

# 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

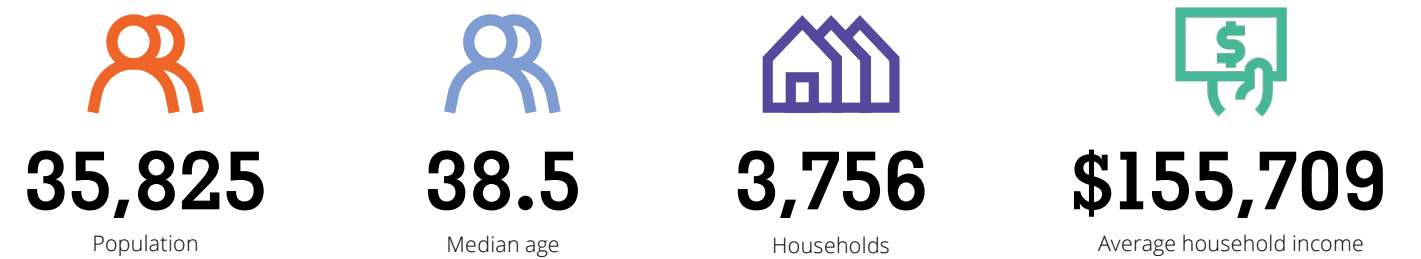
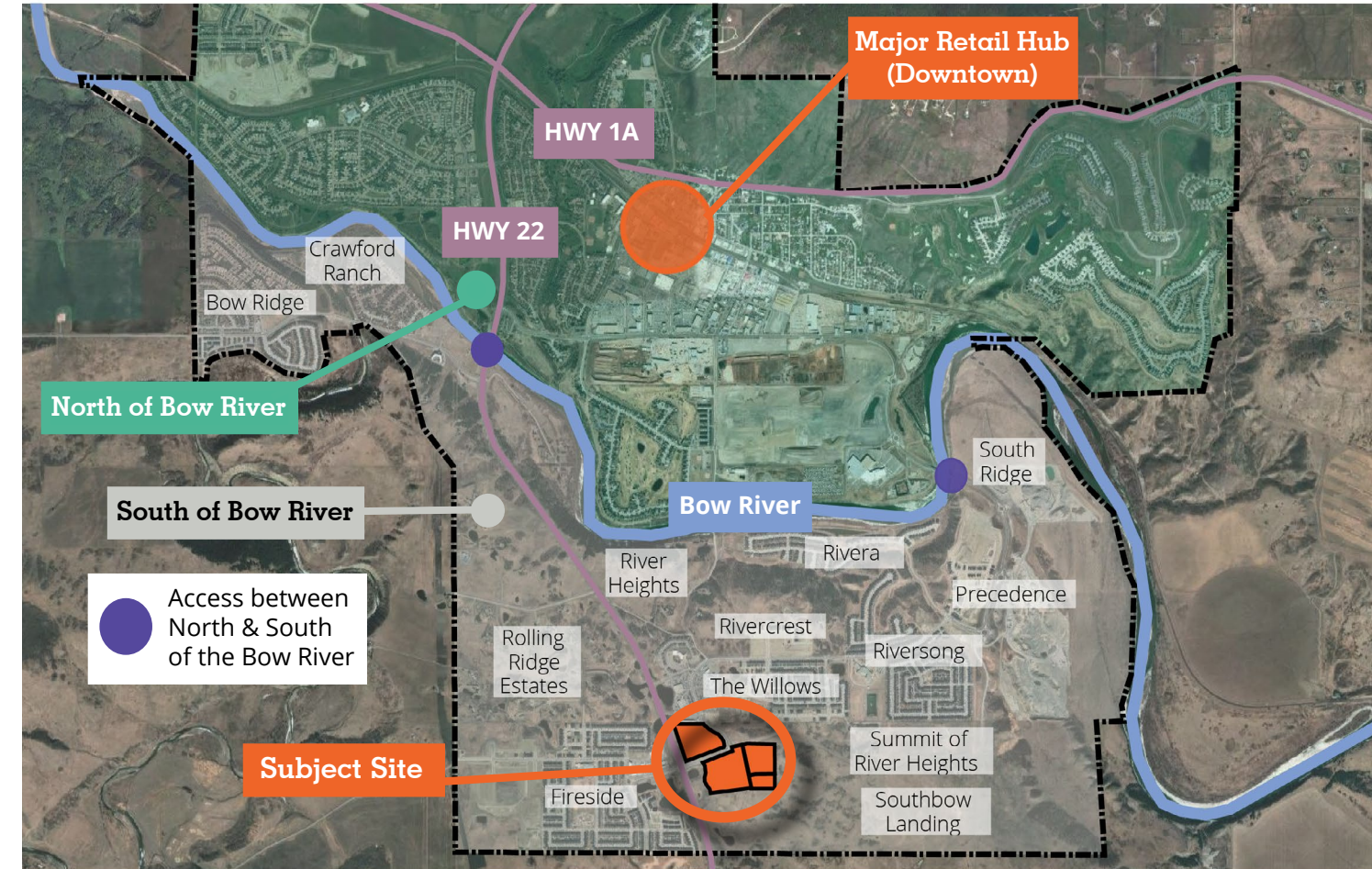
- The primary shopping center is situated to the north of the Bow River and boasts a wide range of stores
- Big retail tenant like Save-On-Foods, No Frills, Safeway, Walmart, Winners, Canadian Tire, Shoppers Drug Mart, Sport Chek, Mark's Work Warehouse, Dollarama, Rexall, as well as several fast-food 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

<b>Available:</b>	Variable
<b>Additional Rent:</b>	TBD
<b>Timing:</b>	2027
<b>Rent:</b>	Market
<b>Parking:</b>	Ample surface parking
<b>Population:</b>	35,825 people
<b>Southbow Population:</b>	7,500 people at full build out
<b>Estimated Population:</b>	87,000 people at 4% annual growth



# South of Bow River Demographics





# 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.

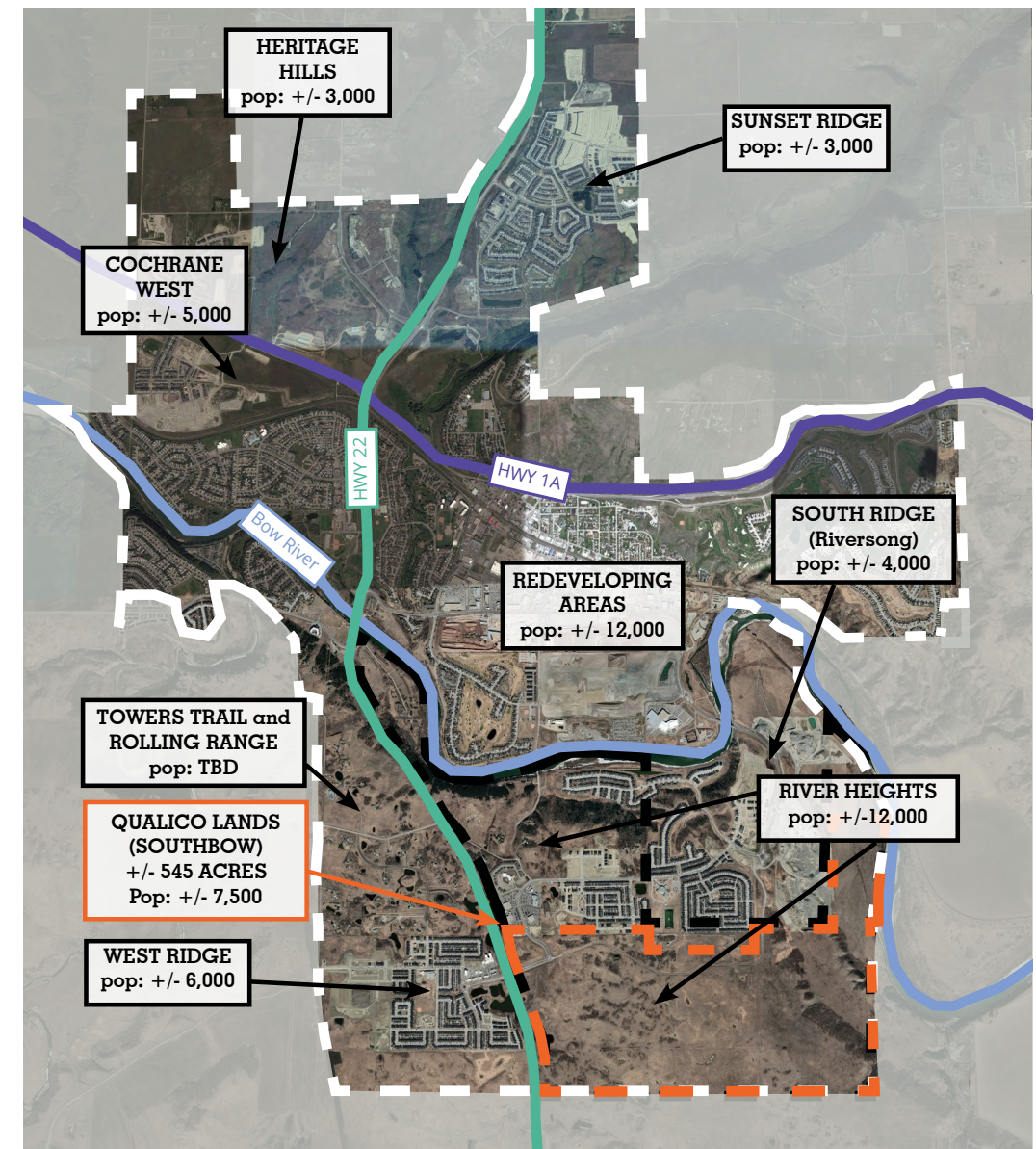


# Upcoming Residential Growth & Estimated Population

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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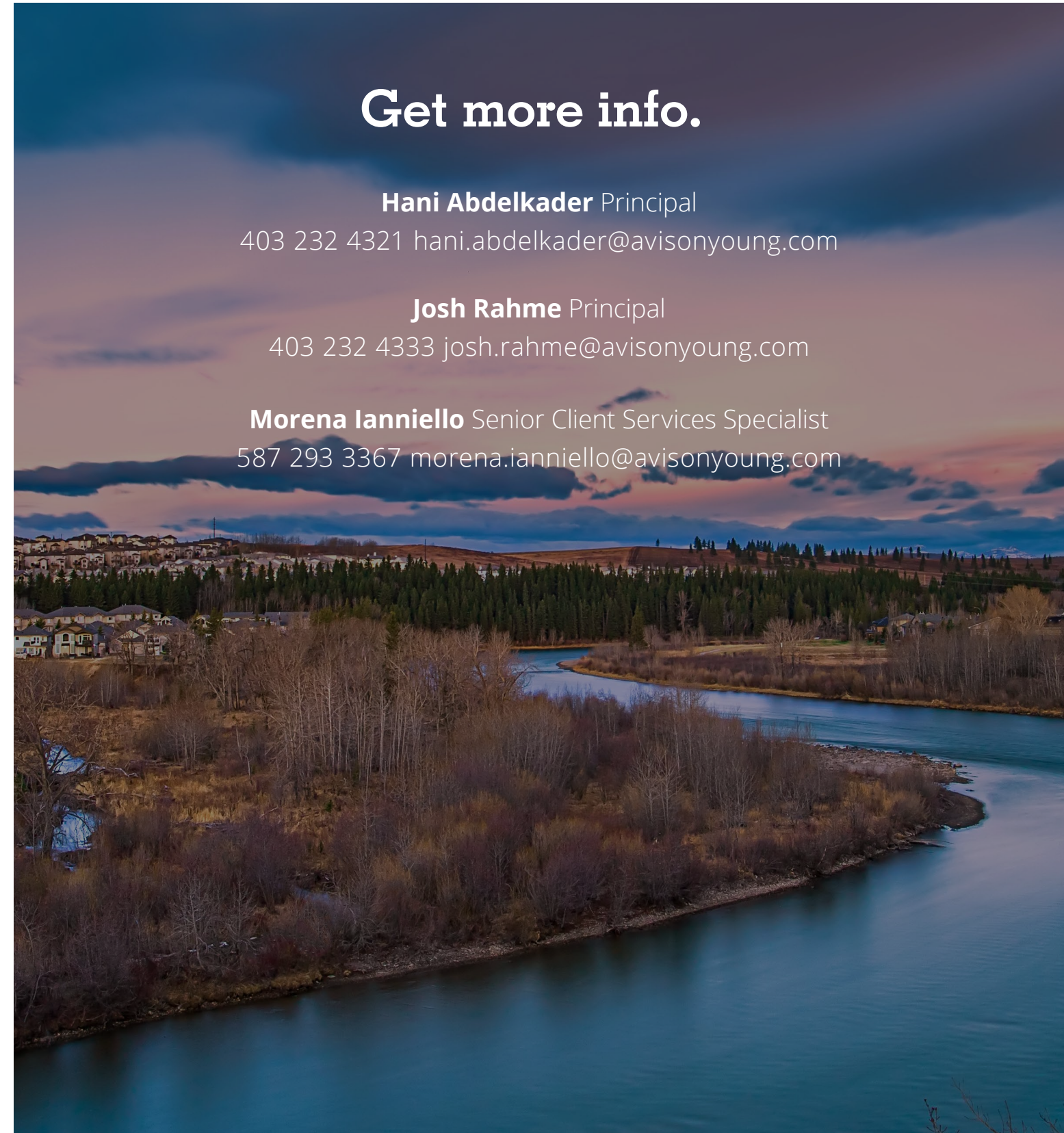
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