

An architectural rendering of a two-story commercial building named 'Grande Plaza'. The building has a light-colored facade with large windows and a sign that reads 'GRANDE PLAZA'. It is situated on a street corner with a paved sidewalk and a green lawn. Several people are shown walking on the sidewalk. The sky is blue with white clouds.

Retail Space For Lease

Grande Plaza
216 Grande Blvd, Cochrane

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GRANDE PLAZA

216 Grande Blvd, Cochrane

Grande Plaza presents a unique retail offering of a brand-new development in the heart of downtown Cochrane. Situated between Walmart Super Centre to the east, No Frills to the west and the iconic Cochrane Movie House to the North, this ideal location will attract a steady stream of potential retail customers. This attractive plaza offers bays starting at 1,100 square feet all the way to 10,000 square feet with abundant size options in between. The exposure to Grande Blvd on two sides will offer signage opportunities as well as parking and direct customer access from Grande Blvd. In addition to abundant street parking, Grande Plaza offers 128 stalls of free retail customer parking.

Cochrane has excellent demographics and is very much a close-knit, family orientated municipality. With an average annual household income of \$145,000, median age of 35 years and 50% of households having children, Grande Plaza represents an opportunity for retailers who cater to the young and established families alike, to enter this expanding economy.

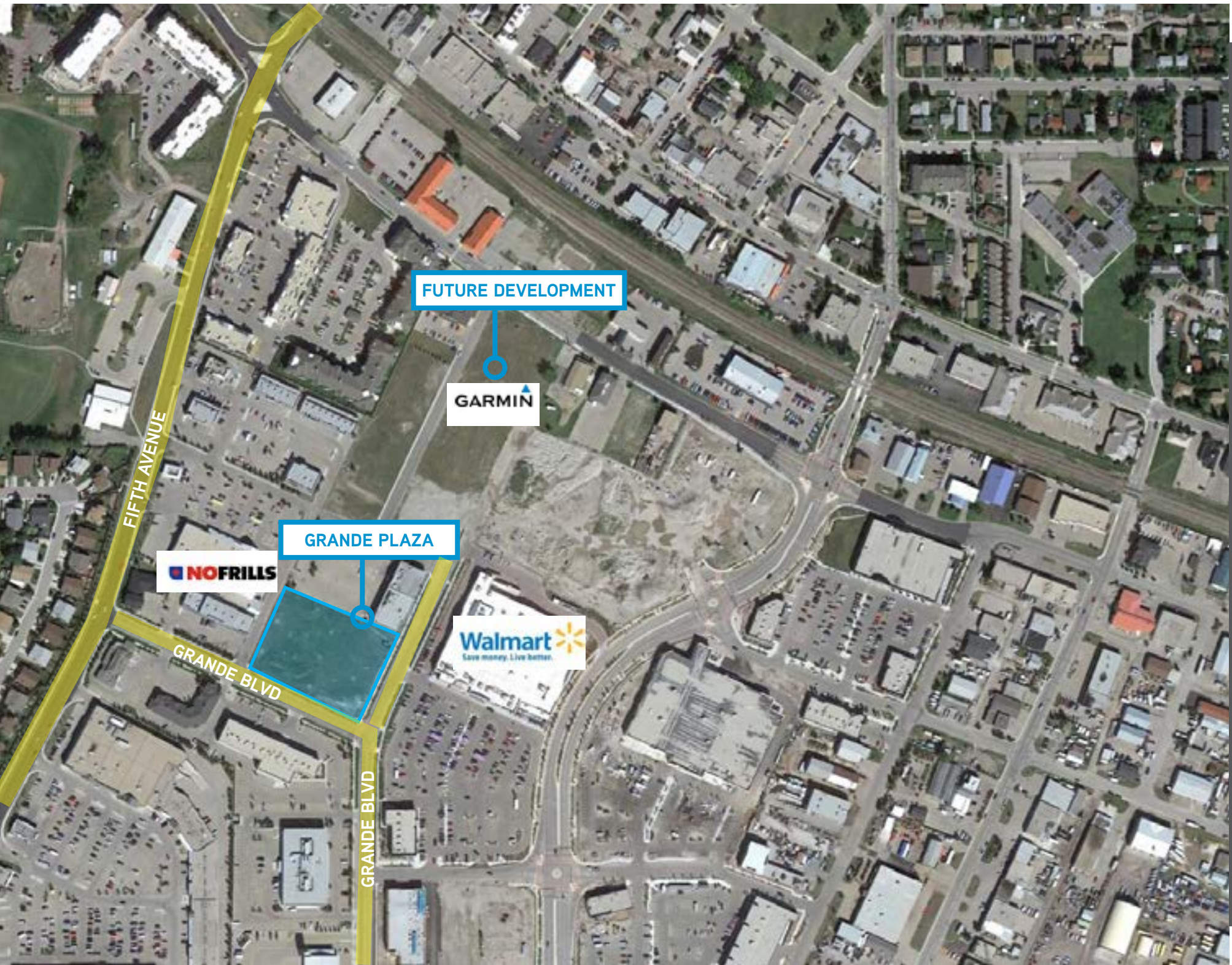


Mission

Prime Developments' mission is to be an expert in real estate development, ownership and management. Our goal is to deliver the finest quality commercial properties, in major North American corridors with the best growth potential for our tenants. We strive to continuously provide our tenants and communities with properties that focus on their needs and that are based on uncompromised integrity.

Our Approach

Prime Developments' entrepreneurial, hands-on and value-driven approach is designed to deliver value through all phases of the real estate cycle. From project planning, leasing, construction, to space delivery and efficiently operating the space over the long term. Our management works with our contractors, owners and tenants as a true vested partner.



PROPERTY DETAILS

Centre Square Footage
27,072 SF

Landlord
Prime Cochrane Development Inc.

Zoning
C-SC (Shopping Centre District)

Ceiling Heights
15 feet

Parking
128 surface stalls
4 stalls per 93 square meters

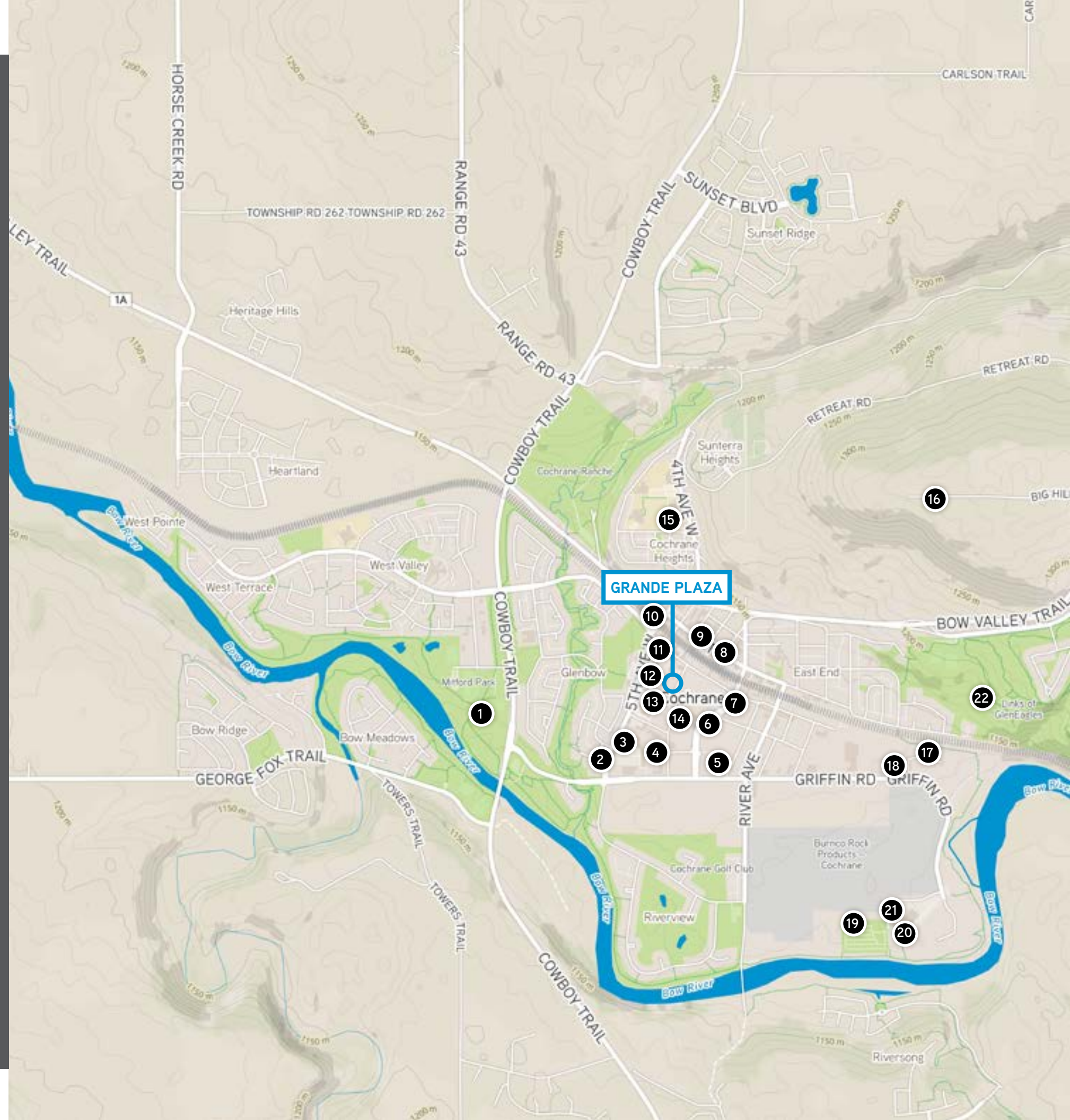
Legal Description
Plan: 981 2656
Block: 2
Lot: 3

Municipal Address
216 Grande Blvd, Cochrane AB

Additional Rent - 2018 Estimate
Operating Costs \$6.50 PSF
Property Tax \$4.50 SF
Total \$11.00 PSF

AREA AMENITIES

- 1 Off-Leash Park
- 2 TD Canada Trust
- 3 Safeway
- 4 Cochrane Fire Station 151
- 5 Staples
- 6 Canadian Tire
- 7 Save-On-Foods
- 8 Home Hardware
- 9 MacKay's Ice Cream
- 10 Shell
- 11 Shoppers Drug Mart
- 12 Starbucks
- 13 Mark's No Frills
- 14 Walmart Supercentre
- 15 Cochrane Arena
- 16 Muller Windsports
- 17 Humane Society
- 18 Co-Op Cardlock
- 19 Bow RiversEdge Campground
- 20 Spray Lake Sawmills Family Sports Centre
- 21 Cochrane Curling Club
- 22 The Links of GlenEagles



DEMOGRAPHICS



POPULATION

- > 20,734 Residents (3KM Radius)
- > 18.0% Population Change (2012 - 2017)
- > 12.6% Projected Growth (2017 - 2022)



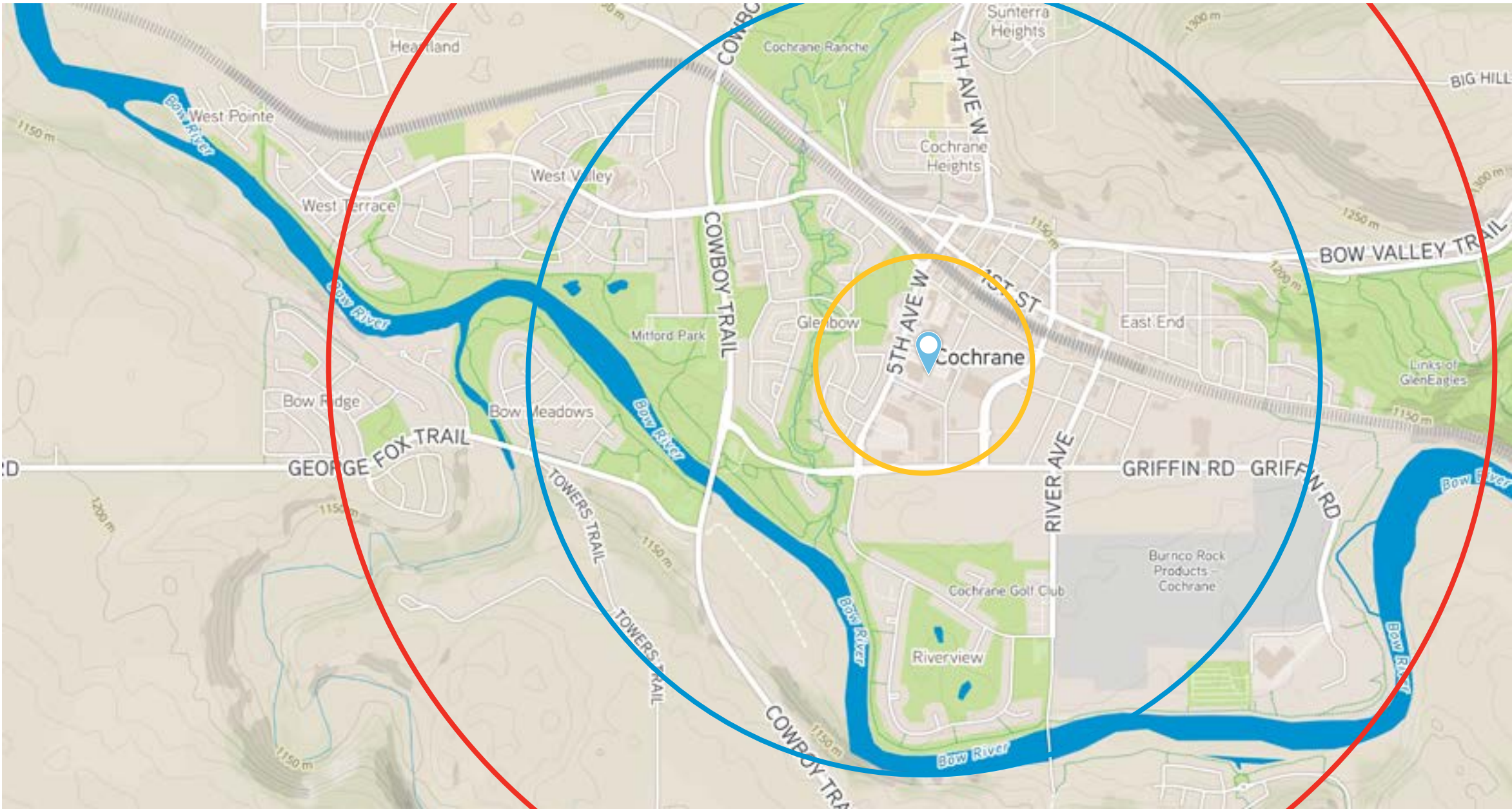
AGE

- > 20 – 34 Years 19.05%
- > 35 – 44 Years 15.3%
- > Median Age 38.0
- > 50% of households have children



INCOME

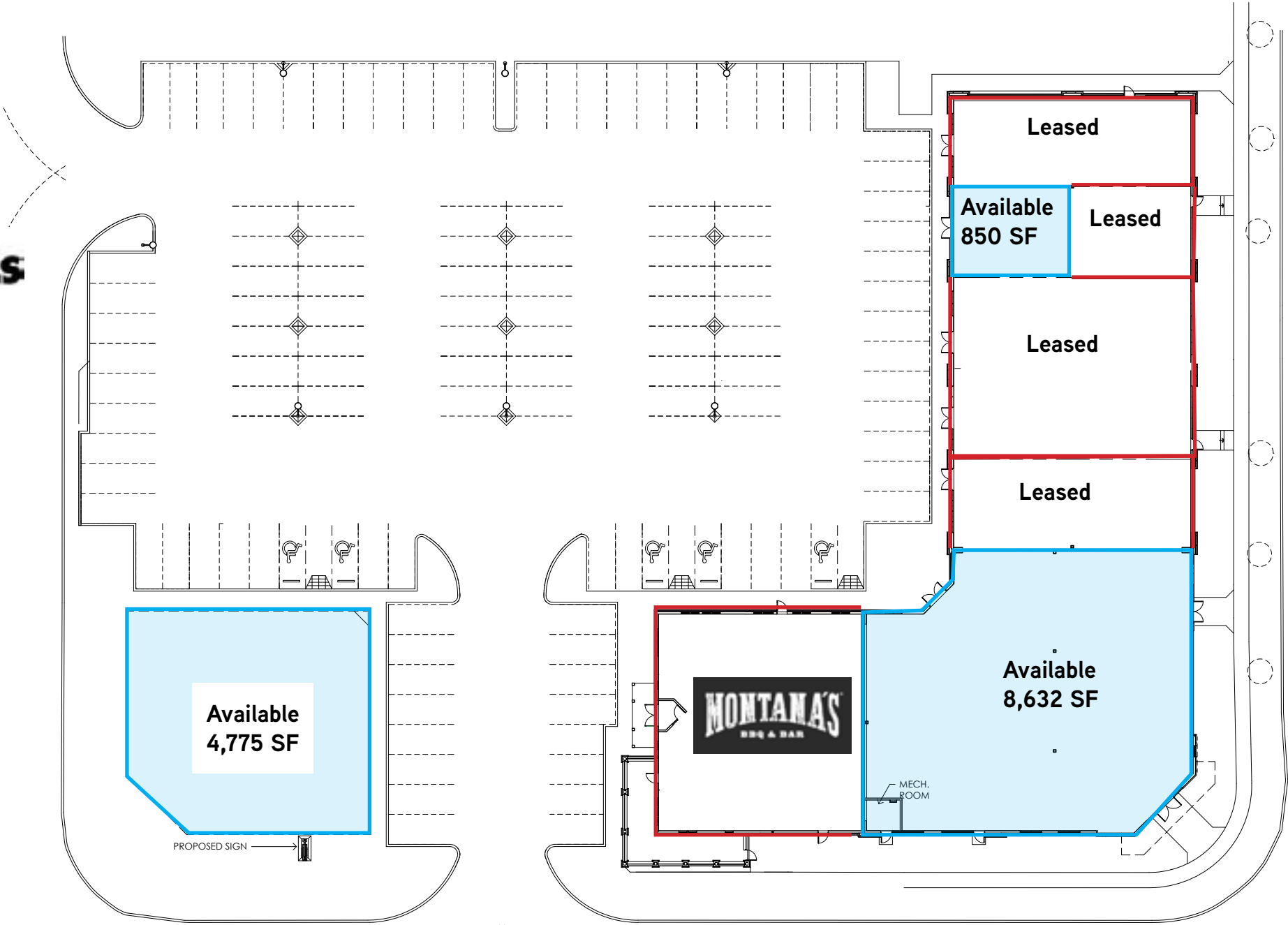
- > Average Household Income of \$145,089



SITE PLAN



NOFRILLS



Grande Blvd



Grande Blvd

Contact Us

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