

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

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

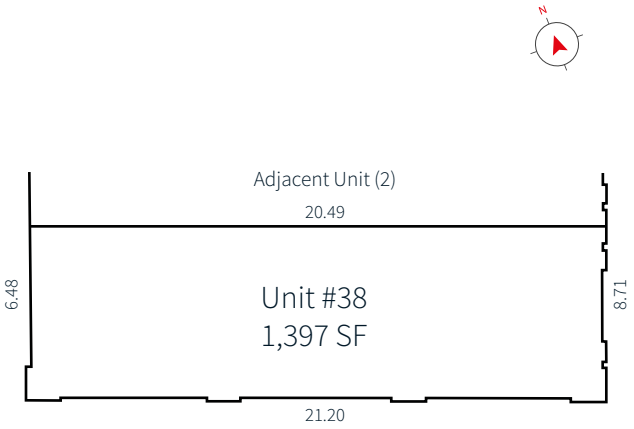
1. Bank of Montreal	11. Booster Juice	21. Tommy Gun's	31. KFC	41. Subway	51. Frilly Lilly
2. Pet Valu	12. Papa Johns	22. Supplement King	32. Wendy's	42. Rogers	52. Plantlife
3. Save of foods	13. Mary Browns	23. AV | Alt Vape	33. Lucky Ace Pizza	43. Chatters	53. The Chopped Leaf
4. Harvest Dental Care	14. Cochrane Vision	24. SportChek	34. Sakura Sushi	44. Stacked Pancakes	54. Afterglow Salon
5. Glamour 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. Opa! 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. Sobeys Liquor	19. Hong Thai	29. Mr. Mikes	39. Lammle'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



Property details & floor plans

Unit #8

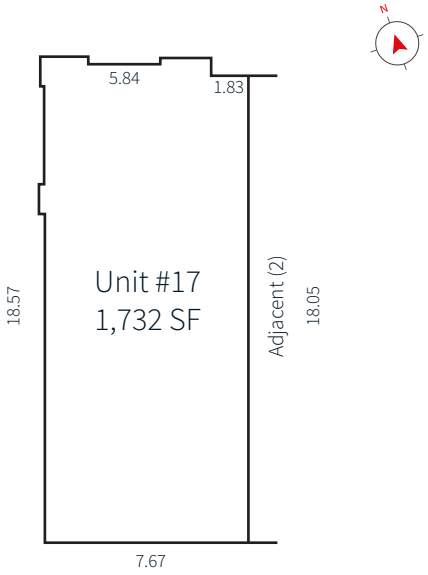
Municipal Address	#13, 80 Bow Street Cochrane, AB
Rentable Area	1,397 square feet
Minimum Rent	Call agent for details
Additional Rent	$13.23 PSF
Zoning	Commercial





Unit #17

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

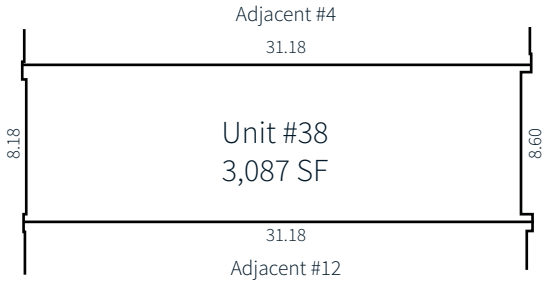




Property details & floor plans

Unit #38

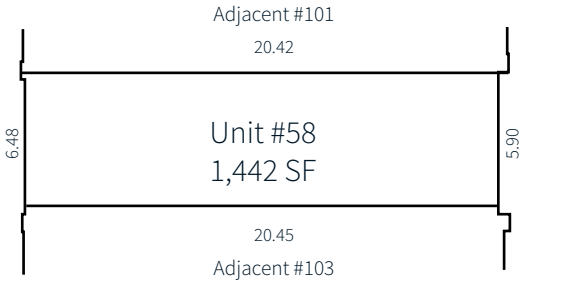
Municipal Address	#10, 130 Quarry Street West Cochrane, AB
Rentable Area	3,087 square feet
Minimum Rent	Call agent for details
Additional Rent	$11.27 PSF
Zoning	Commercial





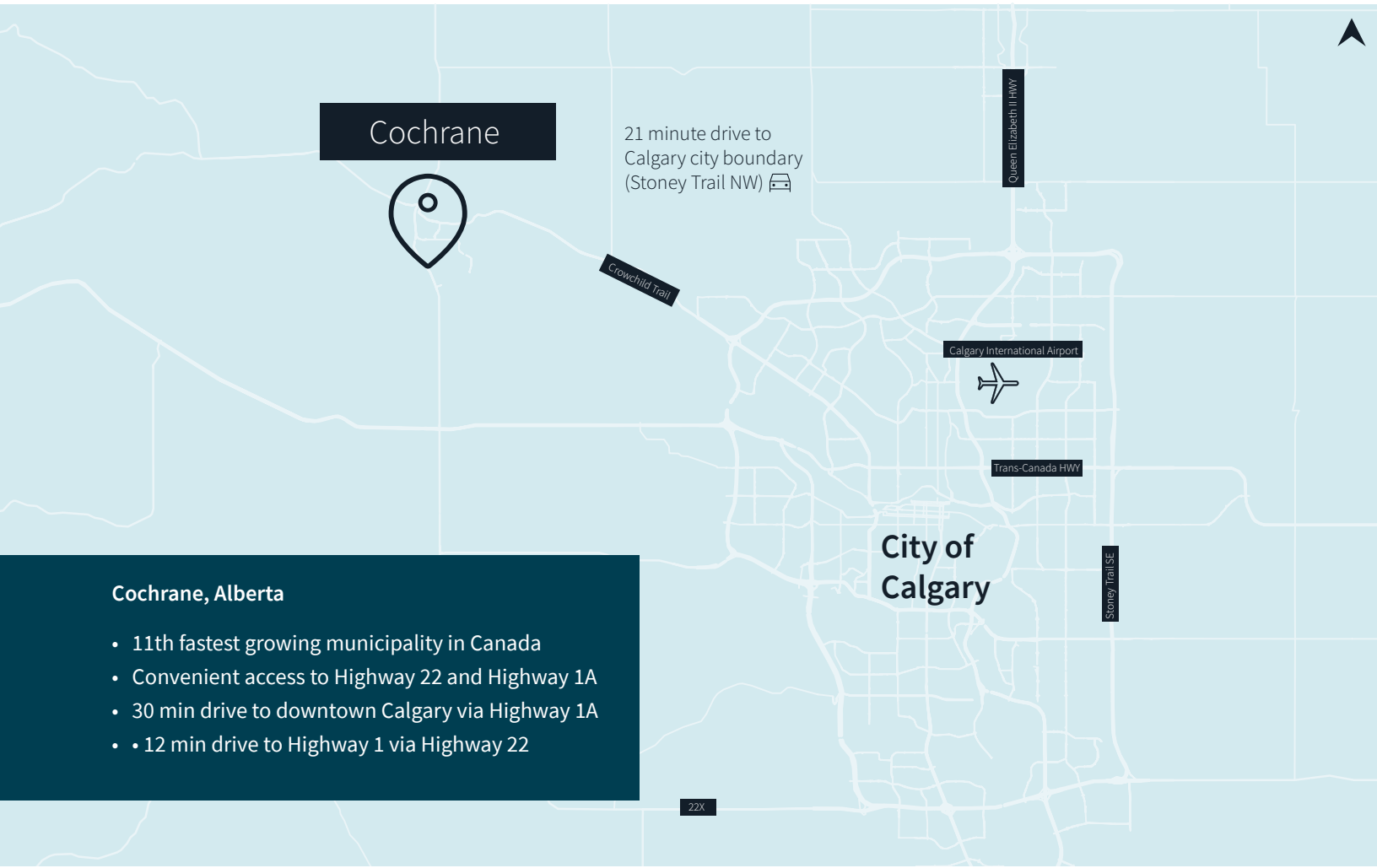
Unit #58

Municipal Address	#102, 31 Bow Street Cochrane, AB
Rentable Area	1,442 square feet
Minimum Rent	Call agent for details
Additional Rent	$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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Associate
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lauren.yanick@jll.com

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

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