For Lease

Southbow Commercial Development

SE Corner of Cowboy Trail and James Walker Trail, Cochrane, AB

New development coming soon in Southbow Landing community, Cochrane!



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Highlights

- The primary shopping center is situated to the north of the Bow River and boasts a wide range of stores
- Big retail tenant like Save-On-Foods, No Frills, Safeway, • Walmart, Winners, Canadian Tire, Shoppers Drug Mart, Sport Chek, Mark's Work Warehouse, Dollarama, Rexall, as well as several fast-food restaurants and automotive service centers.
- The Bow River serves as a natural divide between North and South Cochrane, offering just two distinct entry points (HWY 22, River Ave, and Bow Bend Way).

Particulars

Available:	Variable
Additional Rent:	TBD
Timing:	2027
Rent:	Market
Parking:	Ample surface
Population:	35,825 people
Southbow Population:	7,500 people a
Estimated Population:	87,000 people
	growth

	Variable
	TBD
	2027
	Market
	Ample surface parking
	35,825 people
ı:	7,500 people at full build out
1:	87,000 people at 4% annual
	growth

Building C **Building B** 10,000 SF 7,950 SF allella C/L 2,300 SF C/L Available 1,200 SF CRUs]++++++!<u>+</u>++++0+++++!<u>+</u>+++++D+ Available Under Offer CRUs **Building G** . BRIC 9.648 SF Ô exa LOADING COL **╶**╷╷╷╷╷╷╷╷ Building L תווווווווווחווווווווווו 7,922 SF Leased 1,200 SF Under Offer **Building M** 4,100 SF 2,850 SF C/L 4,000 SF

South of Bow River Demographics











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Town of Cochrane





Cochrane is a town located in southern Alberta, Canada, approximately 18 miles (29 km) west of Calgary. It is situated in the foothills of the Rocky Mountains and along the banks of the Bow River.

With a population of over 35,825, Cochrane is known for its vibrant community, rich history, and scenic beauty. The town offers a range of outdoor recreational activities, including hiking, fishing, skiing, and golfing, and is home to several parks and trails.

Cochrane is also a popular tourist destination, attracting visitors with its historic downtown, which features unique shops, restaurants, and museums. The town hosts several annual events, including the Cochrane Fair and the Cochrane Winterfest, which celebrate the community's culture and traditions.

Overall, Cochrane is a welcoming and charming town with a strong sense of community and a rich natural and cultural heritage.



Upcoming Residential Growth & Estimated Population

Current total population of Cochrane is 35,825 and is expected to grow to 87,000 in the next 25 years. River Heights ASP is going to be home for 25,000 people at full buildout The Southbow is the largest community within the River Heights ASP, which will be home to 7,500 people





Get more info.

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