

# For Lease

## Trading Post in Sunset Ridge | Cochrane , AB



### Demographics *(within 3 km)*



NEIGHBORHOOD  
Sunset Ridge



POPULATION  
15,627



MEDIAN AGE  
37



HOUSEHOLD INCOME  
\$96,780

### Building Details



PARKING  
12 Surface Stalls



YEAR BUILT  
2000



TRAFFIC COUNT  
17,310 VPD | Highway 22 & 1A N  
16,260 VPD | Highway 22 & 1A SW



Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P (403) 214-2344

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### Retail & Office

The Trading Post is an 8-acre mixed use development consisting of commercial and multi-family residential units. When completed, Sunset Ridge will have nearly 15,000 residents and Trading Post will be the only commercial centre servicing the Sunset Ridge residents.

The Trading Post features 3 standalone buildings with main floor retail spaces and second floor office spaces. Available spaces are able to be combined to create a larger square footage space if desired.

### Highlights

- Easy access from Highway 22
- Only commercial centre in Sunset Ridge
- Ready for tenant occupancy and built-to-suit options

### Property Details

Size Available:	<b>Main Floor</b> Unit 5101 – 1,816 SF Unit 9101 – 1,250 SF Unit 9105 – 1,629 SF
	<b>Second Floor</b> Unit 3209 – 1,325 SF (Office) Unit 5217 – 715 SF
Availability:	Immediately
Net Rate:	Market
Op Costs:	\$6.82 PSF - \$12.64 PSF
Zoning:	C-SC (Shopping Centre District)

# Site Plan



## Building B

- Crowfoot Liquor Store
- CPU Pizza
- Rocky Shawarma
- Mortgage Architects & Ledgers
- Cochrane Counselling Centre
- H.G. Smith & Associates

## Building C

- Cochrane Bakery
- Arashi Do Karate
- Mountain Vista Law
- Business Up Inc.
- Candid Cosmetics

## Building D

- Sunset Ridge Vet
- Aspen Psychology
- Willow Springs Strategic Solutions
- Elleten Recovery
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## Building U

- Dentist
- Medical Clinic
- Sunset Ridge Pharmacy

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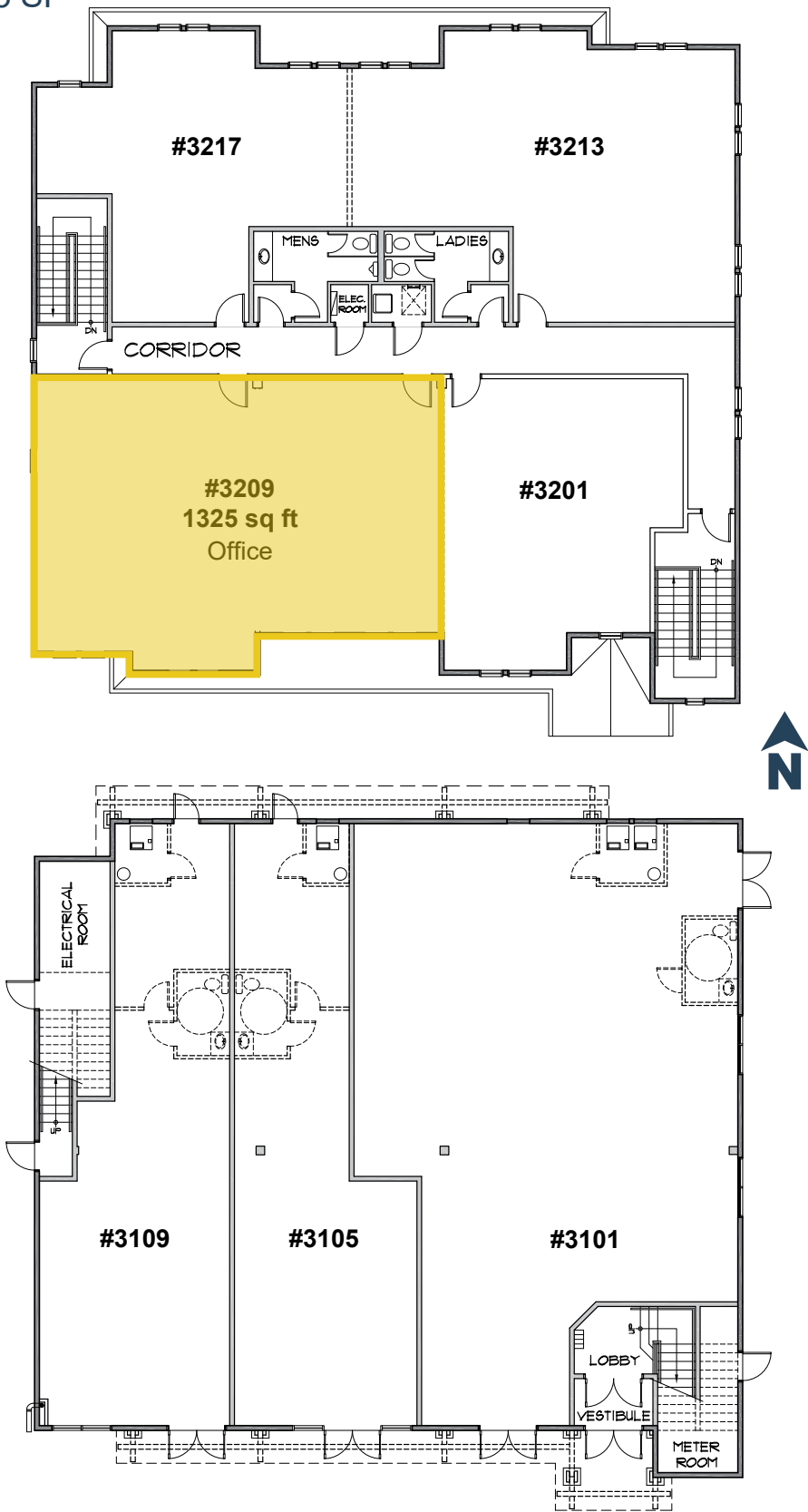


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# Building B Floor Plans

Unit 3209 | 1,325 SF

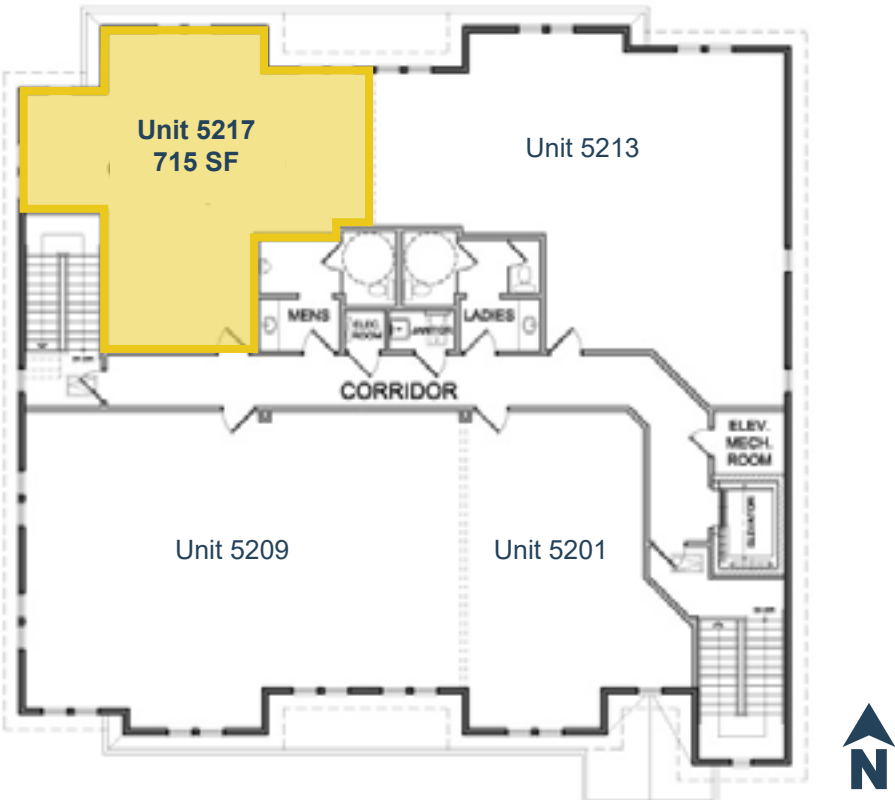


# Building D Floor Plans

Unit 5101 | 1,816 SF



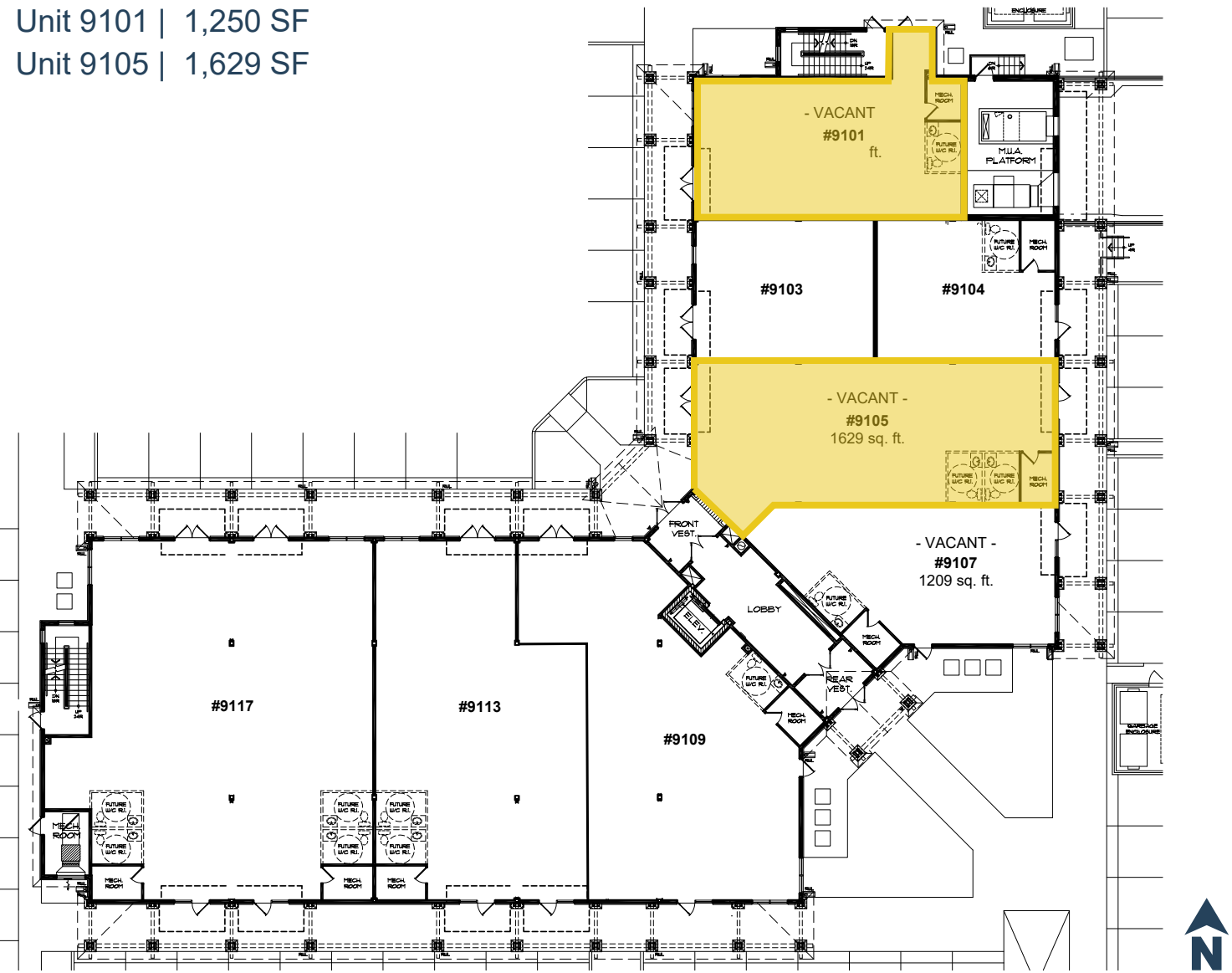
Unit 5217 | 715 SF  
*Second Floor*

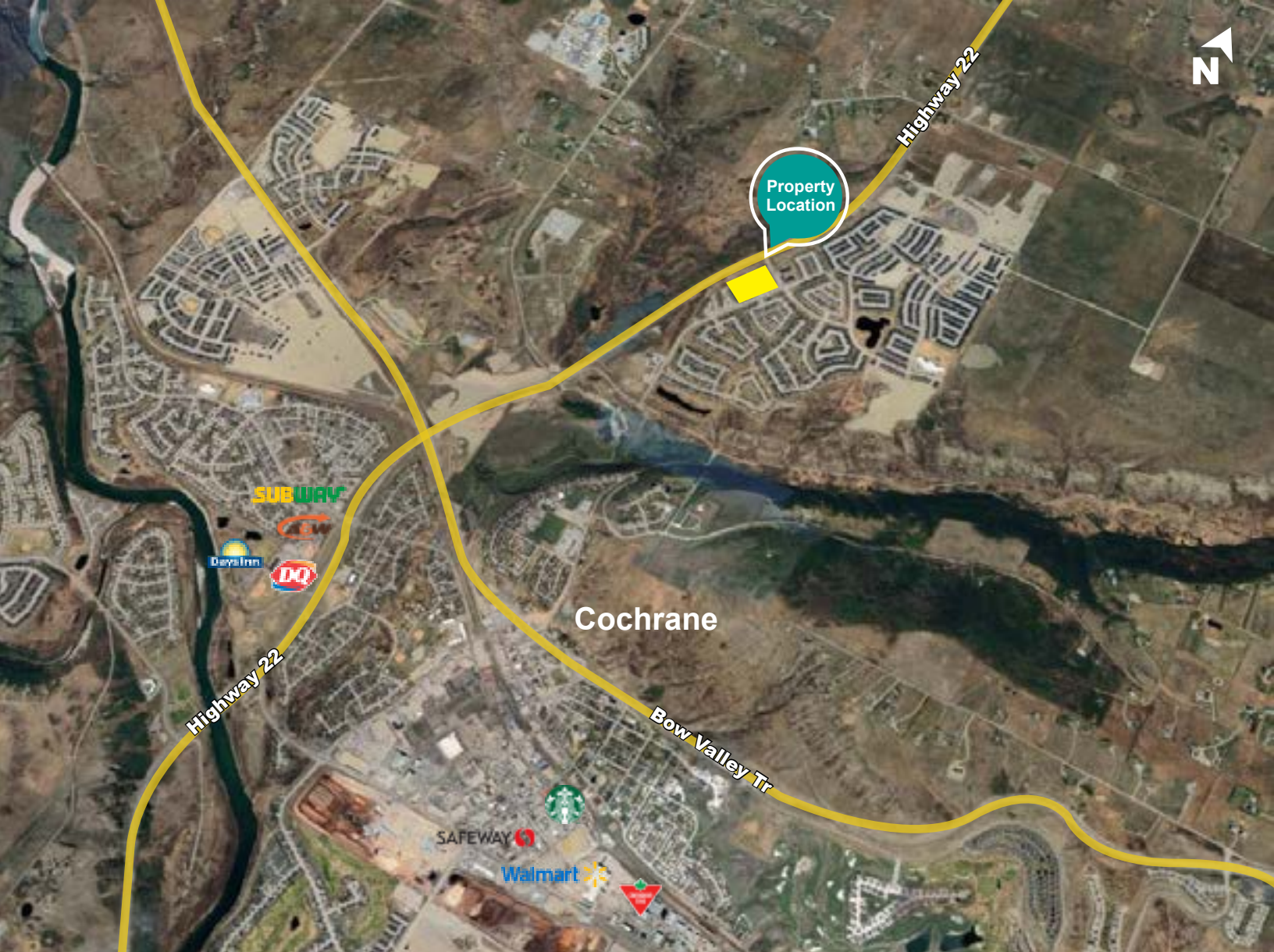


# Building U Floor Plans

Unit 9101 | 1,250 SF

Unit 9105 | 1,629 SF





# Thank you for your interest!

**For More Info.**

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