

CORNER OF ROCKLAND AVE & PARK STREET
COCHRANE, AB



GREYSTONE SHOPPING CENTRE

**NEW
DEVELOPMENT**
RETAIL SPACE FOR LEASE

+/- 28,000 SQ. FT. FOR LEASE

CBRE

CO-OP GREYSTONE

ROCKLAND AVENUE & PARK STREET, COCHRANE AB

Greystone is a beautiful new community expanding onto the vastly expanding Town of Cochrane. Located in central Cochrane, Greystone brings together small town living with suburban comfort, connecting the residents with parks, the river valley, restaurants, shopping and a established rec centre.

LOCATION HIGHLIGHTS

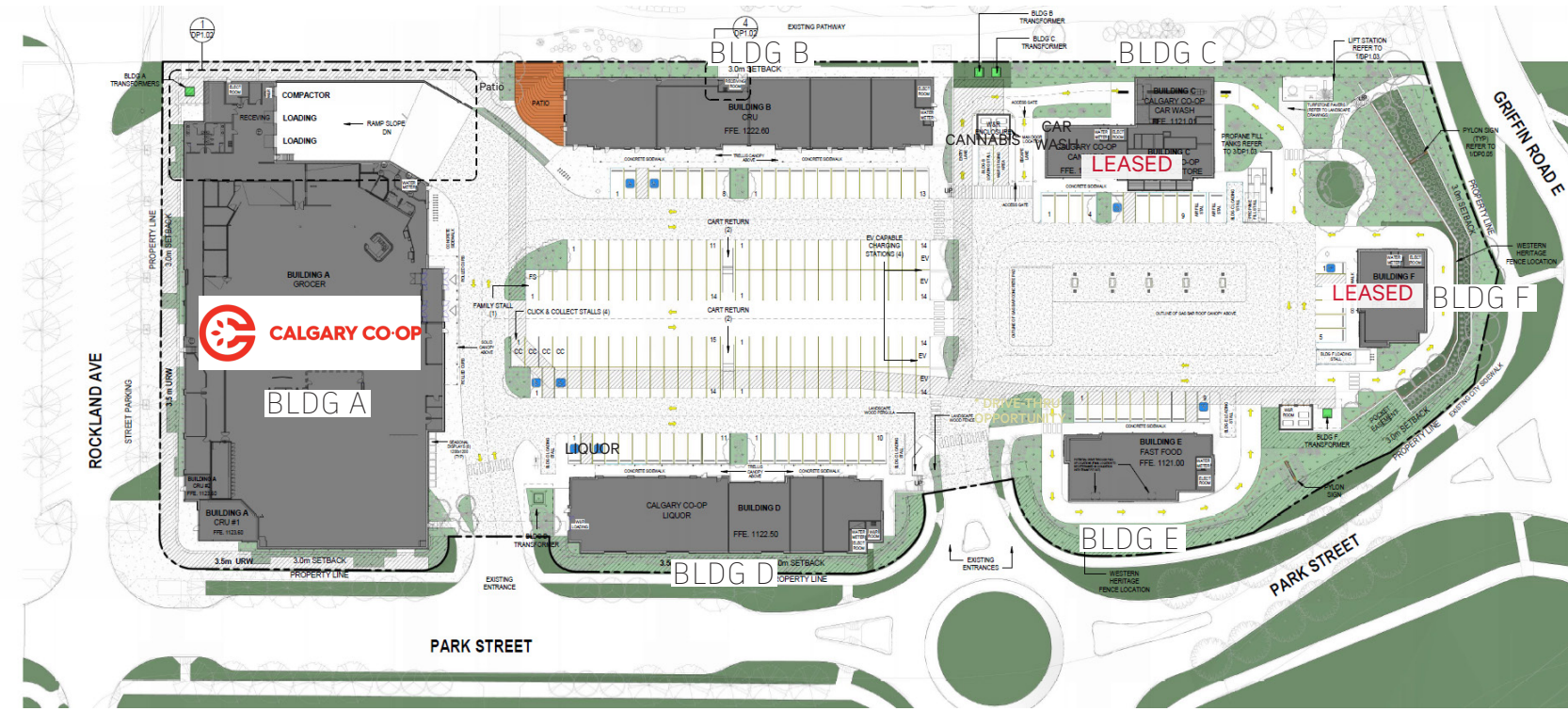
- Cochrane as a current population of 34,467 and expanding rapidly with communities such as Greystone which will have 800 new units housing 2000-2500 people upon completion.
- Close proximity to major road ways such as TransCanada Highway and Hwy 22 both connecting to the city of Calgary with around a 30 min drive to Calgary's city centre.
- Close Proximity to Bow Bend Way and Jack Tennent Memorial Bridge easily connecting all Cochrane communities on the other side of Bow River.



GREYSTONE COCHRANE AB

PROPERTY DETAILS

GROCERY ANCHORED COMMERCIAL SITE
+/- 28,000 SQ. FT. FOR LEASE



Details

- Building A: 906 sq. ft.
- Building B: 10,015 sq. ft.
- Building C: **LEASED**
- Building D: 1,826 sq. ft.
- Building E: 3,498 sq. ft.
- Building F: **LEASED**

Size (est.):

Op Costs (2024 est.) :

\$13.00 per sq. ft

Zoning:

CSC- Commerical Shopping Centre

Available:

Summer 2025

Signage:

Fascia

Rates:

Market

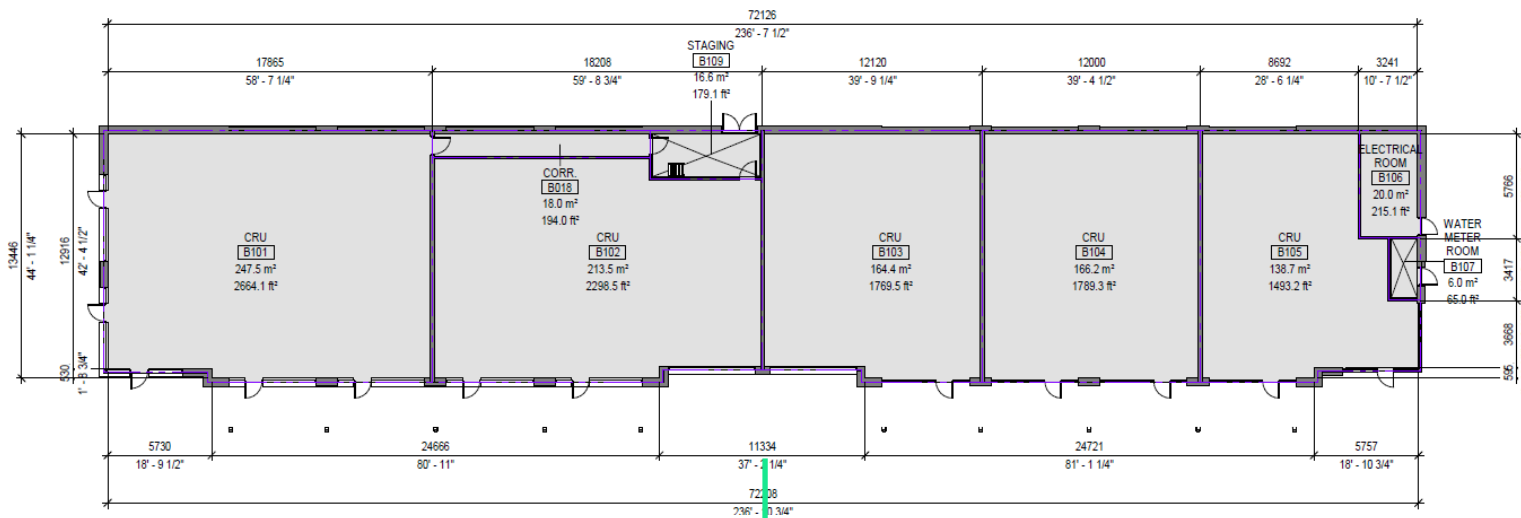
Parking:

Mall style parking



CO-OP GREYSTONE

SITE PLAN- BUILDING B



BUILDING B

UNIT B101- 2,664 Sq. ft.

UNIT B102- 2,299 Sq. ft.

UNIT B103- 1,770 Sq. ft.

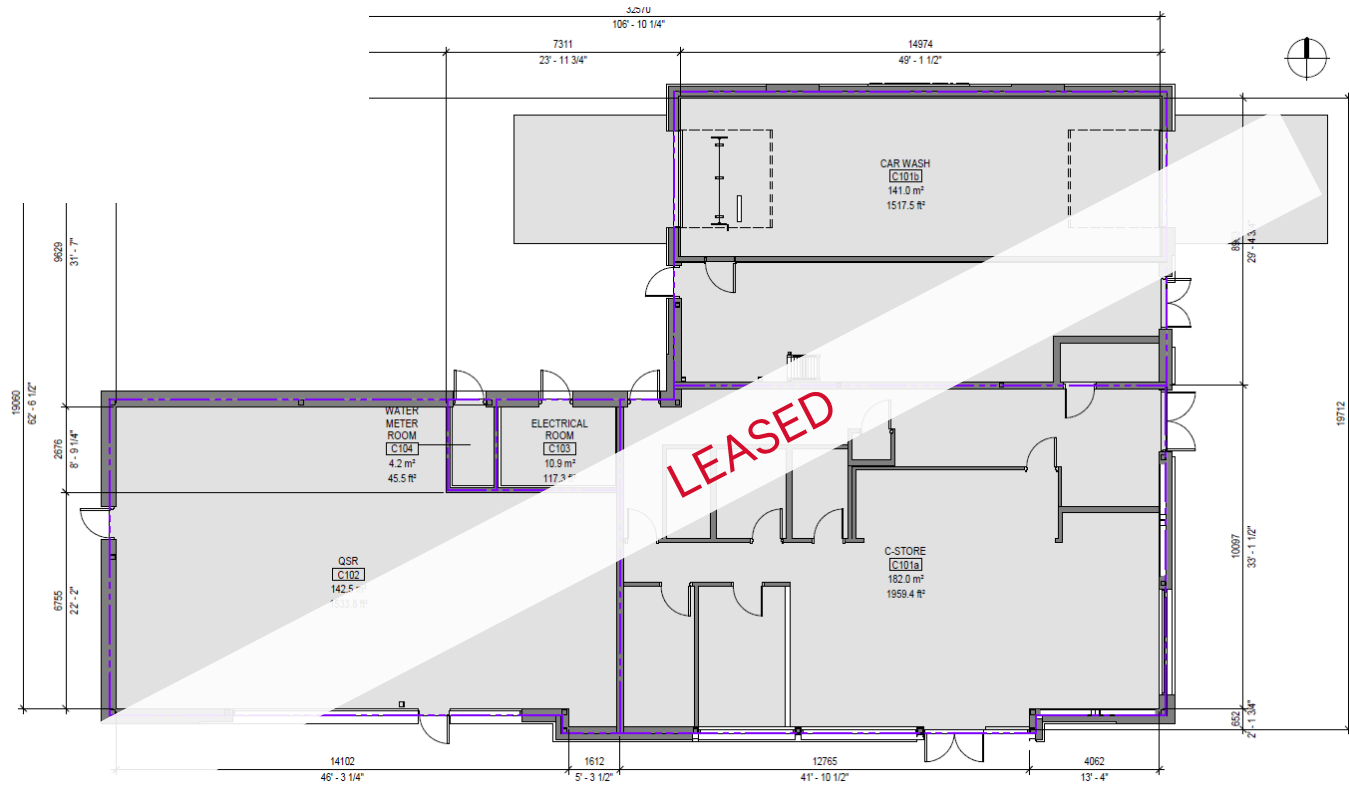
UNIT B104- 1,789 Sq. ft.

UNIT B105- 1,493 Sq. ft.



CO-OP GREYSTONE

SITE PLAN- BUILDING C



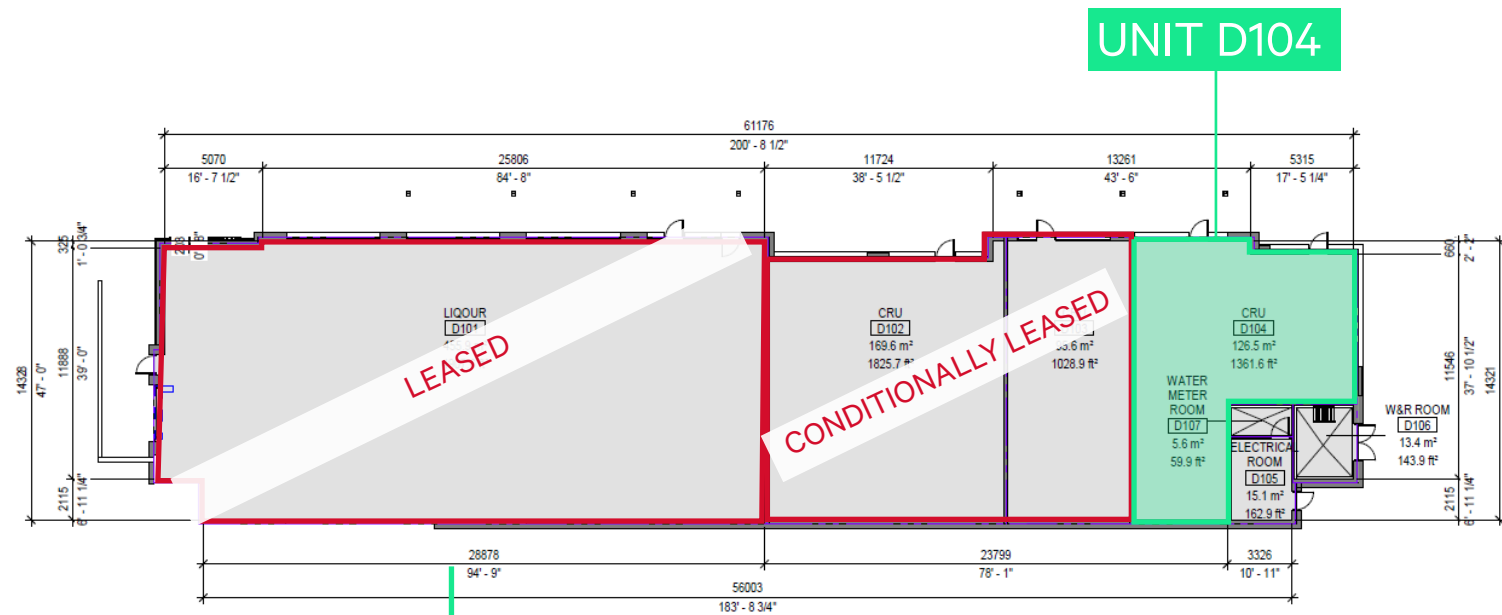
BUILDING C- FULLY LEASED!

- UNIT C103- CANNABIS
- UNIT C101- CONVENIENCE STORE
- UNIT C106/108- CAR WASH



CO-OP GREYSTONE

SITE PLAN- BUILDING D



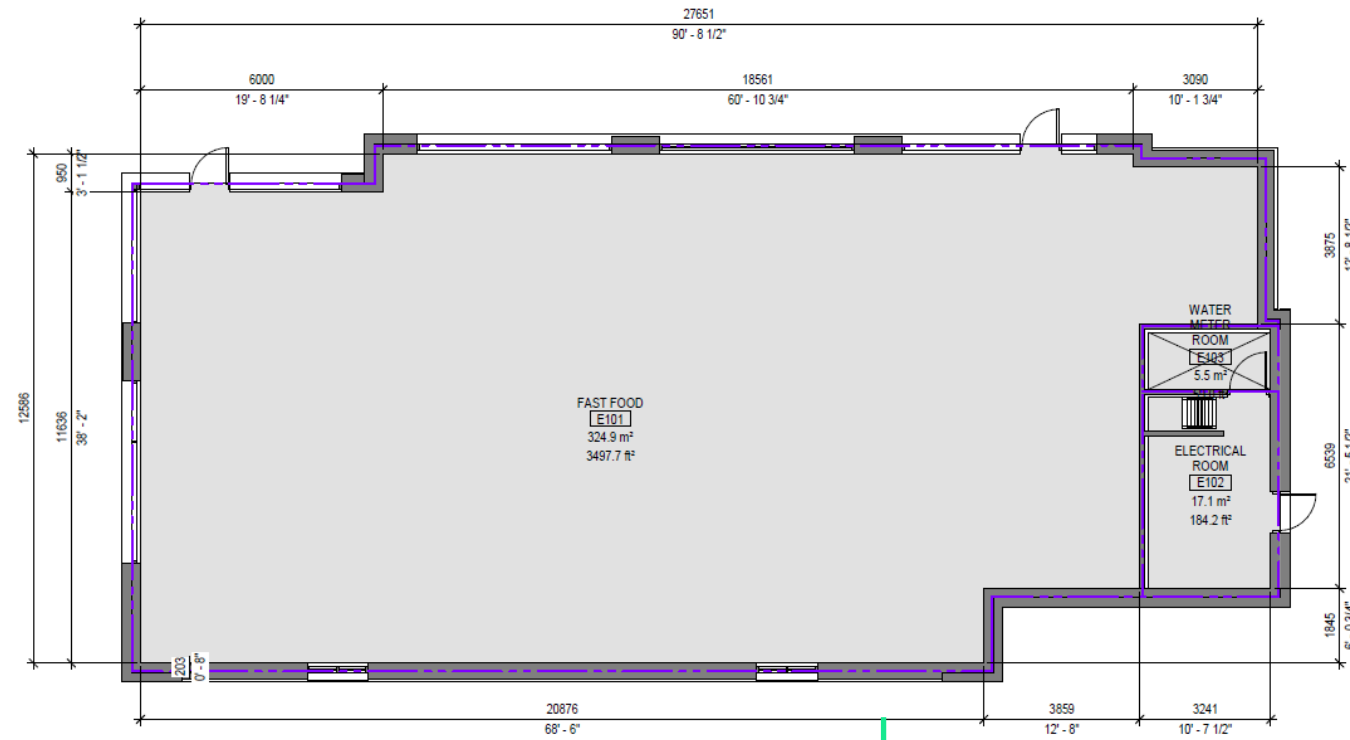
BUILDING D

- UNIT D101- LIQUOR
- UNIT D102- CONDITIONALLY LEASED
- UNIT D103- CONDITIONALLY LEASED
- UNIT D104- 1,362 Sq. ft.



CO-OP GREYSTONE

SITE PLAN- BUILDING E



BUILDING E

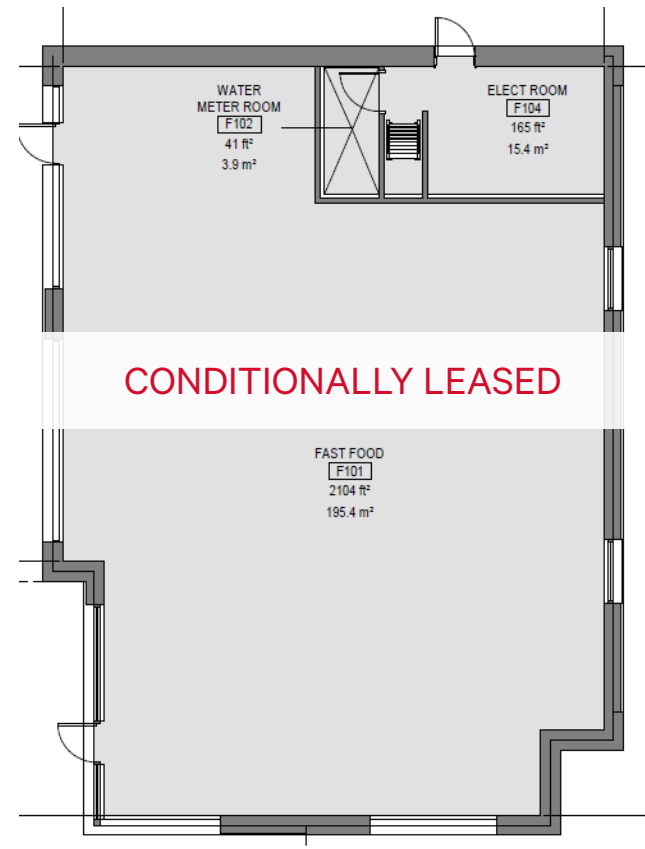
UNIT E101- 3,498 SQ. FT

*Drive-Thru Opportunity



CO-OP GREYSTONE

SITE PLAN- BUILDING F



BUILDING F

UNIT F101- **CONDITIONALLY LEASED**

*Drive-Thru Opportunity



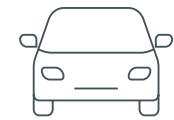
CO-OP GREYSTONE

NEIGHBOURHOOD DEMOGRAPHICS

Greystone will be a 800 unit community going up in 10 phases adding to the diverse and growing population within Cochrane.



Population of **31,967** within 5km with an average age of **39**



3,500 vehicles per day on Jack Tennant Memorial Bridge



4,500+/- members visiting Spray Lake Sawmills Family Sports Centre on a regular basis



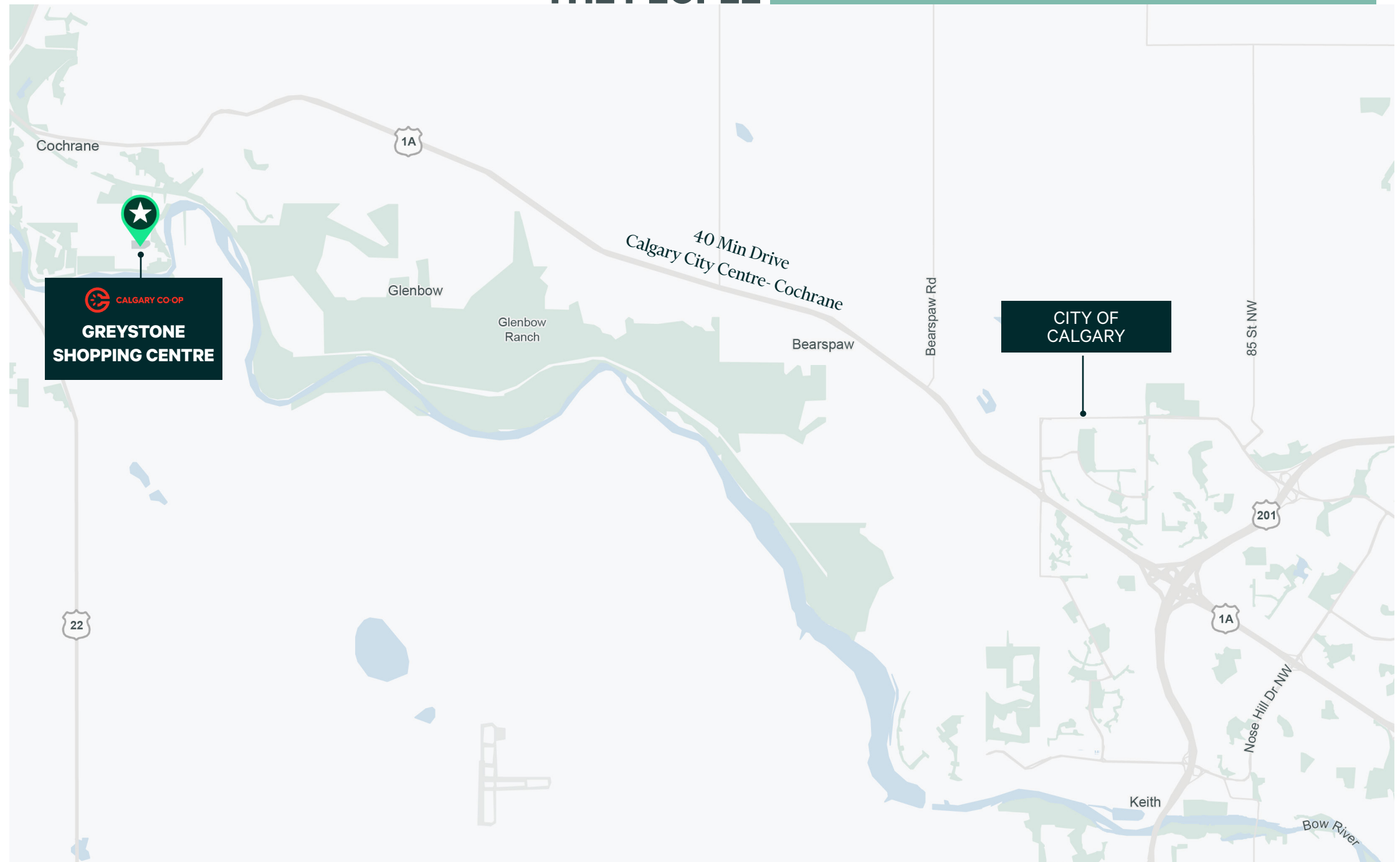
Household income average of **\$140,221.00** within 5km



Average annual food & beverage spending of **\$15,477** within 5km

Average annual clothing and personal care spending of **\$5,616** within 5km

THE PEOPLE



Greystone SHOPPING CENTRE

CBRE

JOHN MOSS

Senior Vice President

T +1 403 750 0507

john.moss@cbre.com

ANIA GRZEWSKI

Vice President

T +1 403 750 0806

ania.gryzewski@cbre.com

BRITTANY CAMILLERI

Client Service Specialist |

Sales Representative

T +1 403 294 5706

brittany.camilleri@cbre.com

BRODIE DAVIS

Sales Representative

T +1 403 750 0513

brodie.davis@cbre.com

CBRE Limited | Real Estate Brokerage | 525-8th Avenue SW | Suite 3200 | Calgary, AB T2P 1G1 | +1 403 263 4444 | www.cbre.ca

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.