

LEASING OPPORTUNITY

RANCH MARKET SHOPPING CENTRE

100 RANCH MARKET, STRATHMORE, ALBERTA



RANCH MARKET SHOPPING CENTRE, SITUATED ON THE TRANS-CANADA HIGHWAY, IS THE MAIN POWER CENTRE IN STRATHMORE, ALBERTA AND IS THE FIRST RETAIL HUB COMING FROM THE EAST.

Accessed by two all-turn intersections, the property is positioned on the prime corner of the Trans-Canada Highway and George Freeman Trail, with an average traffic volume of 13,480 vehicles per day, and within an established retail node.

This main Power Centre is anchored by Walmart, Sobeys and RONA. Other tenants include Shoppers Drug Mart, Royal Bank, ATB Financial, The Source, Dollarama, M&M Meats, Lammles, Ardene's, Warehouse One, Western Financial, Original Joe's, Pet Planet, Crowfoot Liquor Store, OPA! Souvlaki, Booster Juice, Rebel Sports, Ranch Dental Centre and Quesada Burritos & Tacos.

AT A GLANCE

LOCATION

100 Ranch Market
Strathmore, AB

ASKING RATE

Contact Andrew Langridge

INTERSECTION

Trans-Canada Hwy
& George Freeman Trail

OPERATING COSTS

Approx. \$8.00 per sf (2018)

TYPE

Power Centre

PARKING RATIO

4.3 stalls per 1000 sf

TOTAL GLA

97,126 sf

TIMING

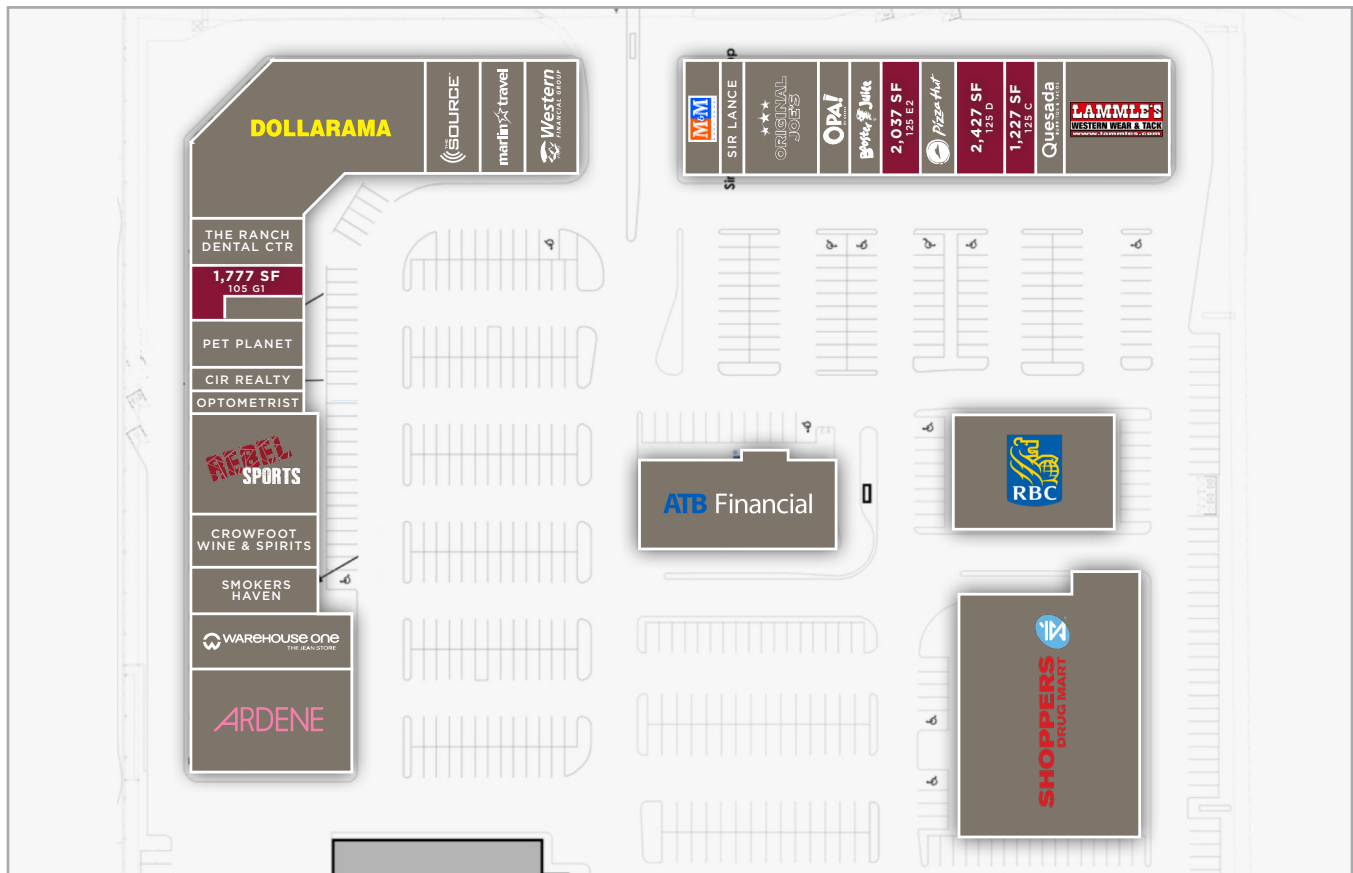
Immediate

SF AVAILABLE

1,227 - 2,427 sf

CHURCHILLINVESTMENTS.COM

SITE PLAN



DEMOGRAPHICS

STRATHMORE, ALBERTA

Trade Area (2016):	35,000+
Total Population (2016):	13,600
Total Households (2016):	5,085
Median Household Income:	\$101,734
Daily Traffic Count:	13,480 AADT



E.&O.E.: The Information contained herein was obtained from sources deemed reliable, and while thought to be correct are not guaranteed by Churchill Property Corporation.



Please contact:

ANDREW LANGRIDGE
SENIOR PROPERTY MANAGER

tel: 604.343.9669

cel: 604.376.9092

email: andrew@churchillinvestments.com

CORPORATE OFFICE

Suite 1010

1040 West Georgia Street

Vancouver, BC, Canada V6E 4H1

tel: 604.689.8500

fax: 604.684.5910

email: info@churchillinvestments.com

CHURCHILLINVESTMENTS.COM