CUSHMAN & WAKEFIELD

centron
REAL ESTATE DEVELOPMENT & CONSTRUCTION

The Shoppes at Clearwater Park

Chestermere, AB

VIDEO TOUR
CLEARWATER PARK

THE SHOPPES
AT CLEARWATER PARK

PROPERTY OVERVIEW

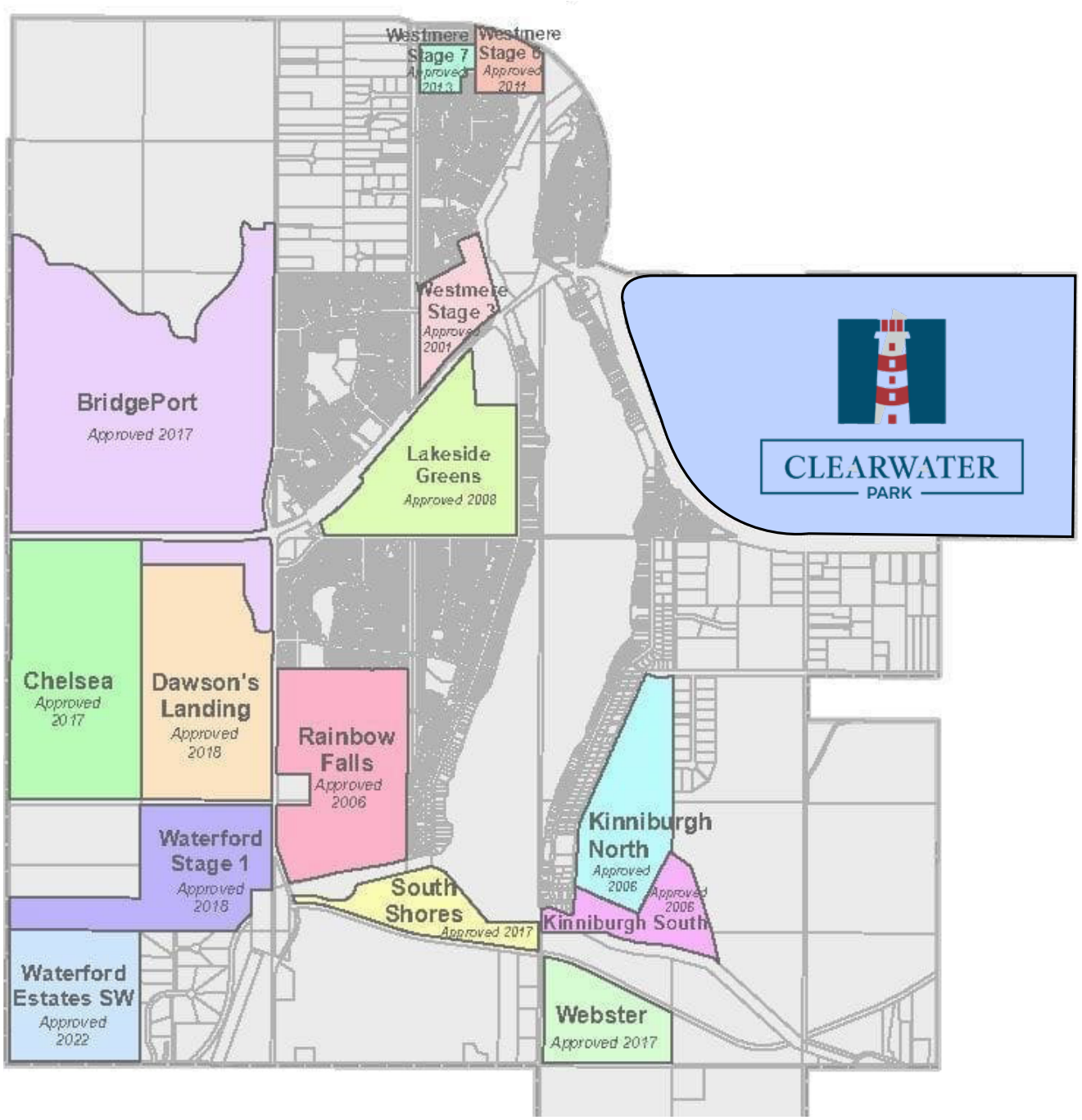
Welcome to Chestermere's newest master planned, mixed-use development located in the east Chestermere area of Rocky View County. Chestermere can be access from multiple points along the eastern and western aerterial roads. Primary north and south arterials include Stoney Trail, HWY 791, HWY 797, east and west arterials include Trans Canada HWY 1. By Alberta's development leaders Centron, this 580 acres of development will be home to over 3,350 homes and 10,650 residents, with up to 1,500 single family rentals which will accelerate population density/consumer base.

Look forward to developments that include a diverse and inclusive mix of residences, single-family and multi-family houses, purpose-built residential leasing, a senior's residential campus, plus neighbourhood retail, light commercial and industrial. As part of it's phased development, Clearwater retail plans on developing approx. 20,000 square feet of services including, confectionairies, specialty medical, food, and more, all on a beautiful retail promenade.

WELCOME TO

THE SHOPPES
AT CLEARWATER PARK

LOCATION MAP



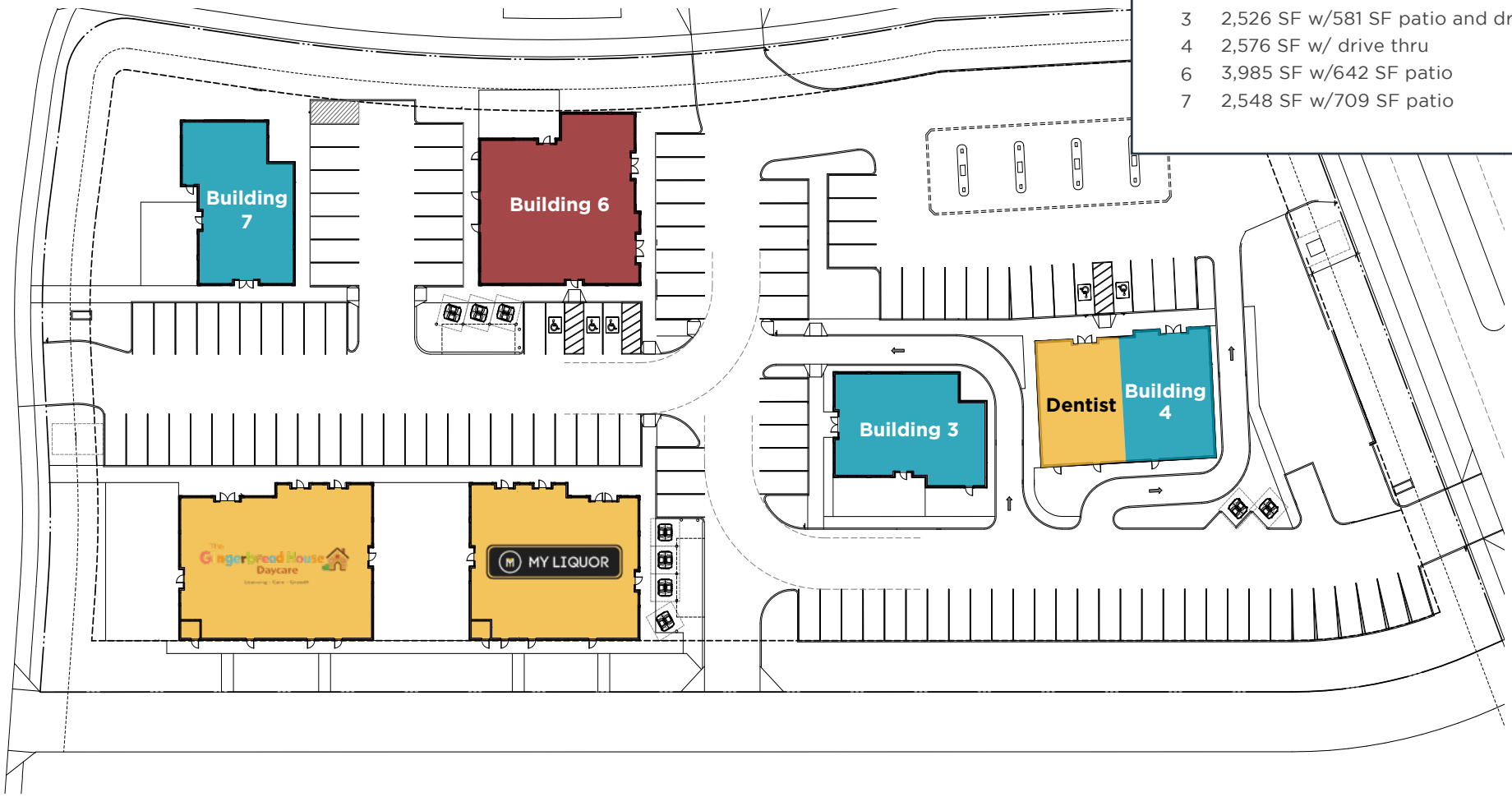
PROPERTY HIGHLIGHTS

- Clearwater Park by Alberta development leaders Centron, is a master planned, mixed-use development located in the East Chestermere area of Rocky View County, just minutes from Calgary off the Trans-Canada Highway
- Clearwater will be home to 10,650 residents (up to 1,500 single family rentals)
- Trans Canada HWY 1 is a major arterial from East/West
- Primary north and south arterials include Stoney Trail, HWY 791 and HWY 797
- Clearwater Park encompasses over 580 acres of development opportunity
- Clearwater Park will provide a diverse and inclusive mix of residences including single family & multi-family houses, purpose-built residential leasing, seniors residential campus, neighbourhood retail, and light commercial & industrial
- Recreation amenities include water features, skating rink, a community clubhouse, school sites with playfields, and numerous walking paths

SITE PLAN

BUILDINGS

3	2,526 SF w/581 SF patio and drive thru
4	2,576 SF w/ drive thru
6	3,985 SF w/642 SF patio
7	2,548 SF w/709 SF patio



AVAILABLE

CONDITIONALLY LEASED

LEASED

THE SHOPPES AT CLEARWATER PARK

LOCAL AMENITIES

RESTAURANTS

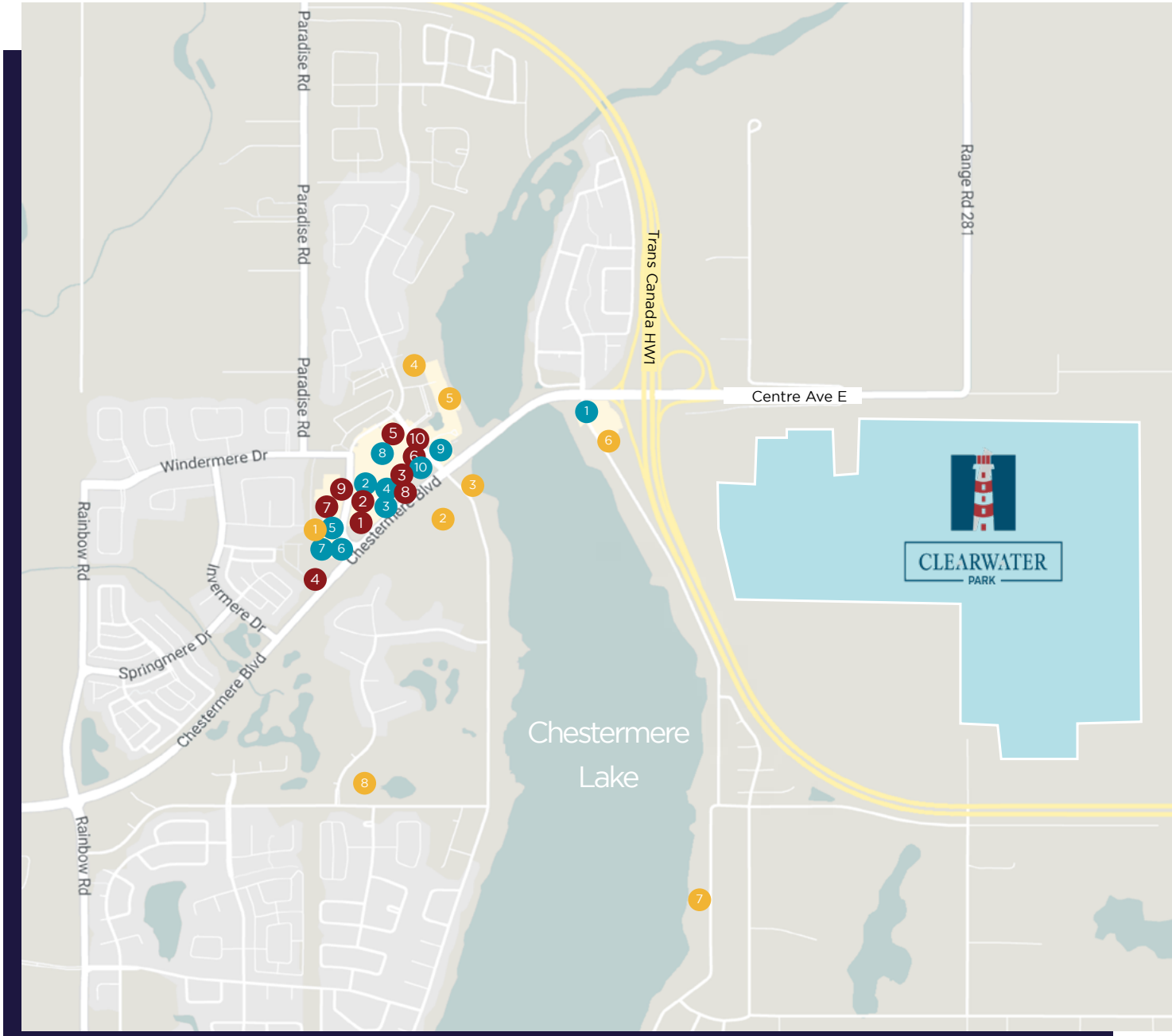
1 Subway
2 Harvey's
3 Boston Pizza
4 Edo Japan
5 Dairy Queen
6 Starbucks
7 Little Ceasars
8 Domino's Pizza
9 A&W
10 Tim Hortons

OTHER AMENITIES

1 Shoppers Drug Mart
2 RBC
3 Scotiabank
4 CIBC
5 Safeway
6 Petro Canada
7 Dollarama
8 Jiffy Lube
9 Tirecraft Chestermere
10 Western Union Agent Location

POINTS OF INTEREST

1 Chestermere Lake Registry
2 Chestermere Regional Community Centre
3 Anniversary Park
4 Chestermere Public Library
5 John Peake Memorial Park
6 Chestermere Emergency Services
7 Yacht Club
8 Lakeside Golf Club



PARTICULARS

AVAILABLE UNITS	2,526 SF & UP, drive thru opportunities
RENT	Market
OPERATING COST	$12.00/SF
POSSESSION	Fall 2026

DEMOGRAPHICS

	1 km	3 km	5 km
POPULATION	10,650 (under development)	11,604	20,642
AVERAGE HOUSEHOLD INCOME	$159,968	$158,685	$154,086
MEDIAN AGE	35	37	36

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