

305 1ST STREET WEST, COCHRANE  
RETAIL & SERVICES



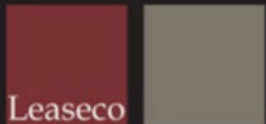
## PRIME SPACE ON MAIN STREET

UP TO 7,340 SQ.FT.  
FOR LEASE

**JOE GREGORY**

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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

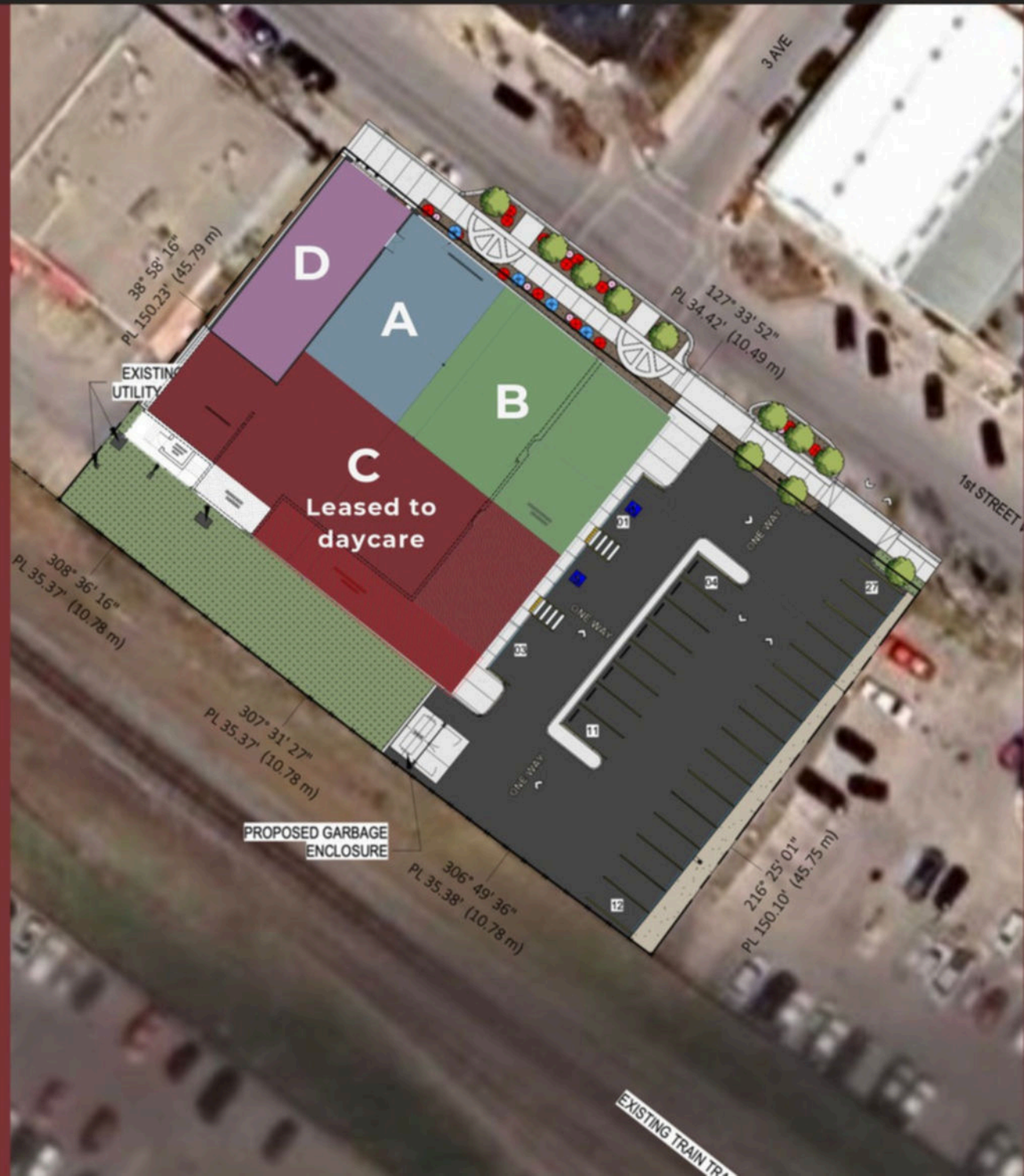
Property Type	Retail
Ceiling Clearance	14.8 ft.
Loading Docks	1
Number of Stories	1
Parking	Approx. 24 On-Site Surface Stalls + Ample Street Parking

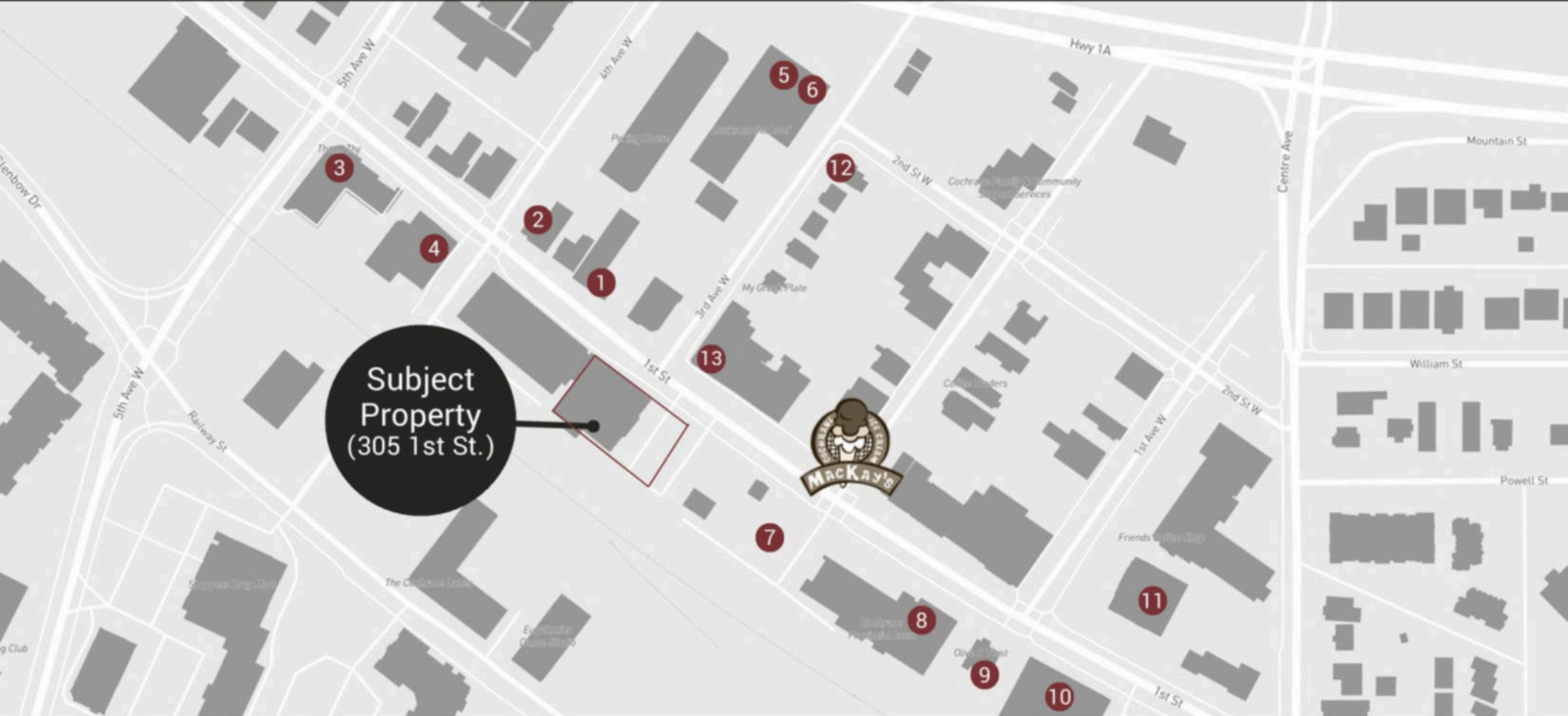
## PROPOSED FLOOR PLAN

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\*





Subject Property  
(305 1st St.)

- 1 OK Tire Shop
- 2 Rocky View Brewing Co.
- 3 Little Ceasars
- 4 Trail Blazers Camping and Outdoor Store
- 5 Taco Time
- 6 Subway
- 7 Centennial Plaza
- 8 Alberta Court of Justice - Cochrane
- 9 Sunny Side Up
- 10 Home Hardware
- 11 RBC Bank
- 12 Denim & Smith Barbers
- 13 Global Pet Foods

## COCHRANE'S DEMOGRAPHICS



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



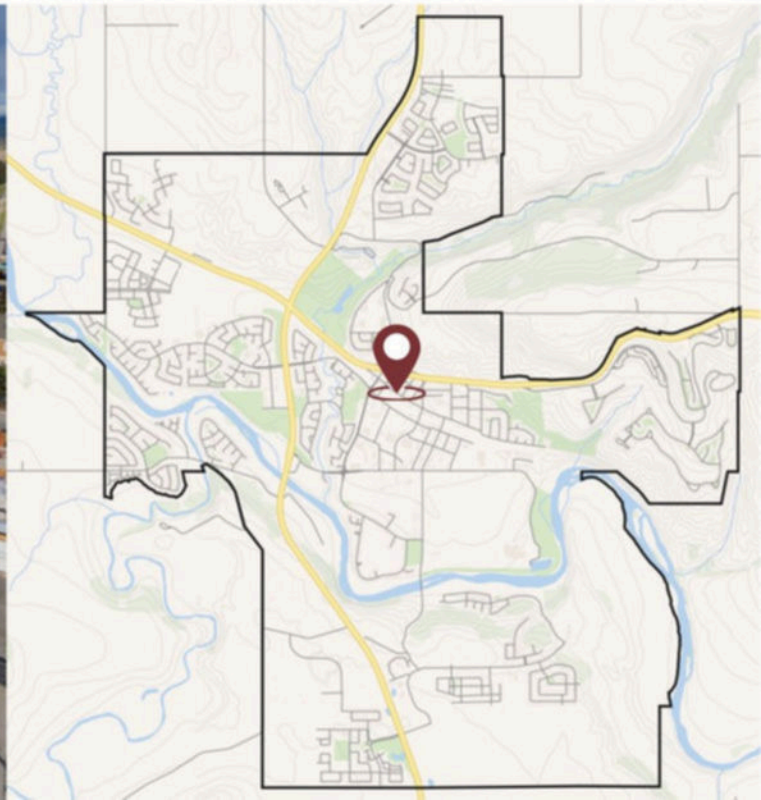
The average resident is an English-speaking in a dual-income household



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.



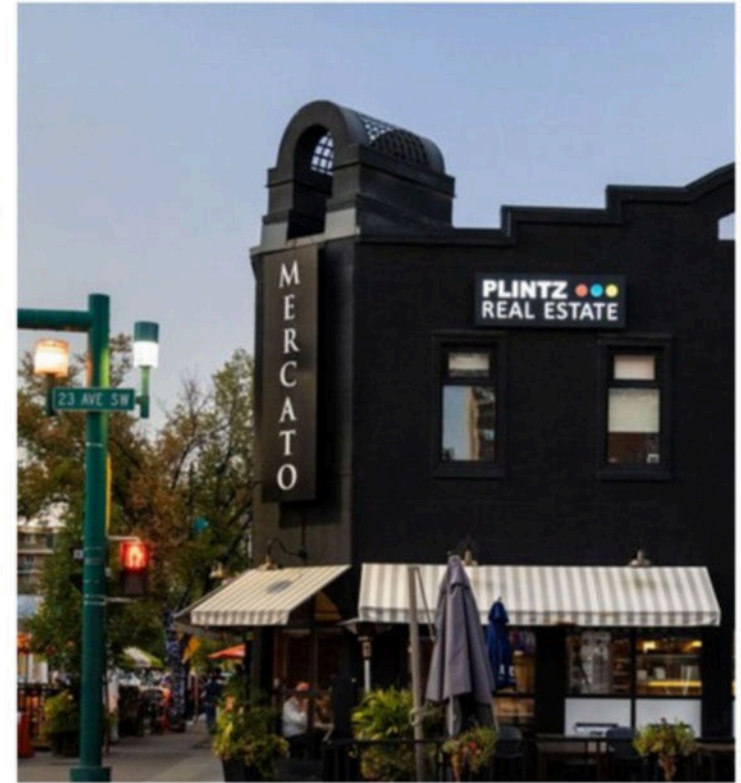
## COCHRANE'S TOURISM AND POPULATION GROWTH

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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