

GRANDE PLAZA

216 GRANDE BLVD, COCHRANE, AB



BRAND NEW RETAIL PAD SITE AVAILABLE FOR LEASE

ABOUT THE PROPERTY

Located along Cochrane's highly travelled Grande Boulevard, 216 Grande Blvd offers a prime build-to-suit retail pad opportunity in one of the community's most active commercial corridors. This site can accommodate a drive thru and has excellent visibility, convenient access, and strong exposure to both local residents and year-round visitor traffic. Flexible design options allow tenants to tailor the building to their operational needs, creating a custom retail environment in a rapidly growing trade area. Surrounded by established residential neighbourhoods, service retailers, and major amenities, the location supports a wide range of retail or service-based uses seeking a prominent position in Cochrane's expanding market.

Pad Site: Up to
5,000 sf
Available Space

12-18 Months from
Lease Execution
Availability

Market
Lease Rate

\$14.17
Op Costs

5-10 Years
Term

Ample Surface
Parking

MONTANA'S
BBQ & BAR

F45
TRAINING

SWAN **Pizza**

LIQUOR
BARON

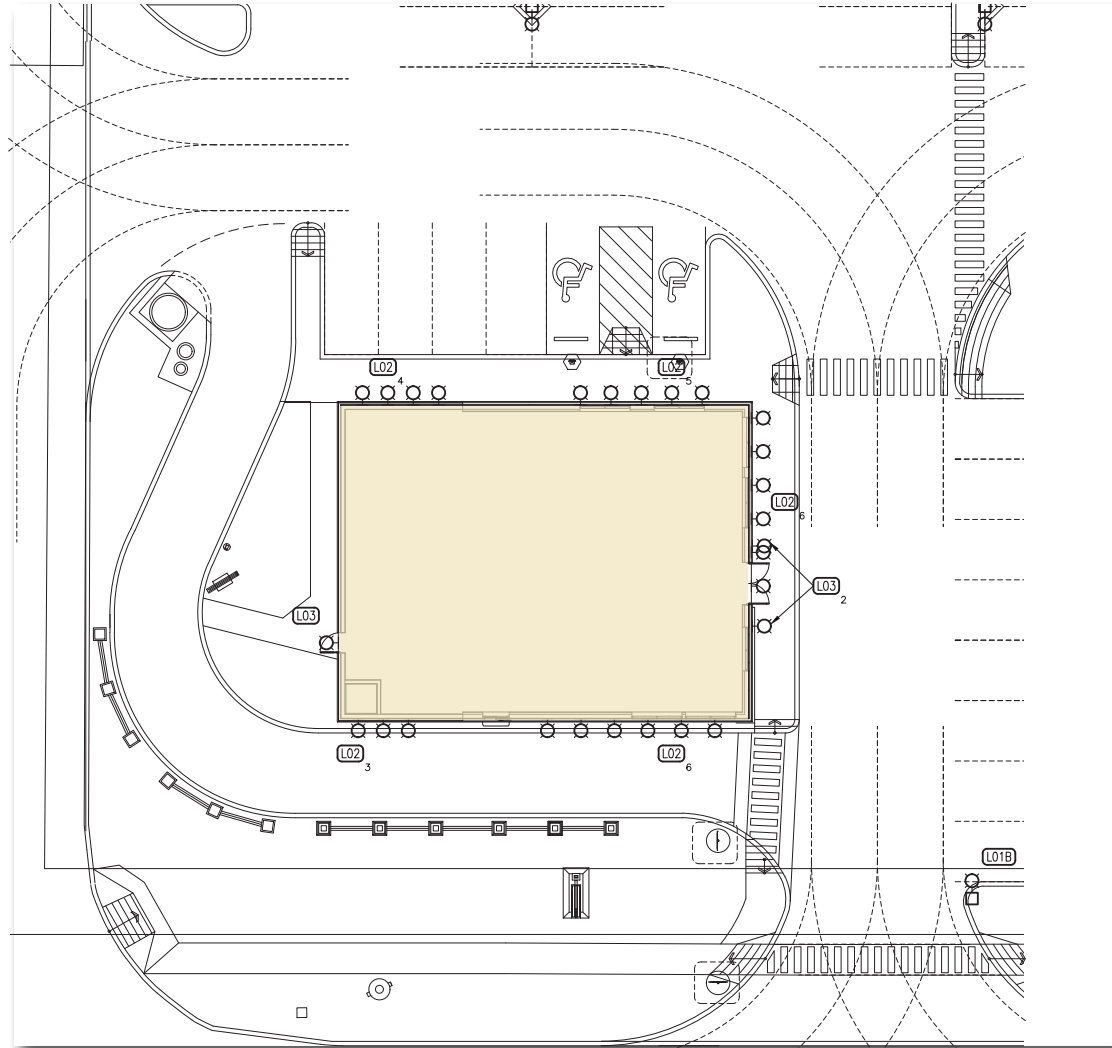
味人 **AZITO** JAPANESE
RESTAURANT

BIGHILL
-CYCLE-

Existing Tenancies in the Plaza



SITE PLAN



DRIVE THRU OPTION

APPROX. 3,000 SF + DRIVE THRU

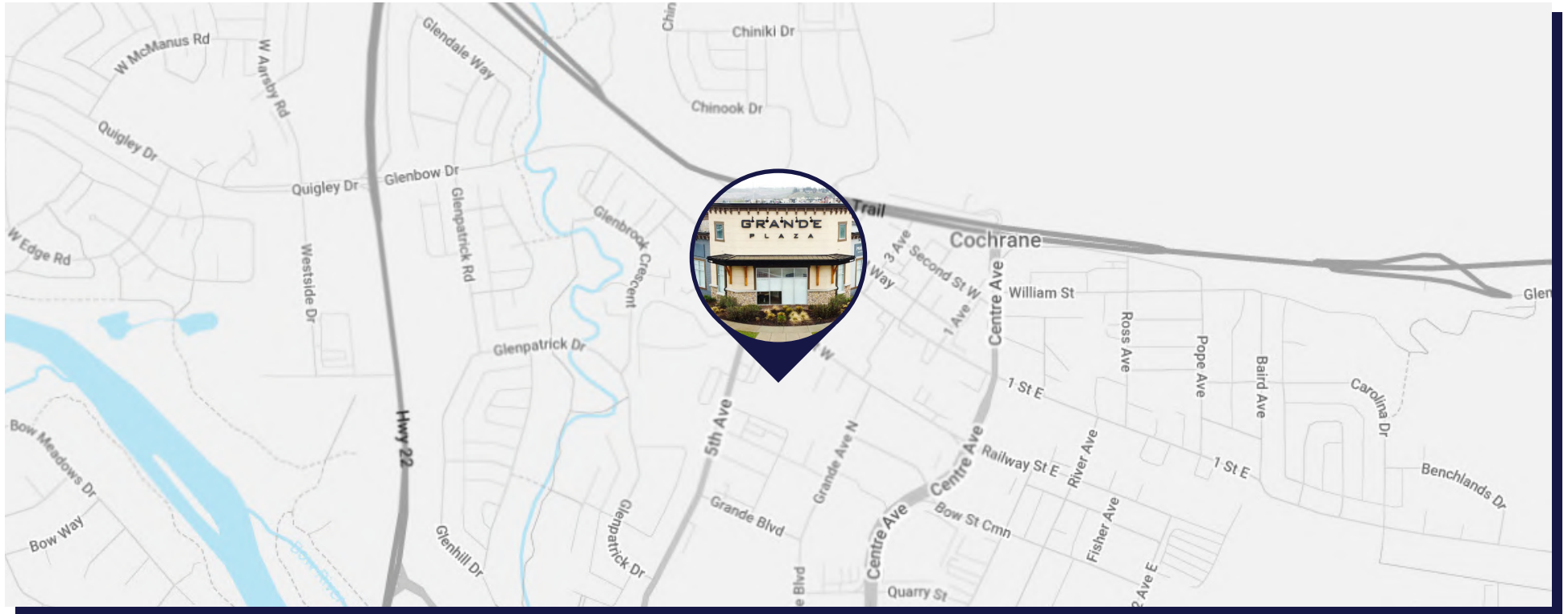
Option shown is a concept for visualization and the landlord is prepared to work with tenants on a customized build.

Built-to-suit PAD Site





NEARBY AMENITIES



WITHIN 10 MIN WALK



WINNERS





CONTACT

Nick Preston, MBA

Vice President

Retail Sales & Leasing

+1 403 467 9222

nick.preston@cushwake.com

Ryan Rutherford

Vice President

Retail Sales & Leasing

+1 403 973 4677

ryan.rutherford@cushwake.com

Cushman & Wakefield ULC

2400, 250 6 Avenue SW

Calgary, AB T2P 3H7

cushmanwakefield.com

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