

305 1ST STREET WEST, COCHRANE
RETAIL & SERVICES



PRIME SPACE ON MAIN STREET

UP TO 7,340 SQ.FT.
FOR LEASE

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PROPERTY OVERVIEW

This redevelopment will be a stunning example of modern Western architecture in the heart of the Historic Downtown Cochrane District. The prime retail and grocery site includes over 24 parking stalls, across the street from the landmark MacKay's Ice Cream. 1st Street connects to Highway 1A as a main entrance to the town and intersects Centre Avenue, giving this site prime visibility for all residents and tourists.

| | |
|-------------------|----------------------|
| Rentable Area | 1,208 - 7,340 sq.ft. |
| Basic Rent | Market |
| Est. Op. Costs | \$10 per sq.ft. |
| Tenant Incentives | Negotiable |

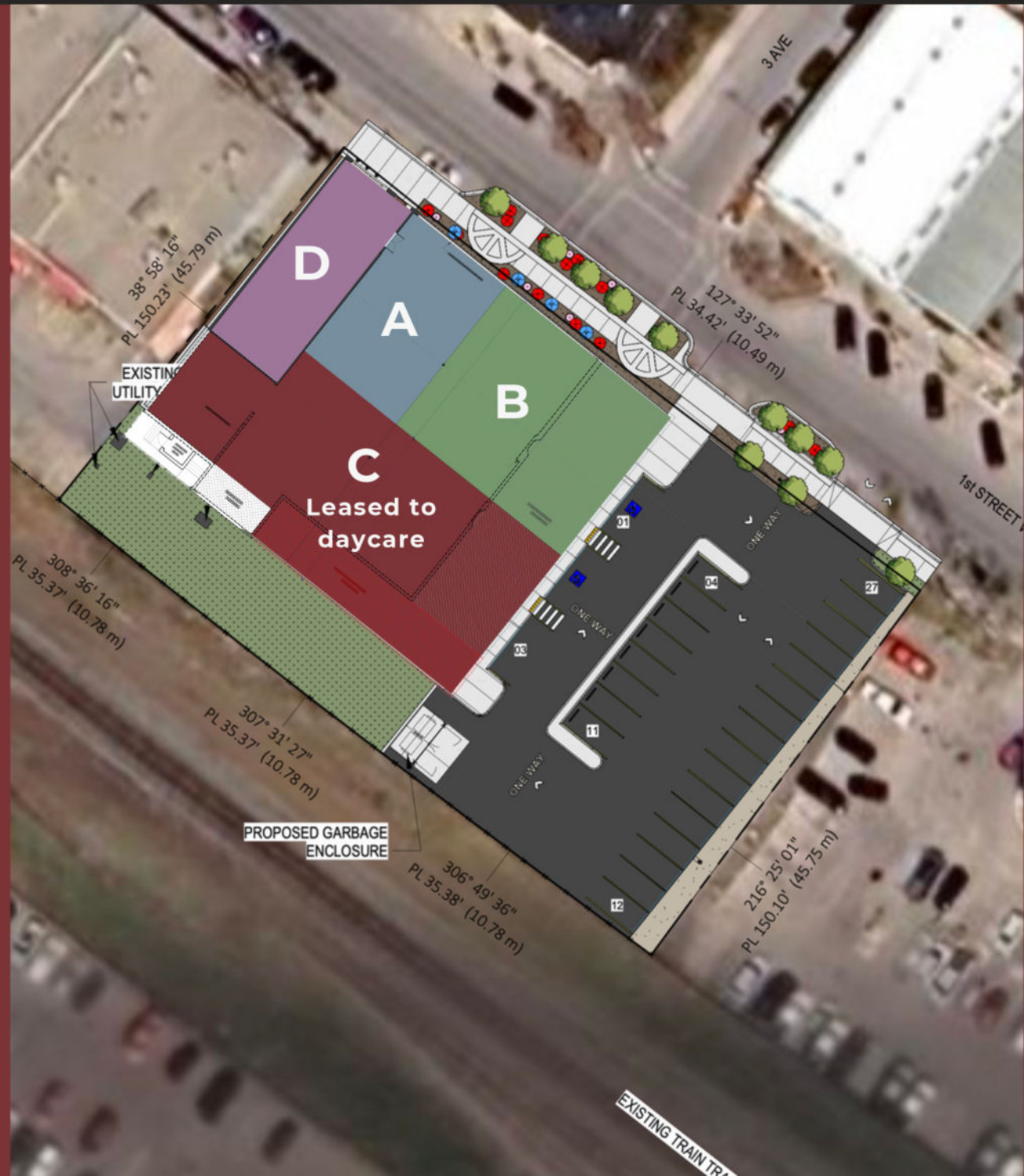
| | |
|-------------------|----------------------------------------------------------|
| Property Type | Retail |
| Ceiling Clearance | 14.8 ft. |
| Loading Docks | 1 |
| Number of Stories | 1 |
| Parking | Approx. 24 On-Site Surface Stalls + Ample Street Parking |

PROPOSED FLOOR PLAN

| | |
|--------|-----------------------|
| Unit A | 1,208± sqft Available |
| Unit B | 4,070± sqft Available |
| Unit C | 7,500 sqft Leased |
| Unit D | 2,062 sqft Available |

With 7,500 sqft already leased (Unit C), any tenant has the **rare opportunity** to establish **your business** on a **high-visibility main street corner** with **guaranteed traffic** in downtown Cochrane.

Values and visual layout are approximate targets and will be verified after the building expansion



COCHRANE'S DEMOGRAPHICS



Average Household Income \$127k per annum (\$31k above Alberta avg.)



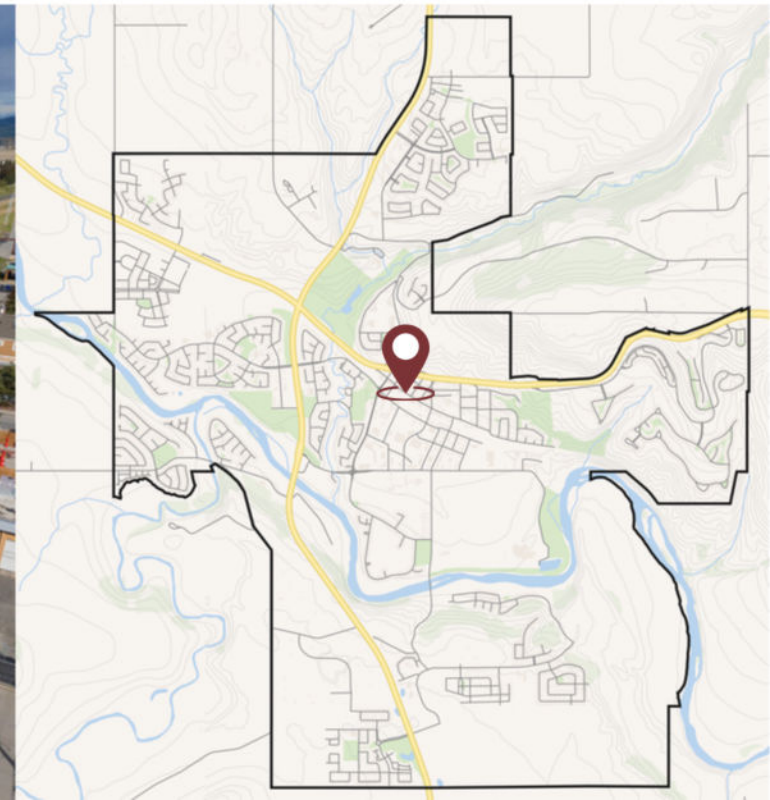
The average resident is an English-speaking in a dual-income household



Anchor Businesses: Rocky View Brewing, Rockyview Hotel, MacKay's Ice Cream



Approximate Population: 37, 586 with an annual increase of 4.04%



DEMOGRAPHICS OF APPX. 3KM RADIUS



Household Income

\$127,000 Avg.



Number of Households

12,095



Total Population

37,586

Median Age

39.4 years

Daily Vehicle Traffic (1st St.)

6,217 Avg.



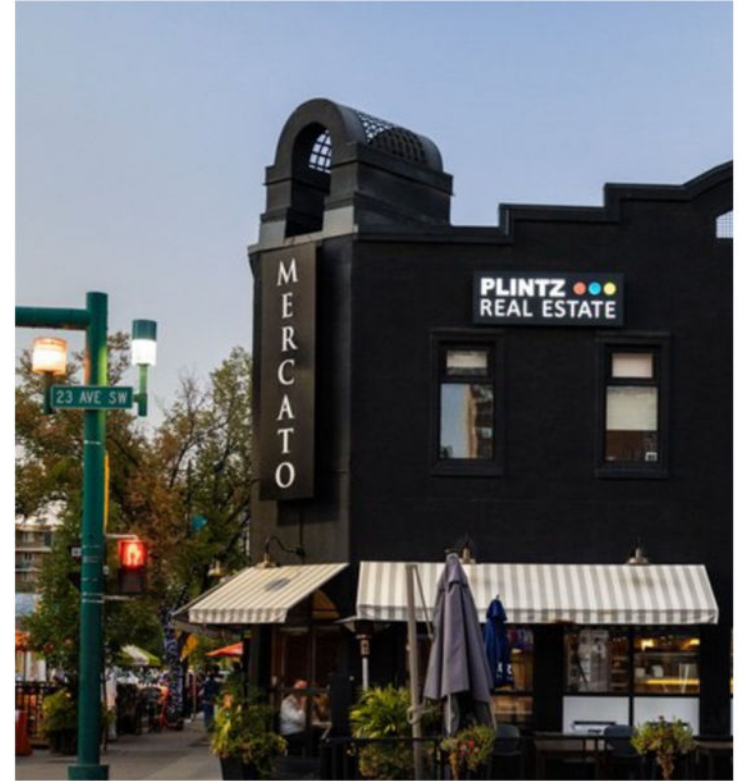
COCHRANE'S TOURISM AND POPULATION GROWTH

Cochrane is experiencing **unprecedented tourism and economic growth**, making it an ideal location for businesses looking to capitalize on a thriving visitor and resident base. With **\$67.5 million in annual tourism spending**, Cochrane has become a **high-traffic destination** for locals and visitors exploring the town's **charming downtown, scenic landscapes, and growing retail scene.**



Looking ahead, the **Cochrane and Area Tourism Association (CATA)** is committed to **expanding the visitor economy**, backed by **\$147 million in projected government investment annually until 2035**. Tourism spending delivers significant returns, with a **\$100,000 investment generating \$67.5 million** in economic impact. As Cochrane doubles down on its position as a **must-visit destination**, businesses that establish themselves now can **secure a prime foothold in this rapidly growing market.**

With **strong population growth**, increasing foot traffic, and strategic investment in tourism, **now is the time to bring your business to Cochrane.** Whether you're opening a **restaurant, daycare, or retail store**, 1st Street West offers a **high-visibility location** in the heart of this booming community.



WHY LEASECO REALTY INC.?

**CONNECTING THE RIGHT TENANTS
WITH THE RIGHT OPPORTUNITIES.**

Leaseco is a fully integrated real estate company delivering end-to-end solutions, from project conception, to development, leasing, and management. This keeps ourselves accountable while we drive forward with our tenant-focused values.

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