

Ranch Market



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SHADOW ANCHORED BY

RONA

Walmart

Sobeys
INC.

Size Available

Unit 105 J&K - 4,555 SF
Unit 105 N - 2,987 SF
Unit 105 O&P - 6,611 SF
Unit 125 E2 - 2,037 SF

Availability

Immediately

Net Rate

Contact Associate

Op Costs

\$9.39 PSF (Est.)

Zoning

CHWY - Highway Commercial District

- **Strathmore's Premier Power Centre:** The dominant retail hub serving the region east of Calgary.
- **Prime Highway Exposure:** High-visibility corner at Trans-Canada Hwy & George Freeman Trail with two full-access intersections.
- **National Anchor Draw:** Walmart, Sobeys & RONA, plus Shoppers, RBC, ATB, Dollarama, Original Joe's & more drive steady traffic.
- **Flexible CRUs:** Units from 800 SF with demising options to suit a range of users.
- **Exclusivity Opportunities:** Available for tenants 3,600 SF+.
- **Growing Trade Area:** Expanding population with limited competing retail supply.



DOLLARAMA	LEASED	Western FINANCIAL GROUP
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THE RANCH DENTAL CTR

TURKISH SHAWARMA
FIRST CHOICE HAIRCUTTERS

pet planet

OPTOMETRIST
LEASED

4,555 SF
105 J&K

EMINENT LIQUOR

SMOKERS HAVEN
MIMOSA NAILS

2,987 SF
105 N

6,611 SF
105 O&P

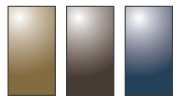
M&M FOOD MARKET	BARBER SHOP	ORIGINAL JOE'S RESTAURANT • BAR	OPAL	Booster Juice	2,037 SF	Pizza Hut	BrokerLink	LEASED	Quesada RESTAURANT & TRUCK	LAMMIE'S WESTERN WEAR
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125 E2

ATB Financial

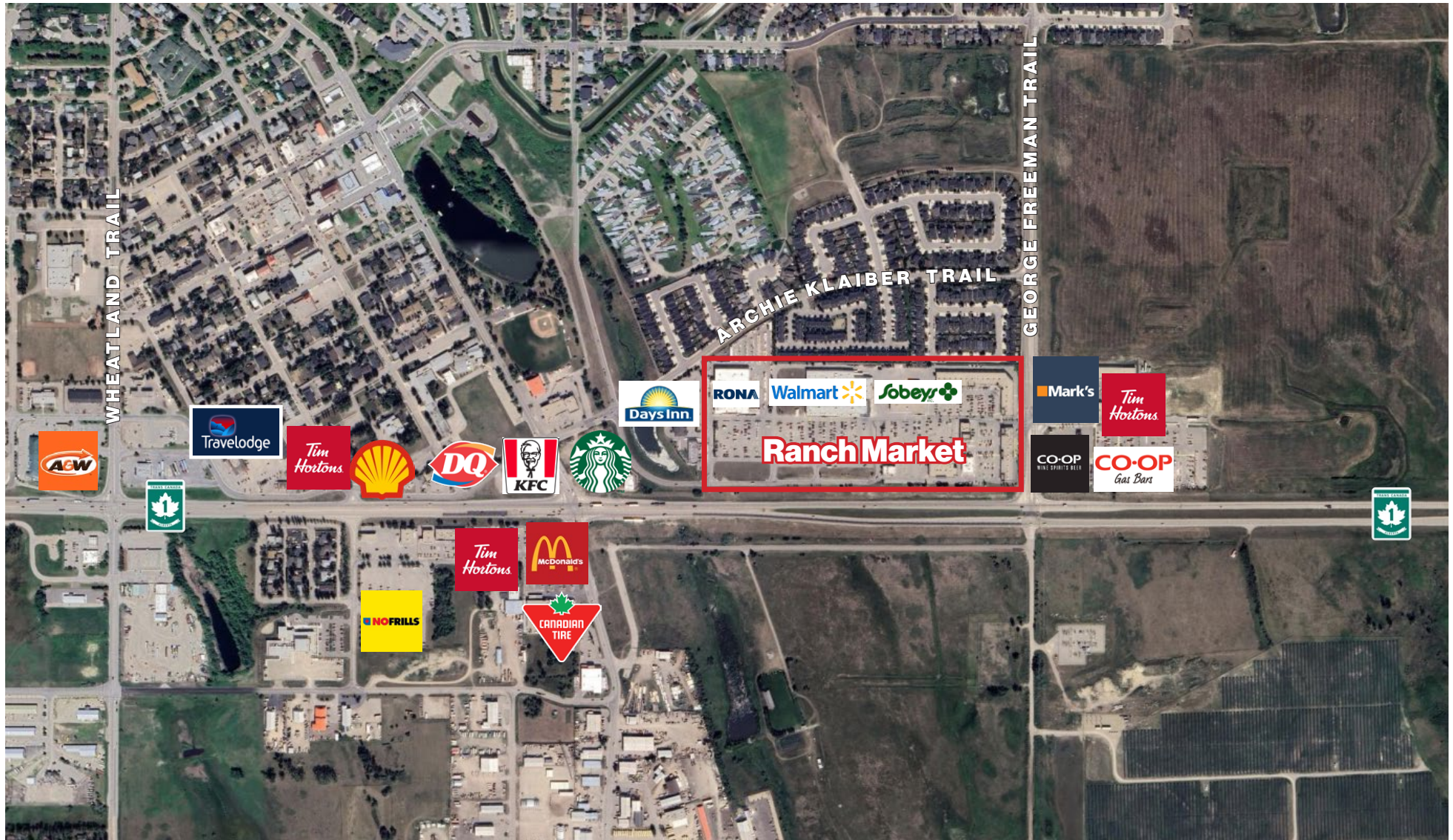


SHOPPERS
DRUG MART



Blackstone
Commercial Real Estate Services Inc.

Location



NEIGHBORHOOD
Strathmore



**POPULATION
3KM**
13,592



MEDIAN AGE
38



HOUSEHOLD INCOME
\$101,730



TRAFFIC COUNT
13,480 VPD | 1 Southridge at Hwy 7

Thank you for your Interest



BlackstoneCommercial.com

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