

CORNER OF ROCKLAND AVE & PARK STREET  
COCHRANE, AB



# GREYSTONE SHOPPING CENTRE

**NEW  
DEVELOPMENT**  
RETAIL SPACE FOR LEASE

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

**CBRE**

# Calgary 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 an established rec centre.

**LOCATION HIGHLIGHTS** Cochrane has a current population of 4,467 and is 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.



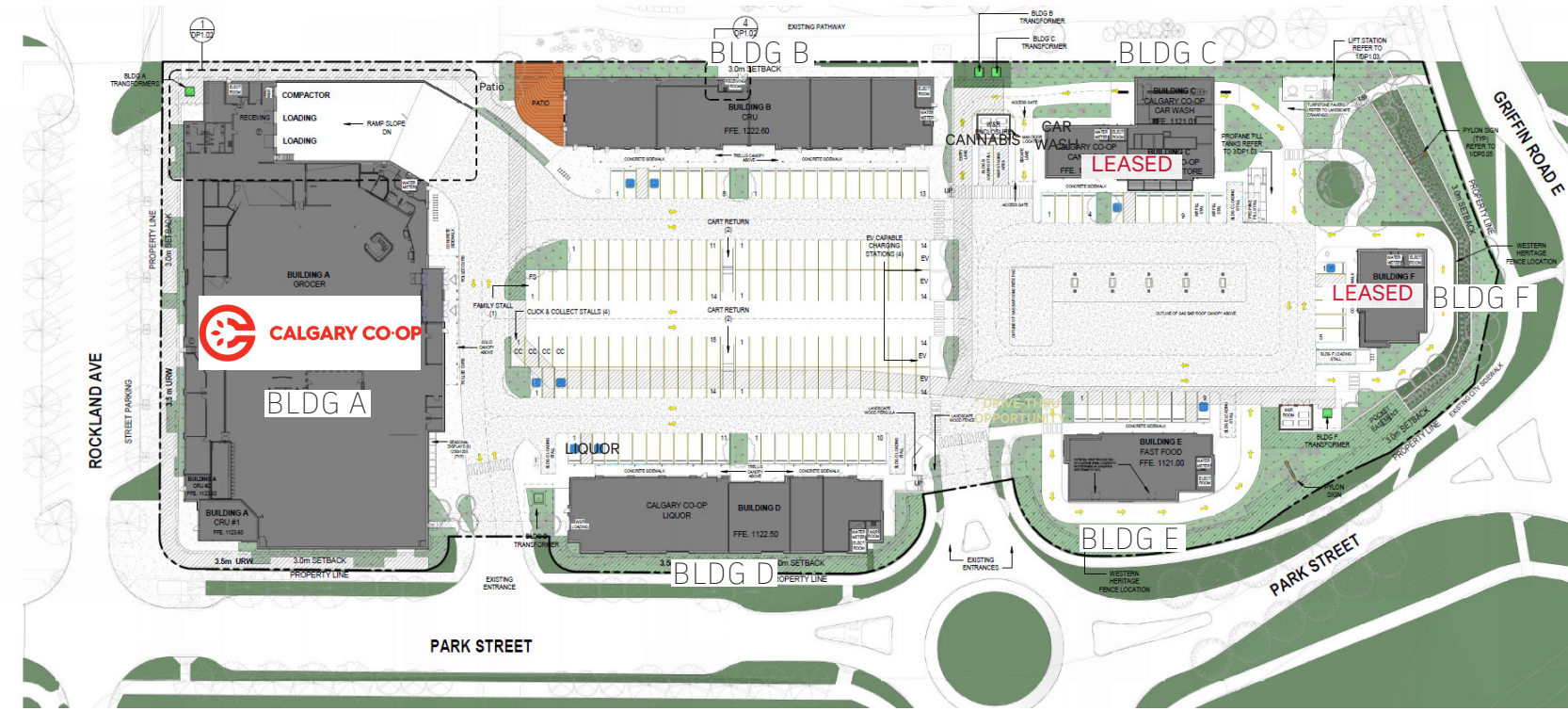
THE NEIGHBOURHOOD



# 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:

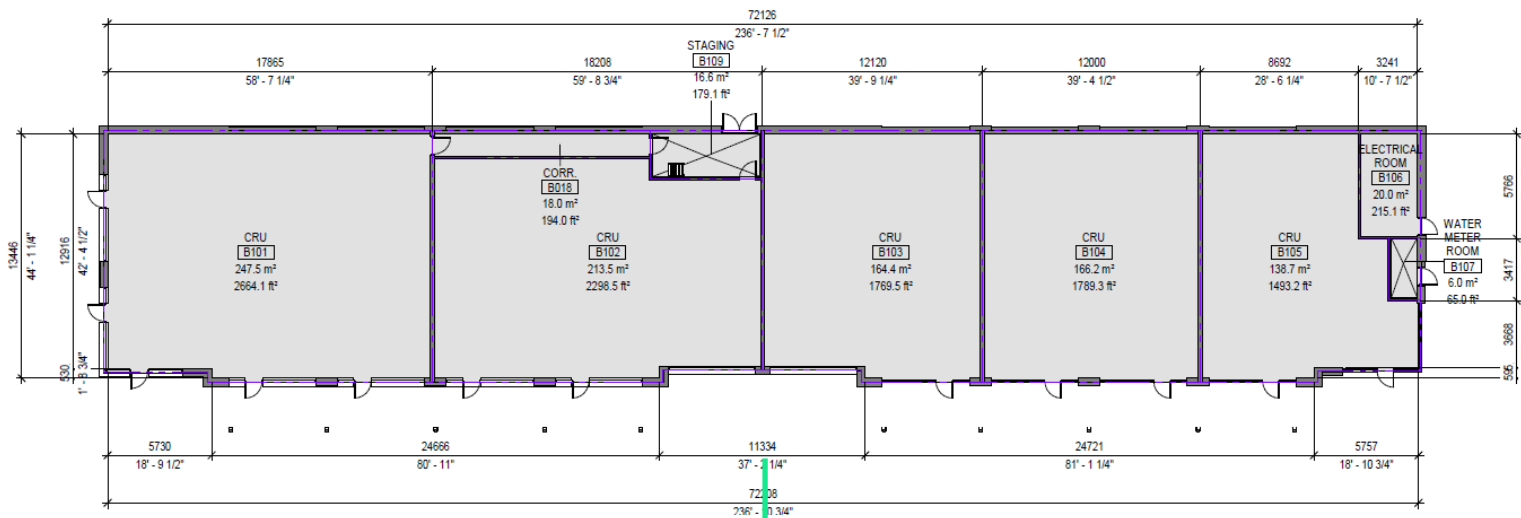
Mall style parking





# Calgary CO-OP GREYSTONE

## SITE PLAN- BUILDING B



### BUILDING B

UNIT B101- 2,664 Sq. ft.

UNIT B102- 2,299 Sq. ft.

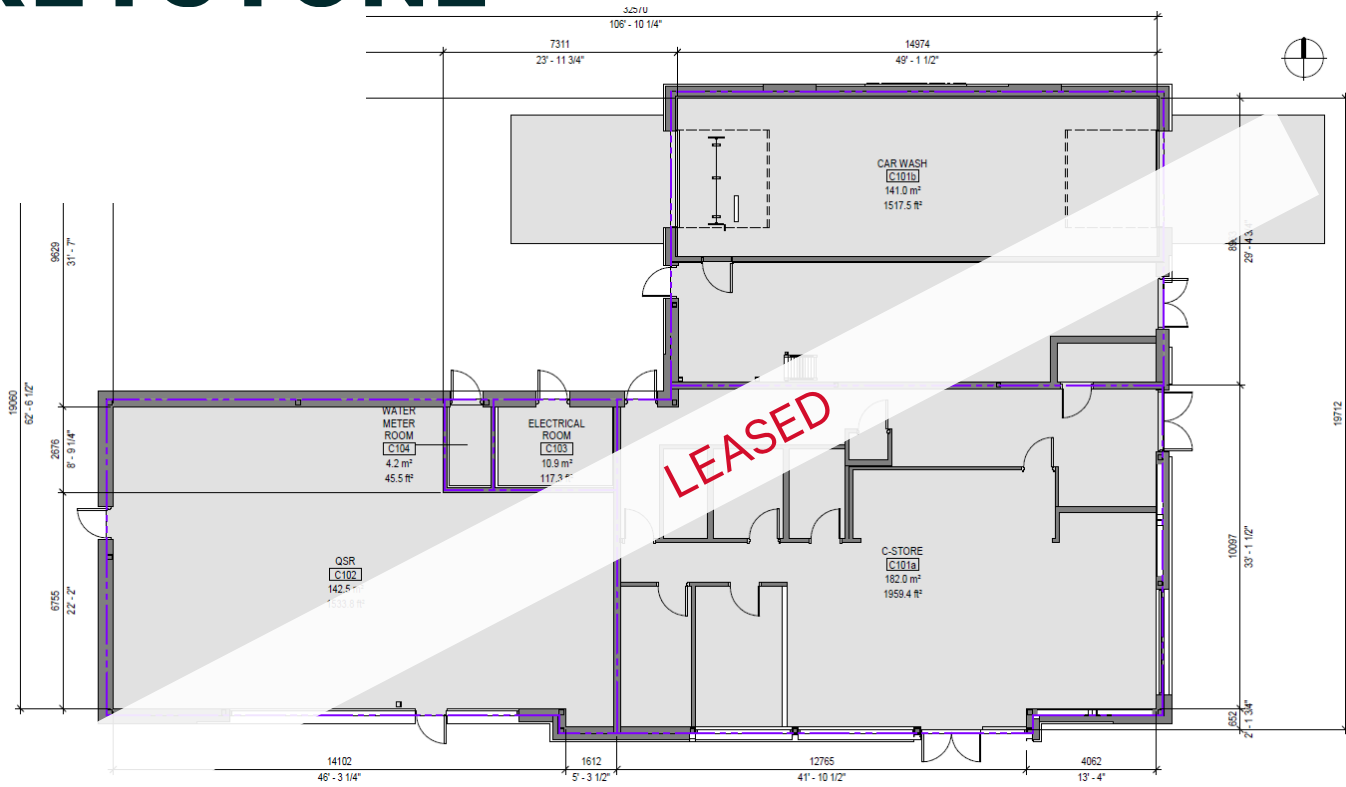
UNIT B103- 1,770 Sq. ft.

UNIT B104- 1,789 Sq. ft.

UNIT B105- 1,493 Sq. ft.



# Calgary CO-OP GREYSTONE



**BUILDING C- FULLY LEASED!**

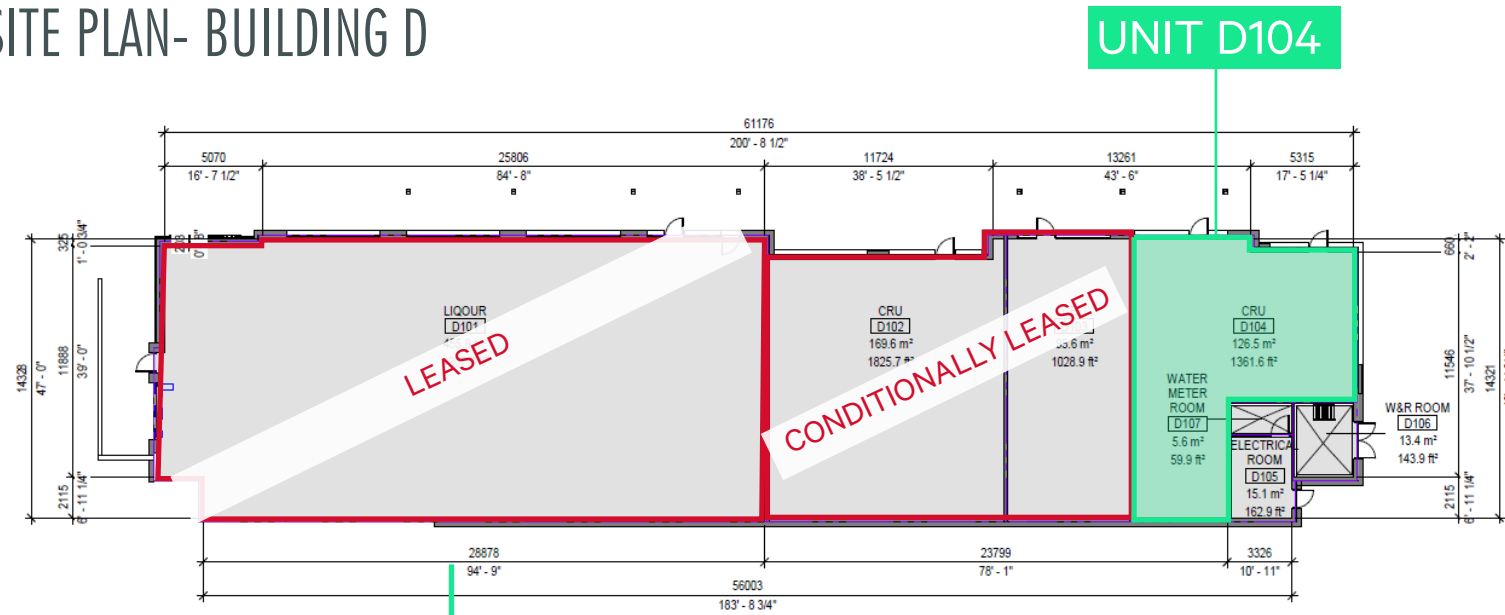
- UNIT C103- CANNABIS
- UNIT C101- CONVENIENCE STORE
- UNIT C106/108- CAR WASH





# Calgary CO-OP GREYSTONE

SITE PLAN- BUILDING D

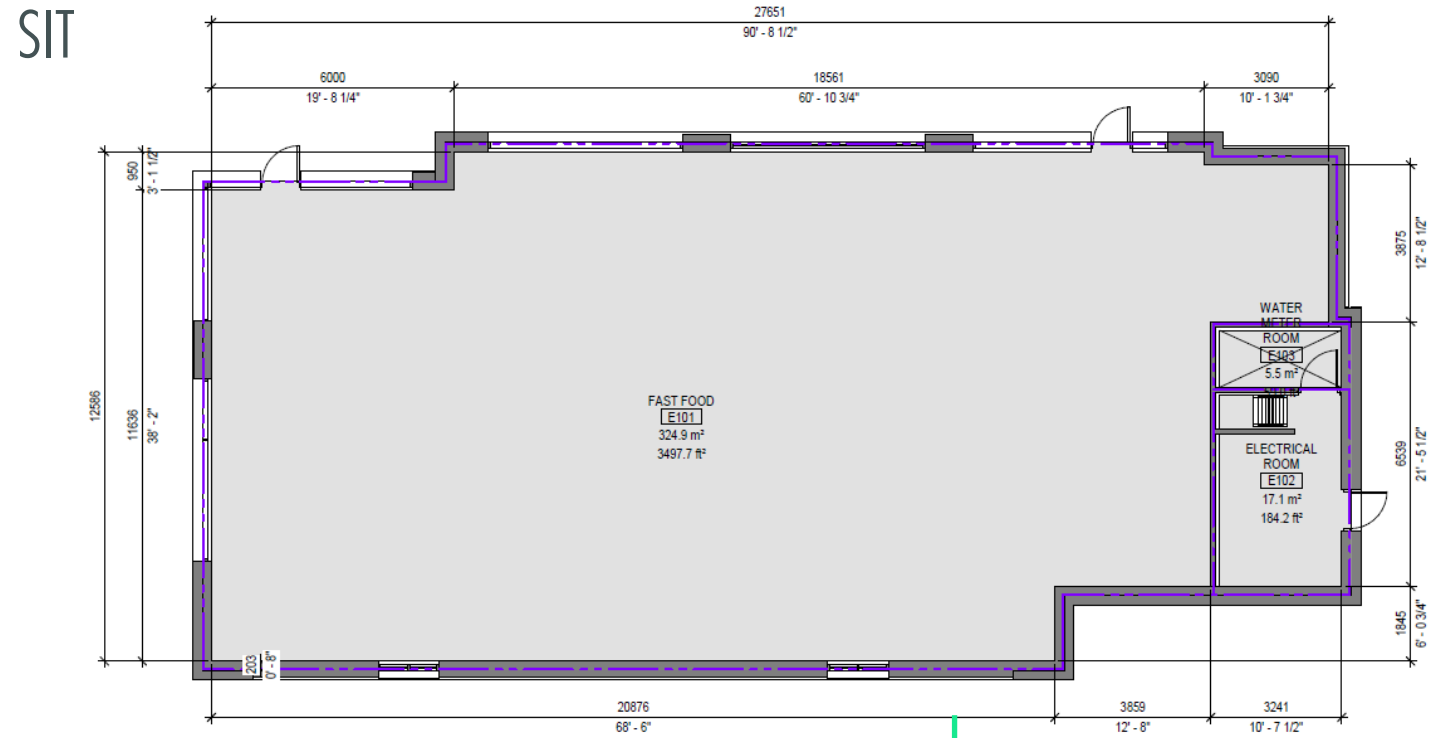


## BUILDING D

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



# Calgary CO-OP GREYSTONE



## BUILDING E

UNIT E101- 3,498 SQ. FT

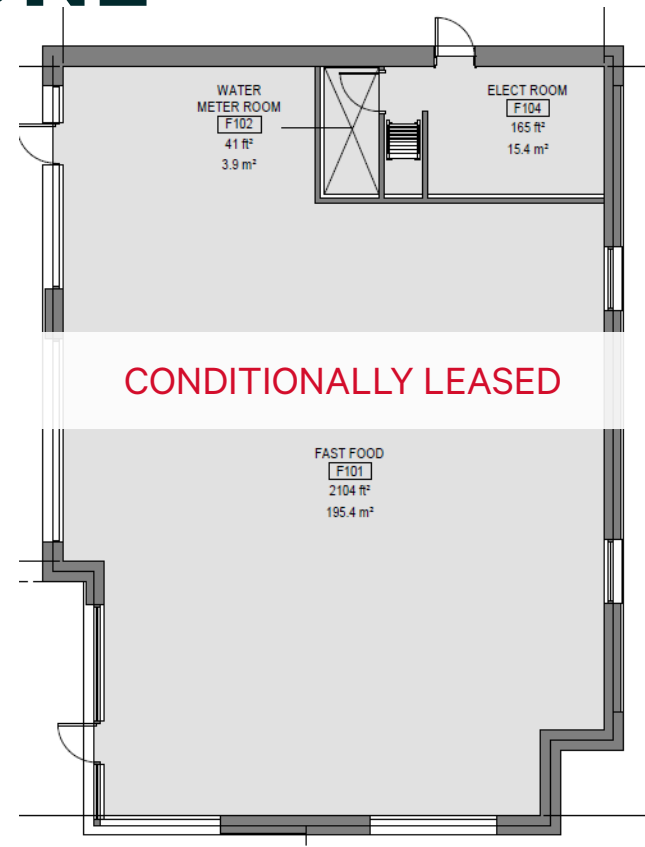
\*Drive-Thru Opportunity





# Calgary CO-OP GREYSTONE

SITE PLAN- BUILDING F



## BUILDING F

UNIT F101- **CONDITIONALLY LEASED**

\*Drive-Thru Opportunity





# Calgary 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



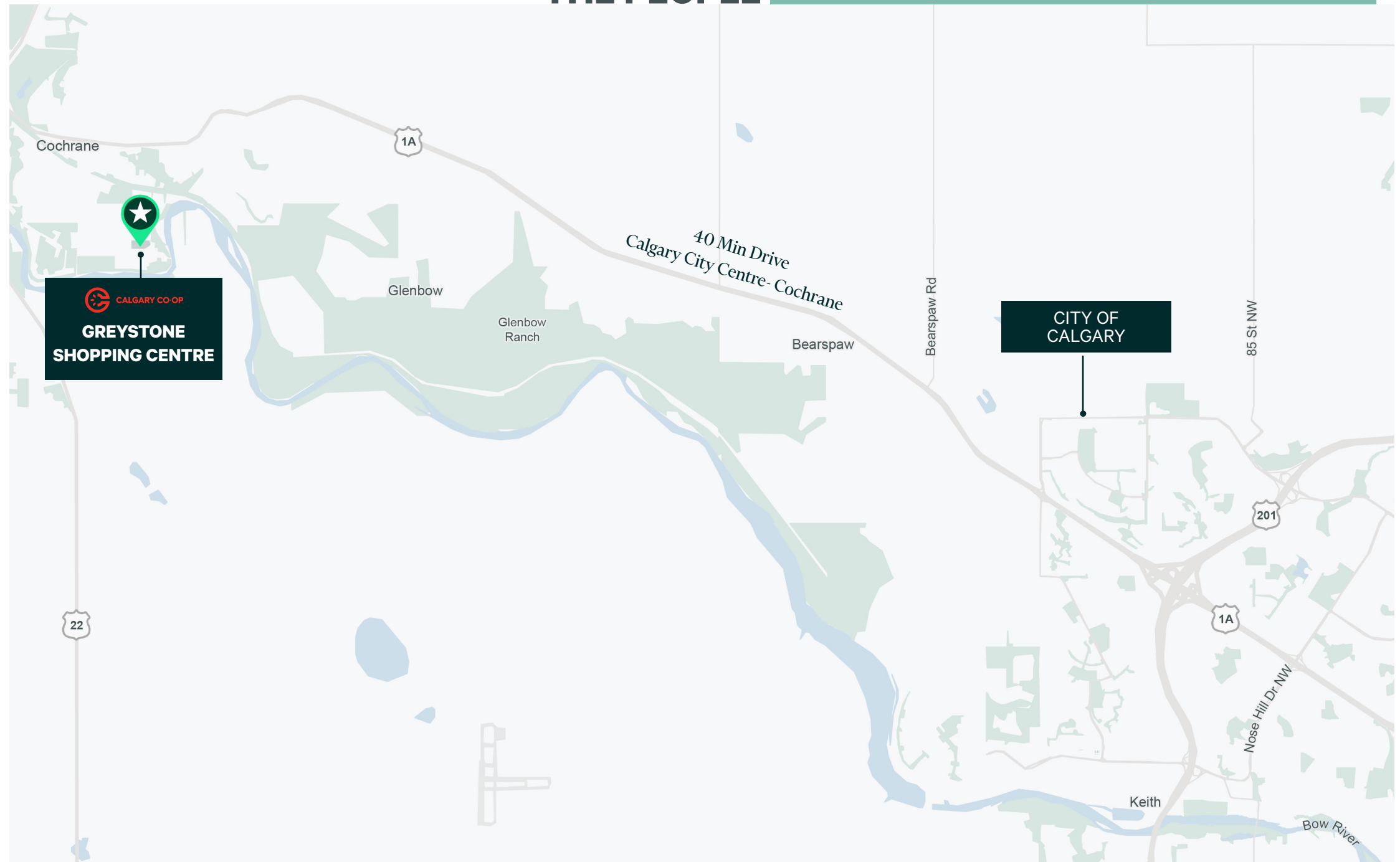
Household income average of **\$140,221.00** within 5km



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

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