



# RETAIL FOR LEASE



## CO-OP GREYSTONE SHOPPING CENTRE

264 Park Street, Cochrane, AB

HIGH PROFILE, ENDCAP OPPORTUNITY  
WITH PATIO IN THIS CALGARY CO-OP  
GROCERY ANCHORED DEVELOPMENT IN  
THE HEART OF COCHRANE

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# HIGHLIGHTS



## STRONG TENANT MIX

Last remaining vacancies in this centrally located grocery-anchored shopping centre, featuring a diverse mix of national and regional tenants including Calgary Co-op fuel, car-wash and liquor; Tim Hortons, Burger King, and Denim & Smith Barbershops



## FLEXIBLE SIZES

Available immediately, two retail bays at 2,367 and 2,797 square feet with patio opportunity. Can accommodate a variety of uses such as full-service restaurant, retail, medical, esthetics and wellness, fitness and a variety of other business types



## THE HEART OF COCHRANE

Located in the Greystone community in the heart of Cochrane, surrounded by mature and expanding communities, numerous public amenities, main street shopping and the SLS Recreation Centre



## EXPLOSIVE GROWTH

Be part of the story – locate in Alberta's fastest growing community, and 11th fastest growing community in all of Canada

# PROPERTY FEATURES

Vacancy	Unit 202: 2,797 SF Unit 204: 2,367 SF Option to combine for 5,164 SF
Available	Immediate
Municipal	264 Park Street, Cochrane, AB
Legal	Lot 1, Block 4, Plan 2211311
Zoning	<a href="#">C-G – General Commercial</a>
Basic Rent	Market
Op. Costs	\$11.25 (2026 est.) CAM: \$4.00; P.Tax: \$7.25
Utilities	Separately metered
Parking	Scramble



# SITE PLAN



# GREYSTONE LOCATION OVERVIEW

Greystone is adjacent to the SLS recreation centre which is bustling daily with sports tournaments, events and visitors using the amenities – the centre sees about 1.5 million visitors annually

The Greystone recreational area includes 20 pickleball courts, 2 baseball diamonds, basketball courts and playground

Greystone is the fastest growing community of 2025, has a very supportive population with limited amenities currently.

The communities surrounding Greystone are Riversong, River Heights, Southbow and Fireside. All have substantial existing populations, plenty of expected growth and limited community amenities currently.



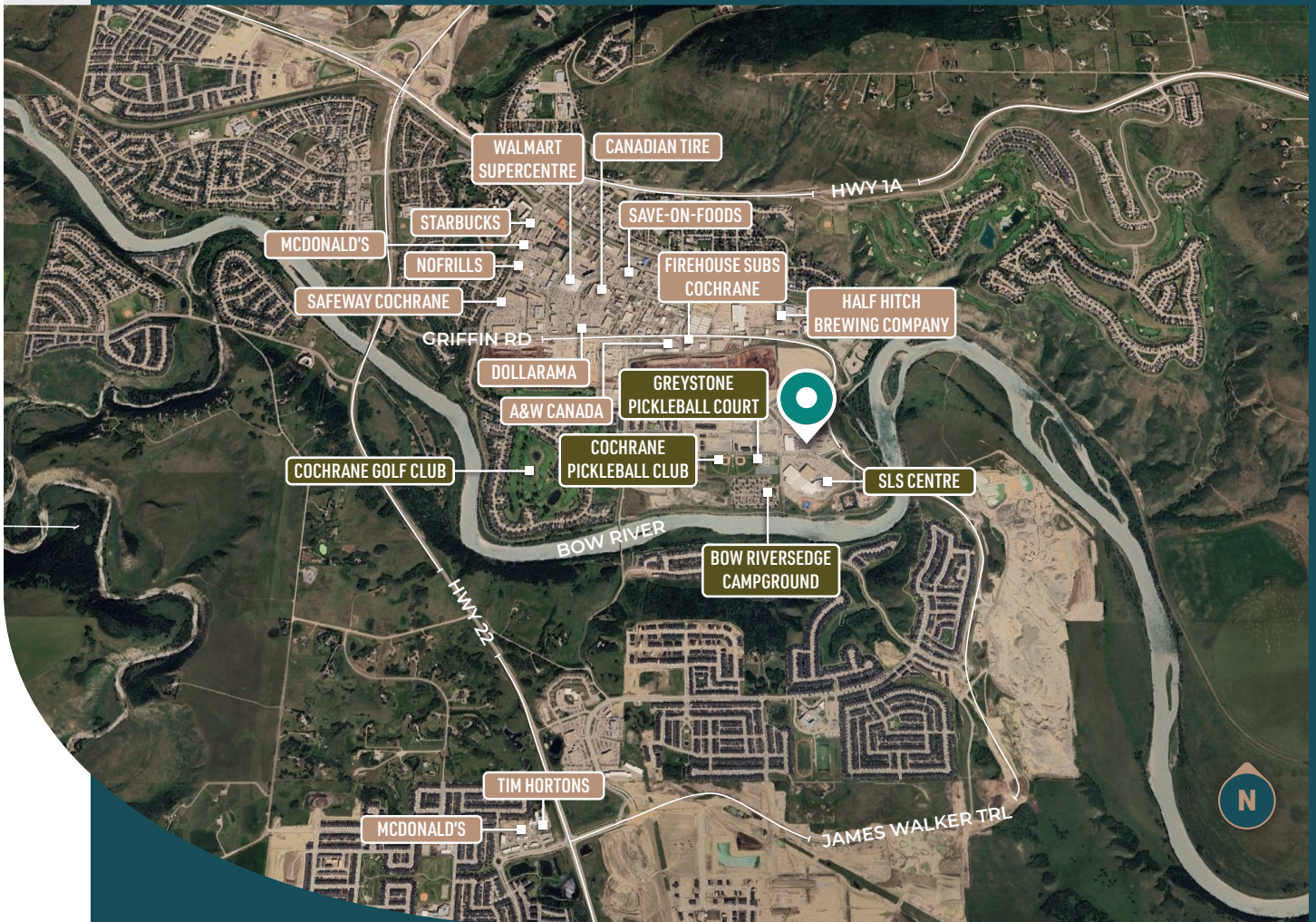
EXCELLENT SURROUNDING RESIDENTIAL GROWTH



STRONG DAYTIME POPULATION



AMPLE SURFACE PARKING



# GREYSTONE NEIGHBORHOOD



## MARKET INSIGHT

Locate your business in the heart of the West. Cochrane is known for its small-town charm, historic roots in ranching, farming and being the gateway to the Rockies. A popular destination for tourists and residents alike seeking natural beauty, the town features a deep sense of history, community pride and natural wonder.

Cochrane offers residents and visitors alike an unparalleled outdoor experience with a plethora of outdoor activities. Golfing, skiing, fishing, hiking and water sports can all be found within the community and surrounding areas.

## AREA DEMOGRAPHICS COCHRANE REGION

**41,094**

ESTIMATE POPULATION 5KM RADIUS

87,000 growth (in next 25 years)  
22.9% growth (2020-2025)  
18.0% projected growth (2025-2030)

**\$169,325**

AVERAGE HOUSEHOLD INCOME 5KM RADIUS

14,905 - total households  
18.4% earn \$60 - \$100,000  
63.6% earn \$100,000+

**35.1%**

20-44 YEARS 5KM RADIUS

24.6% - 0-19 years  
23.9% - 45-64 years  
16.3% - 65+ years

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