NEW TENANTS

# 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


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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 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
2. Pet Valu
3. Save On Foods
4. Harvest Dental Care
5. Gilmour Nail & Spa
6. Great Clips
7. Opa! of Greece

**Available - 1,397 SF**

9. Sobeys Liquor
10. Original Joe's
11. Booster Juice
12. Papa Johns
13. Mary Browns
14. Cochrane Vision
15. Cobs Bread
16. Connect Hearing

**17. Available - 1,732 SF**

18. Canadian Tire
19. Hong Thai
20. H&R Block
21. Tommy Gun's
22. Supplement King
23. AV | Alt Vape
24. SportChek
25. Mark's
26. Staples
27. Bulk Barn
28. Dollarama
29. Mr. Mikes
30. Ace Liquor Store
31. KFC
32. Wendy's
33. Lucky Ace Pizza
34. Sakura Sushi
35. Cochrane Chiro
36. Mattress Mattress
37. Benjamin Moore

**38. Available - 3,087 SF**

39. Lammle's
40. Canada Broker Link
41. Subway
42. Rogers
43. Chatters
44. Stacked Pancakes
45. Walmart
46. Bow River Dental
47. Good Earth Coffee
48. Garmin
49. Noodlebox
50. The Beer Den
51. Frilly Lilly
52. Plantlife
53. The Chopped Leaf
54. Afterglow Salon
55. M&M Food Market
56. Massage Addict

**57. Western Financial**

**58. Available - 1,442 SF**

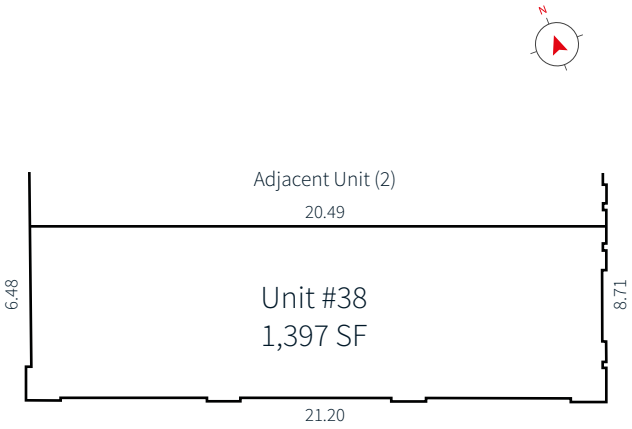
59. Mucho Burrito
60. Canadian Brewhouse

Retail zones

# Property details & floor plans

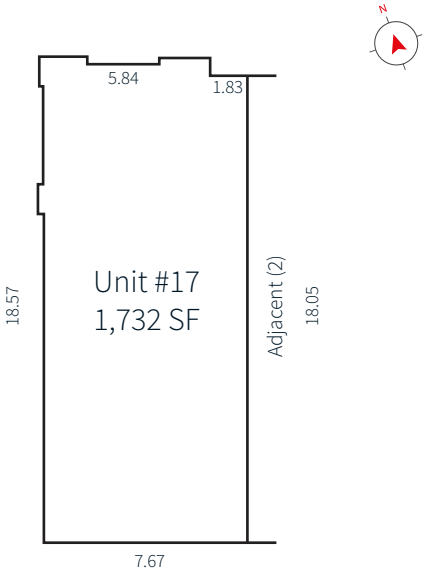
## Unit #8

| | |
|---|---|
| **Municipal Address** | #13, 80 Bow Street<br>Cochrane, AB |
| **Rentable Area** | 1,397 square feet |
| **Minimum Rent** | Call agent for details |
| **Additional Rent** | $13.23 PSF |
| **Zoning** | Commercial |



## Unit #17

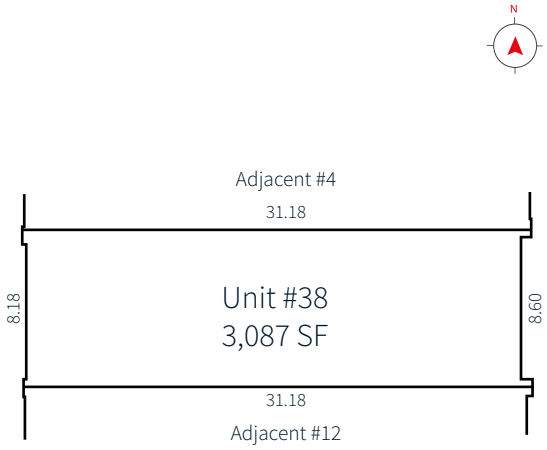
| | |
|---|---|
| **Municipal Address** | #12, 80 Bow Street<br>Cochrane, AB |
| **Rentable Area** | 1,732 square feet |
| **Minimum Rent** | Call agent for details |
| **Additional Rent** | $14.58 PSF |
| **Zoning** | Commercial |



# Property details & floor plans

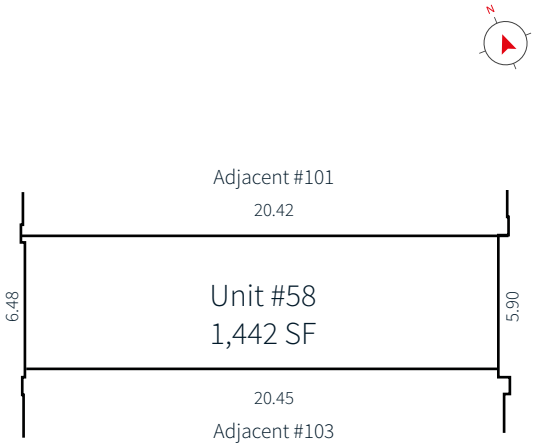
## Unit #38

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

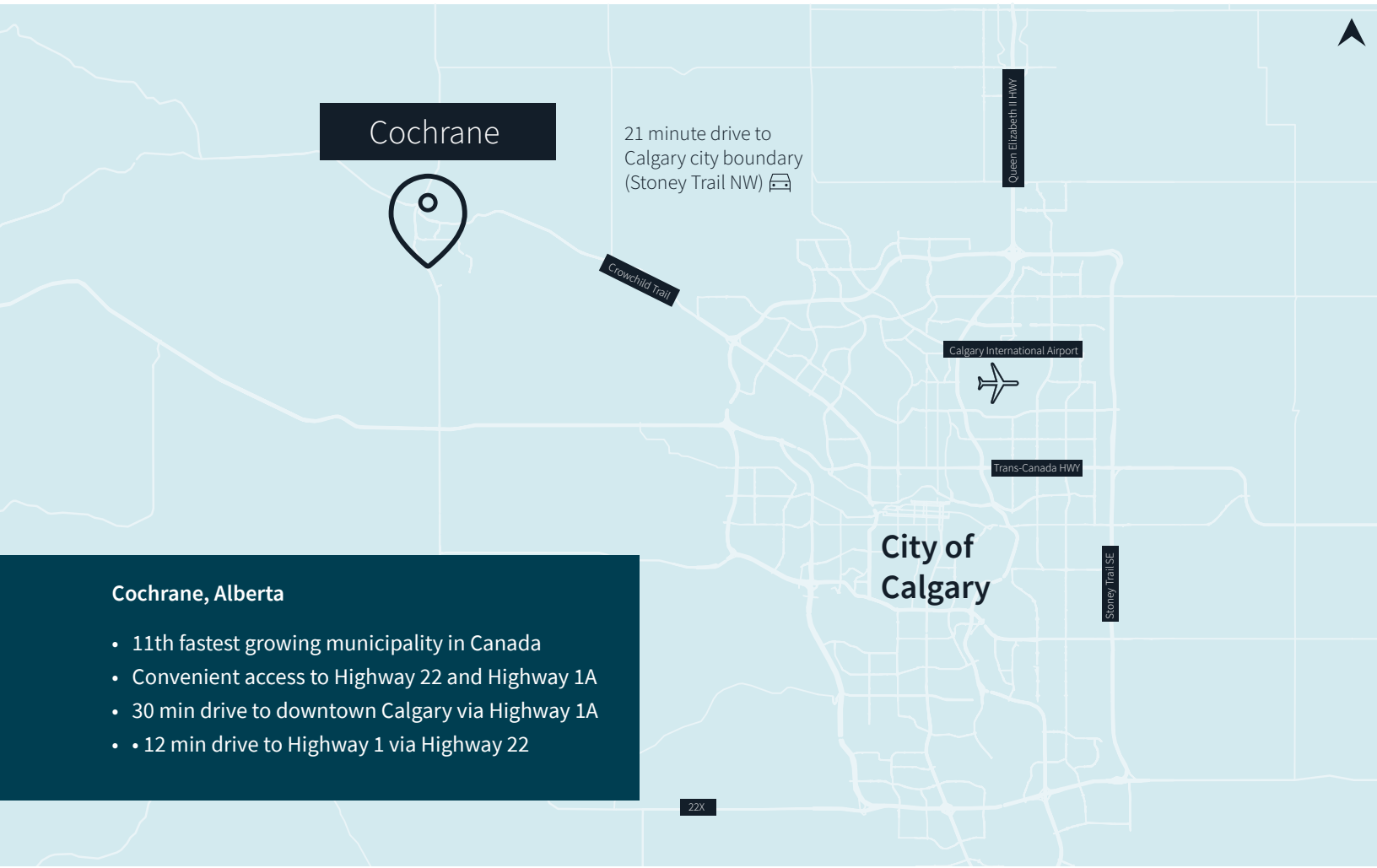


## Unit #58

| | |
|---|---|
| **Municipal Address** | #102, 31 Bow Street<br>Cochrane, AB |
| **Rentable Area** | 1,442 square feet |
| **Minimum Rent** | Call agent for details |
| **Additional Rent** | $12.70 PSF |
| **Zoning** | Commercial |



# Location




**Cochrane, Alberta**

- 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

# 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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