

For Lease

Southbow Commercial Development

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

**Ideal for QSR, Medical, Veterinary,
Personal Services, Educational uses, and more!**



Hani Abdelkader

Principal

403 232 4321

hani.abdelkader@avisonyoung.com

Josh Rahme

Principal

403 232 4333

josh.rahme@avisonyoung.com

Morena Ianniello

Team Lead, Client Services

587 293 3367

morena.ianniello@avisonyoung.com

Kirk Steinberg

Associate

403 571 4257

kirk.steinberg@avisonyoung.com

Emma MacIsaac

Client Services Coordinator

403 571 4256

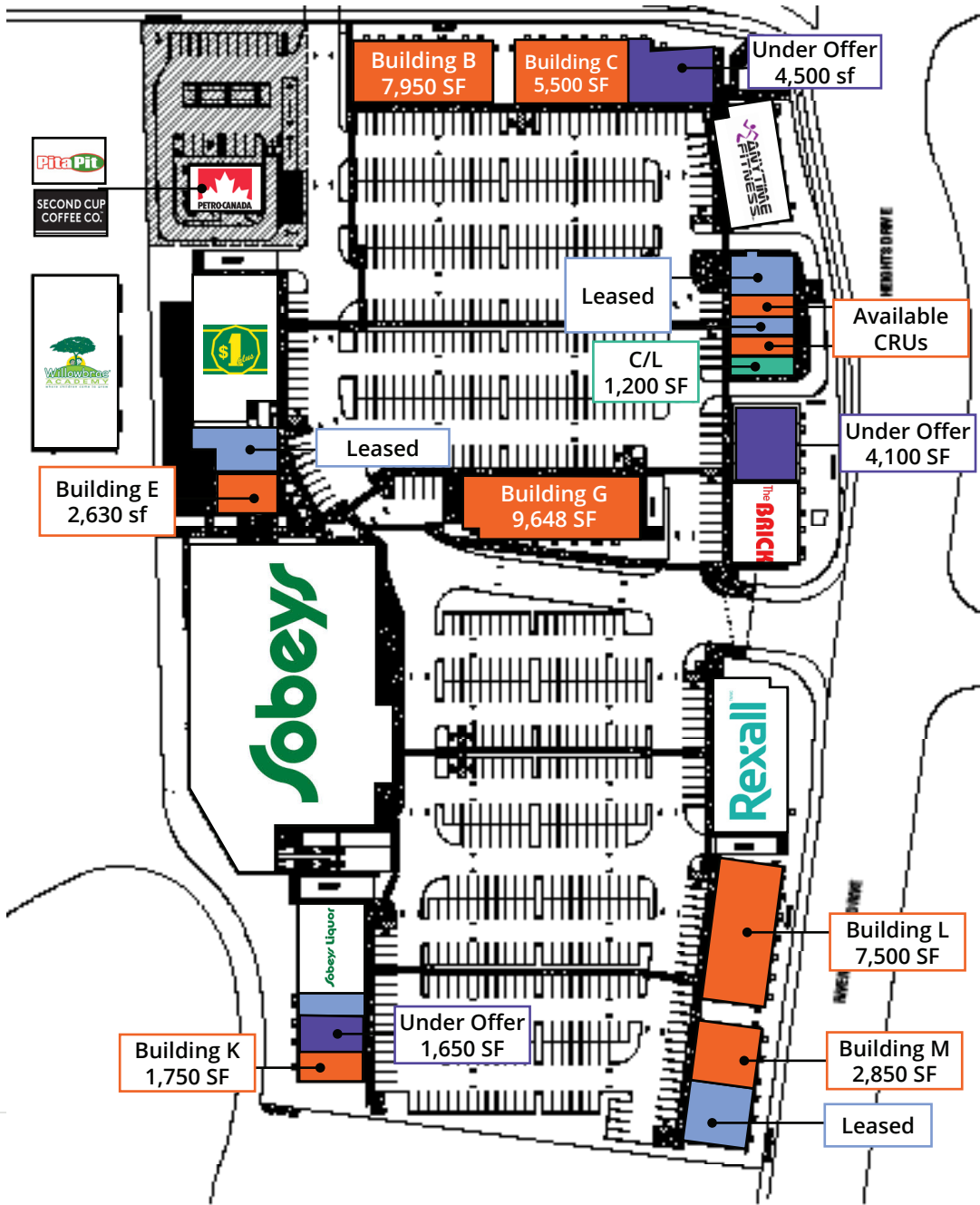
emma.macisaac@avisonyoung.com

Highlights

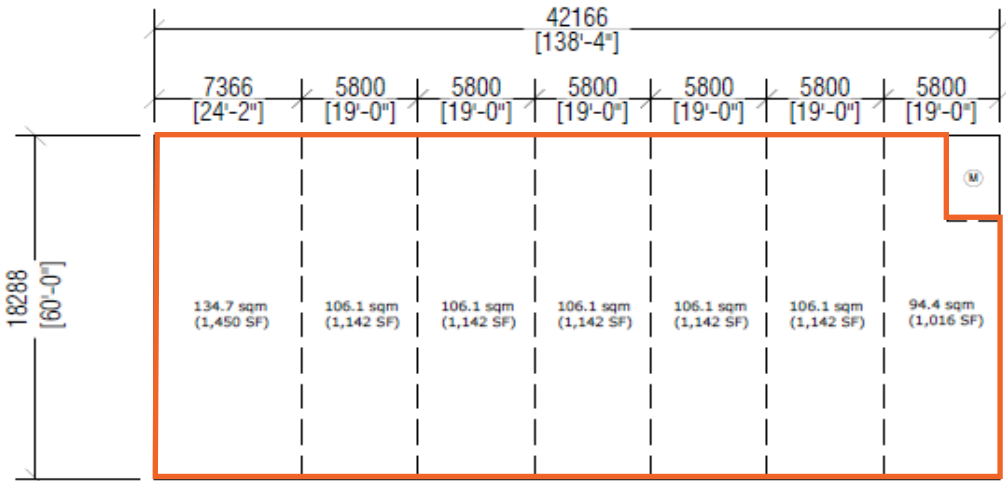
- The primary shopping center is situated to the north of the Bow River and boasts a wide range of stores
- Big retail tenant like Save-On-Foods, No Frills, Safeway, Walmart, Winners, Canadian Tire, Shoppers Drug Mart, Sport Chek, Mark's Work Warehouse, Dollarama, Rexall, as well as several fast-food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

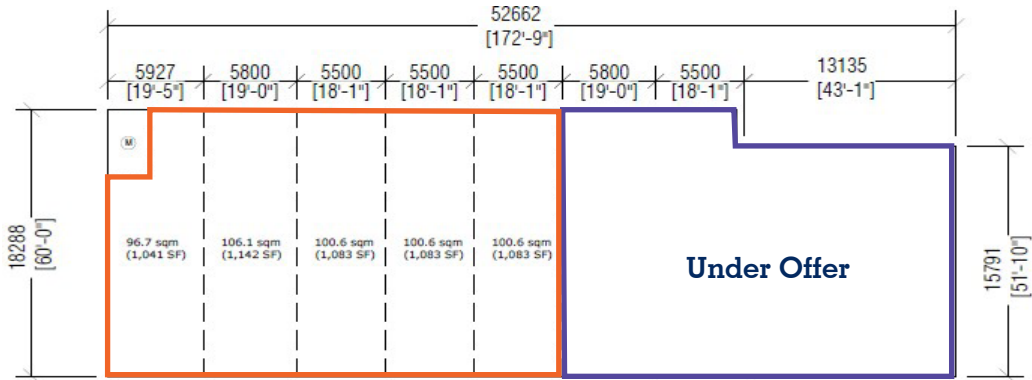
Available:	Variable
Additional Rent:	~\$13.00 psf
Timing:	Q3 2027
Rent:	Market
Parking:	Ample surface parking
Population:	35,825 people
Southbow Population:	7,500 people at full build out
Estimated Population:	87,000 people at 4% annual growth



Building B - ~7,950 SF Available



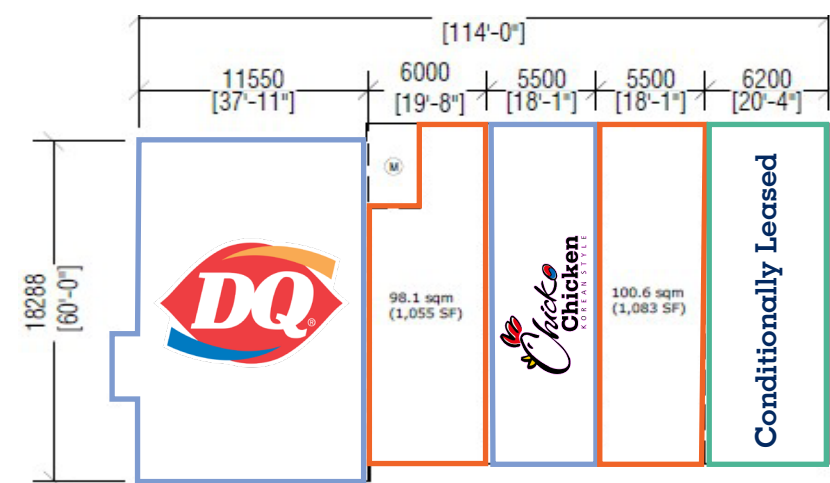
Building C - ~5,500 SF Available



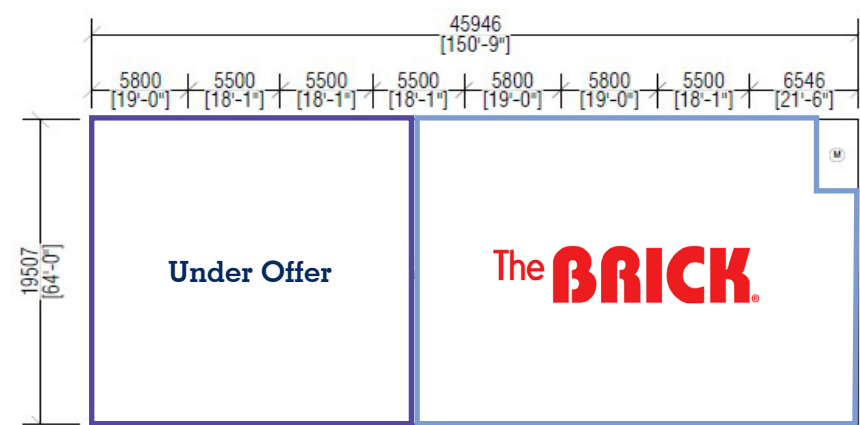
Building D



Building F - ~2,200 SF Available



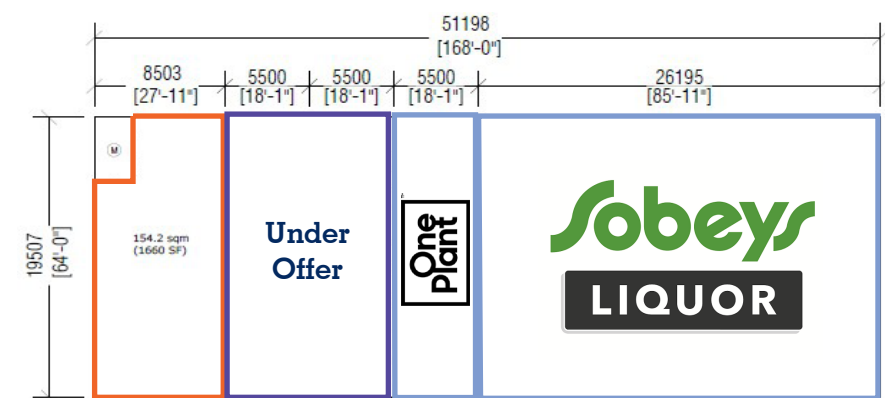
Building H



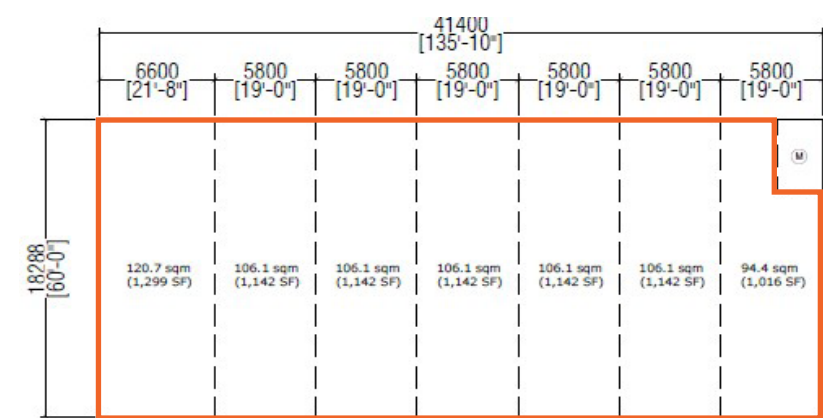
Building J



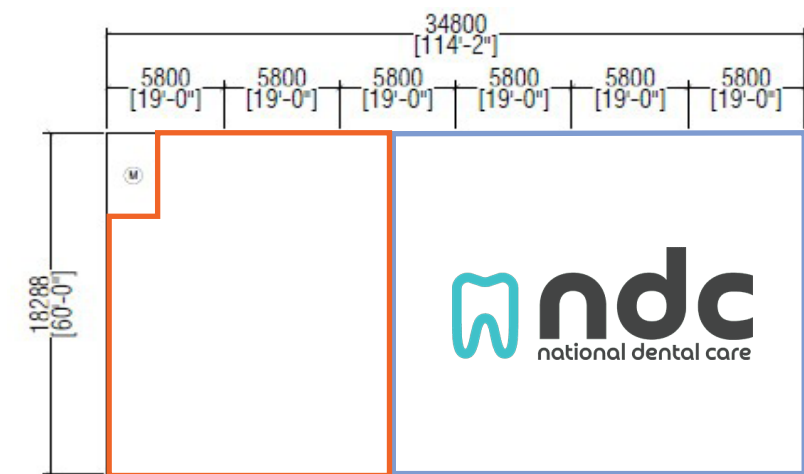
Building K ~ 1,750 SF Available



Building L - ~7,500 SF Available



Building M - ~2,850 SF Available



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.

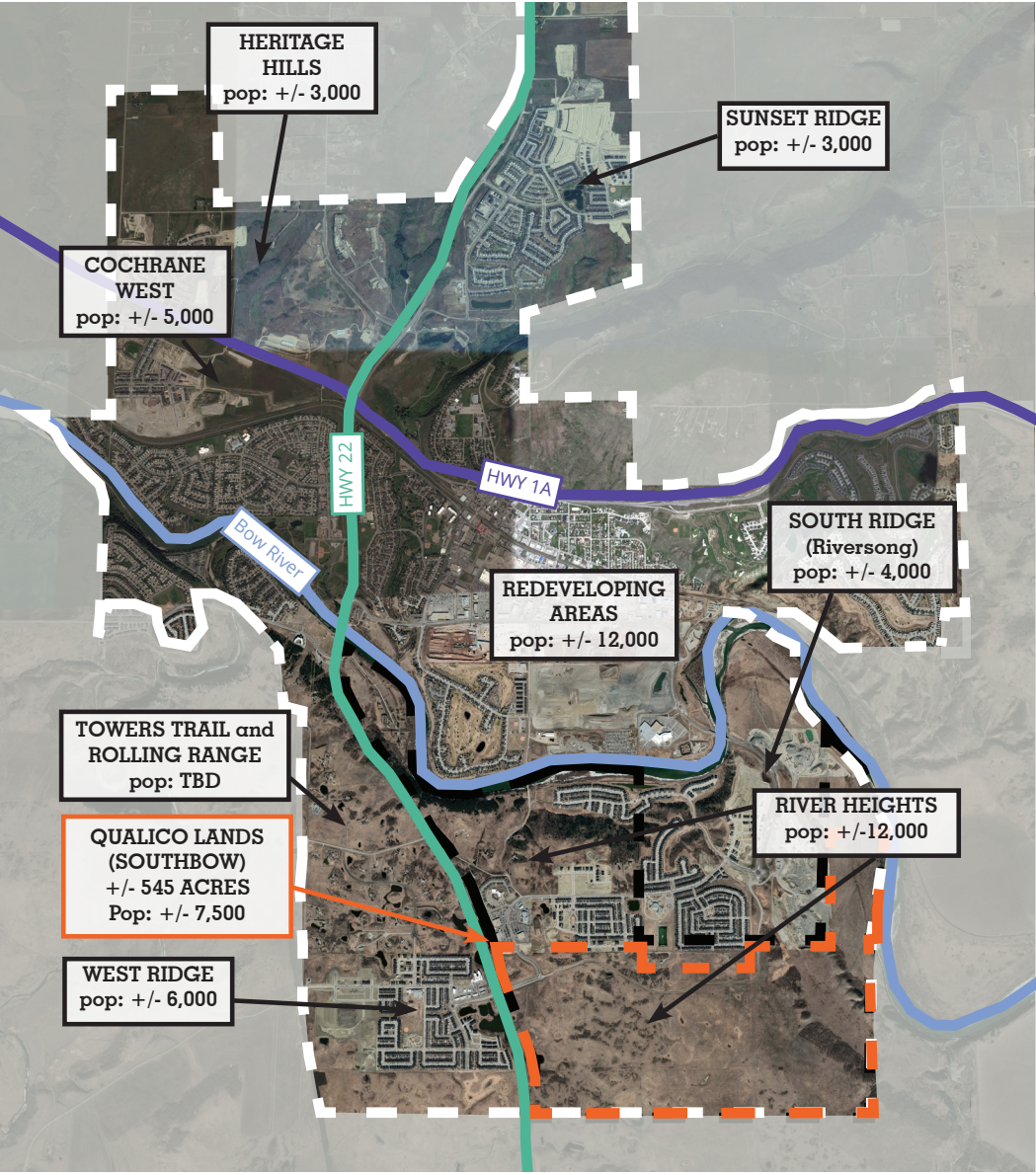


Upcoming Residential Growth & Estimated Population

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.

Hani Abdelkader Principal
403 232 4321 hani.abdelkader@avisonyoung.com

Josh Rahme Principal
403 232 4333 josh.rahme@avisonyoung.com

Morena Ianniello Team Lead, Client Services
587 293 3367 morena.ianniello@avisonyoung.com

Kirk Steinberg Associate
403 571 4257 kirk.steinberg@avisonyoung.com

Emma MacIsaac Client Services Coordinator
403 571 4256 emma.macisaac@avisonyoung.com

Visit us online
avisonyoung.com

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.
Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

