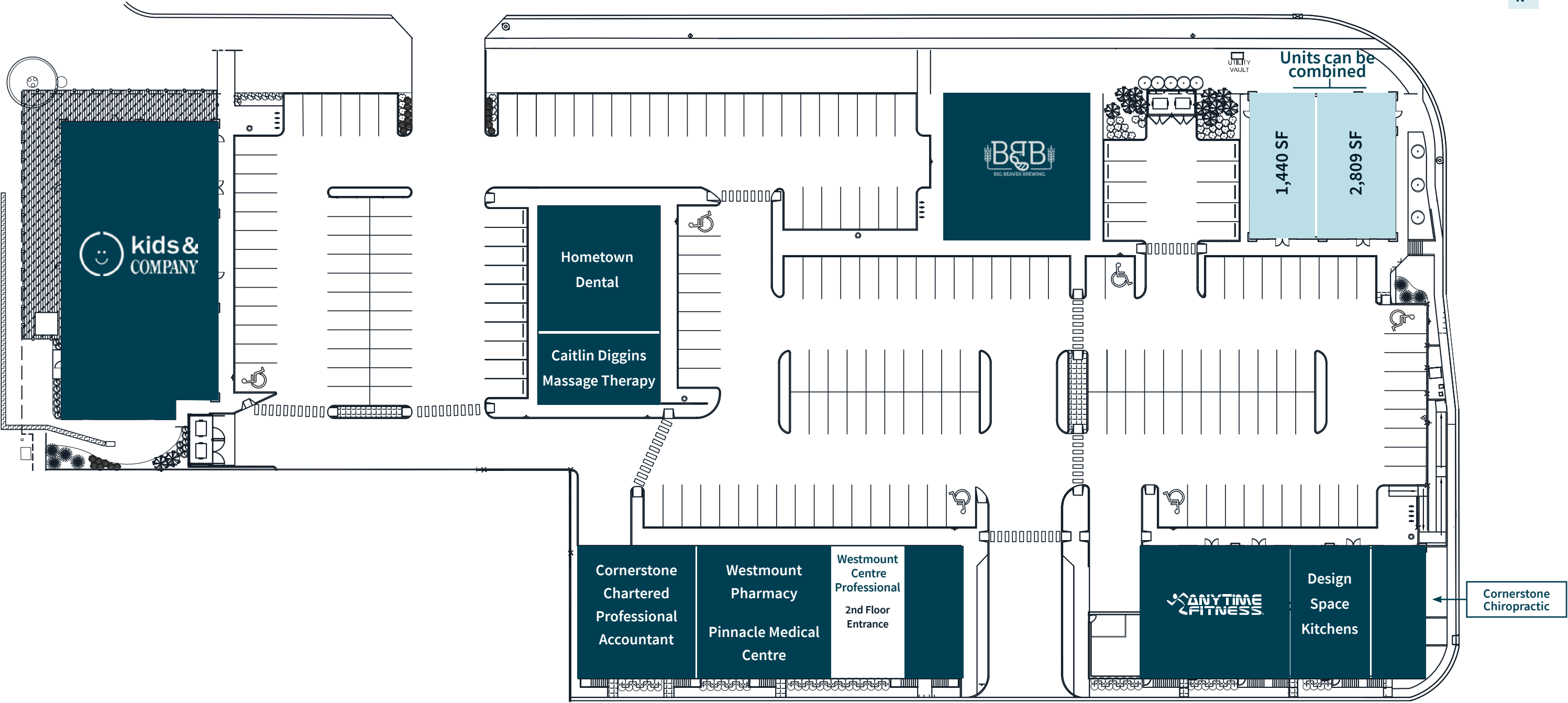
New 74 townhome & 102 apartment unit development adjacent to the Centre under construction



# Main Floor



WESTLAND STREET





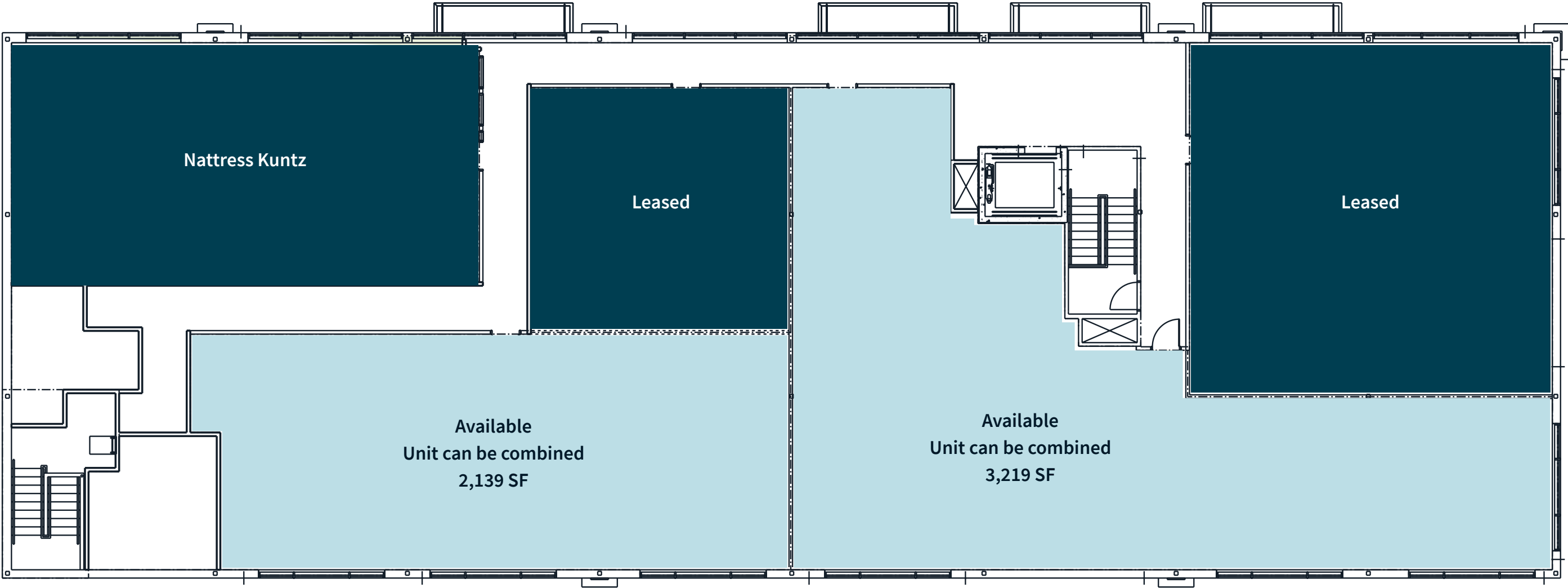
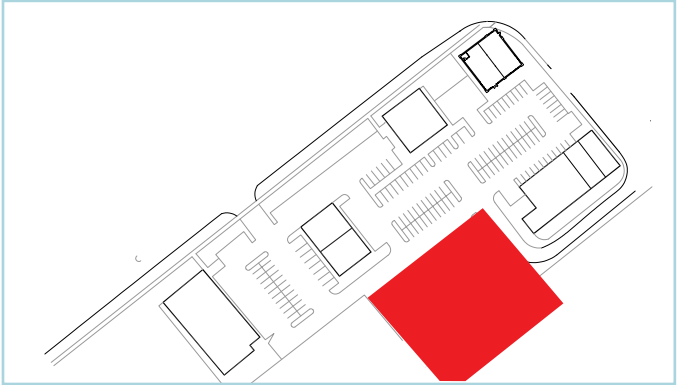
Unit 1001: 2,809 sf - Available for lease



Second floor office opportunities can be combined




# Second Floor



# Location Overview

Positioned at the heart of Okotoks' main retail corridor, Westmount Centre is directly adjacent to powerhouse anchors Walmart, Canadian Tire, and Sobeys. This creates an established regional draw, funneling a high-volume flow of consumers directly to the site. Tenants capitalize on this built-in traffic, gaining immediate access to a growing, affluent customer base in one of Southern Alberta's most dynamic markets.

 **67,152**  
2025 Population

 **56,620**  
Daytime Population

 **\$160,058**  
Average Household Income

 **71,564**  
2030 Population

 **6.6%**  
Population Growth (2025-2030)

 **39.2**  
Median Age



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