



BRIDGEPORT COMMERCIAL DISTRICT

CHESTERMERE BLVD. & RAINBOW RD. | CHESTERMERE, AB

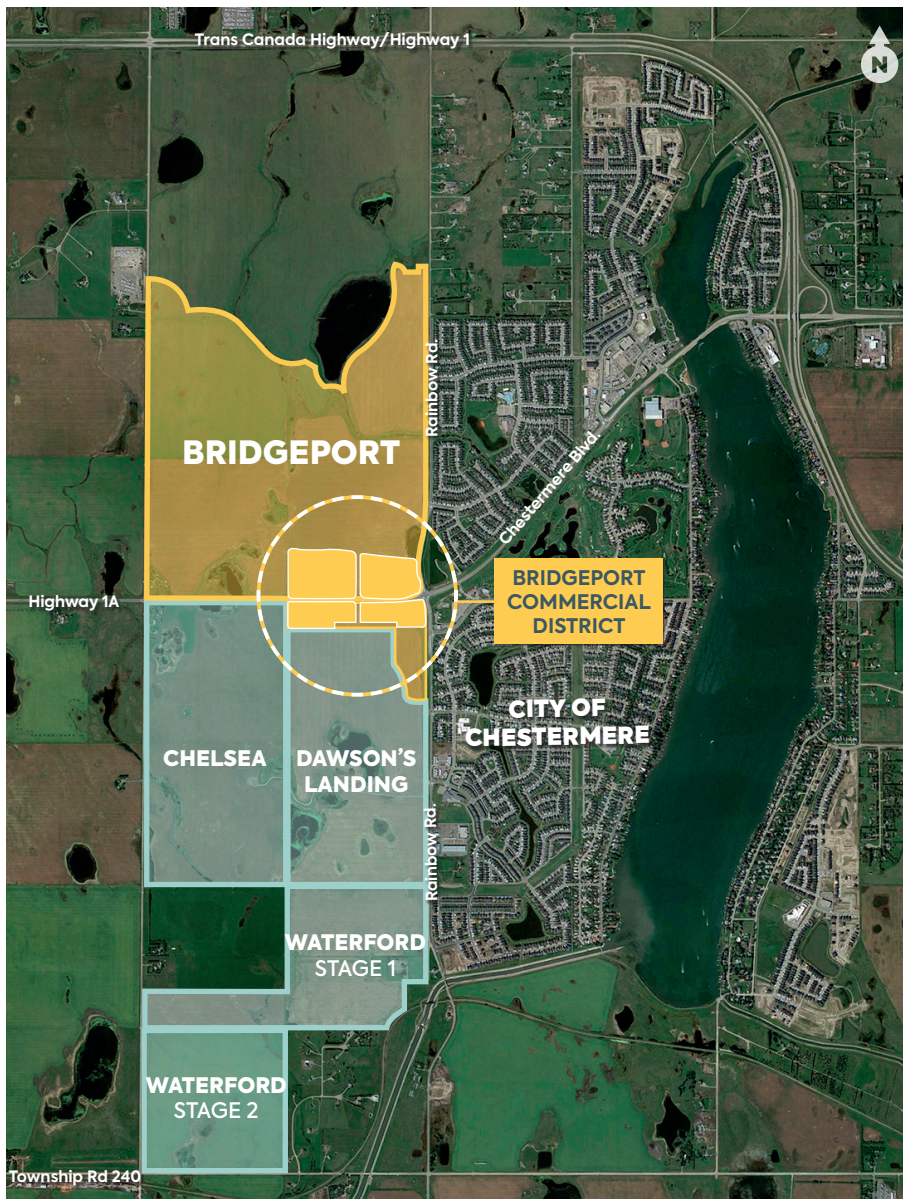
+ RETAIL SPACE FOR LEASE

Chestermere is a vibrant lake community with several roadways and highways that provide access to the nearby city of Calgary. Chestermere is a pro-business jurisdiction, with a council that's eager to grow the business community.

With three new communities undergoing development on the west side of the city, Chestermere will continue its high-growth trend. This commercial district, positioned along Highway 1A, will become the primary commercial and retail corridor for the area. Current development opportunities include retail, office, medical/professional and hotel.

+ COMMUNITY OVERLAY BOUNDARIES

Bridgeport Commercial District



PROJECTIONS

At full build-out, these new communities are projected to more than double the population of the city of Chestermere.



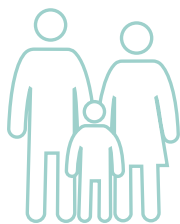
**PROJECTED
ADDITIONAL
POPULATION AT
FULL BUILD OUT**

DAWSON'S LANDING	1,753 Units 5,609 Population
CHELSEA	2,081 Units 6,659 Population
BRIDGEPORT	4,294 Units 13,740 Population
WATERFORD STAGE 1	1,437 Units 4,598 Population
WATERFORD STAGE 2	1,165 Units 3,728 Population
TOTAL:	10,730 Units 34,334 Population

Figures are based on most current land use plans.

CHESTERMERE CURRENT POPULATION

24,649



PROJECTED POPULATION BY 2027

30,087

TOTAL ESTIMATED POPULATION AT FULL BUILD-OUT

55,066



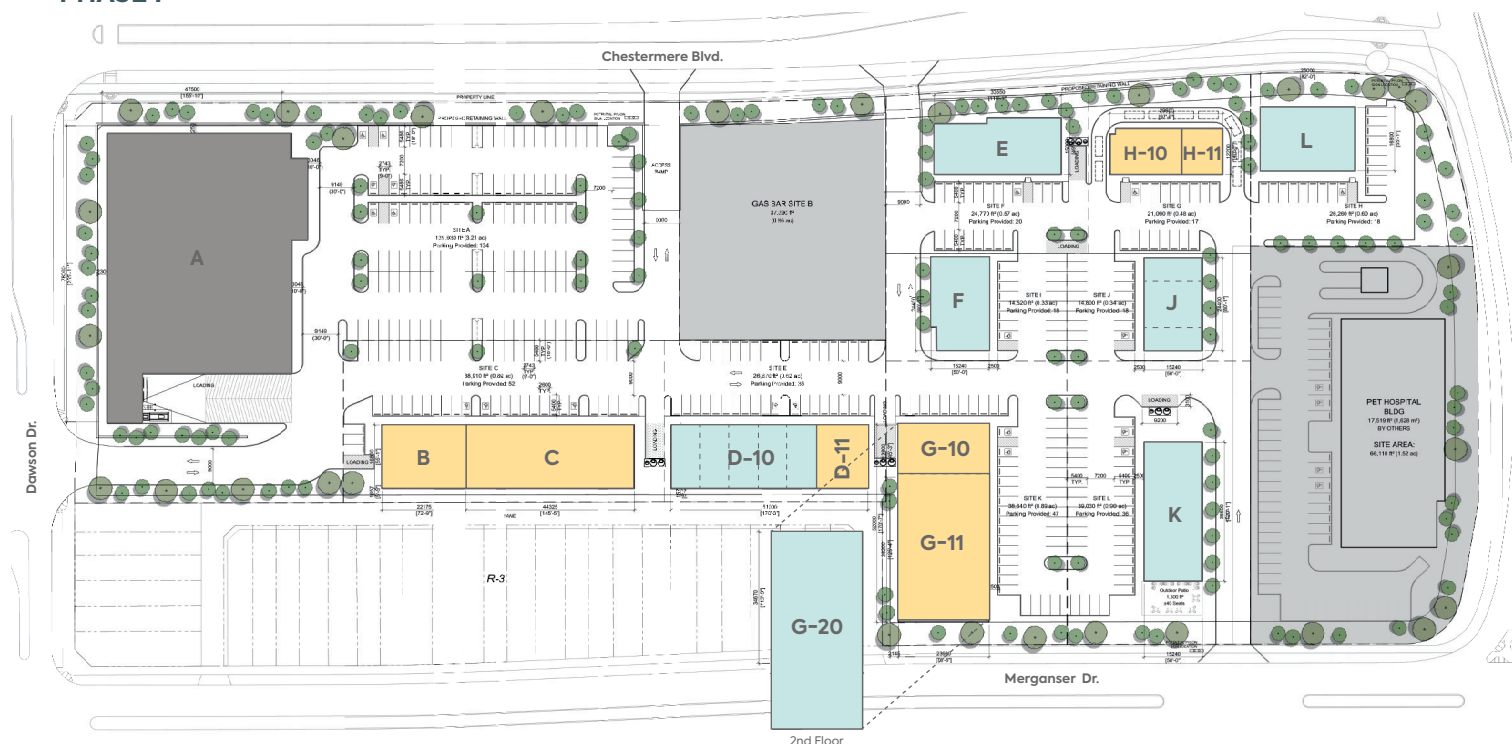
Projected populations are calculated by multiplying projected housing units by Chestermere's average household size of 3.2

+ SITE PLAN

Bridgeport Commercial District



PHASE I



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Envirionics Analytics.

A	FreshCo.	35,500 SF
B	PENDING	4,000 SF
C	PENDING	9,000 SF
D-10	AVAILABLE	6,800 SF
D-11	PENDING	2,600 SF
E	AVAILABLE	±5,200 SF
F	AVAILABLE	±3,900 SF
G-10	PENDING	3,000 SF

G-11	PENDING	10,000 SF
G-20	AVAILABLE	±9,000 SF
H-10	PENDING	2,500 SF
H-11	PENDING	1,400 SF
J	AVAILABLE	±4,000 SF
K	AVAILABLE	±7,500 SF
L	AVAILABLE	±4,500 SF

+ PROPERTY DETAILS



SITE AREA
Approx. 10 Acres



RENTAL RATE
Market



AVAILABILITY
Q1 2026



GROSS BUILDING AREA
105,000 SF



ADDITIONAL RENT
TBD



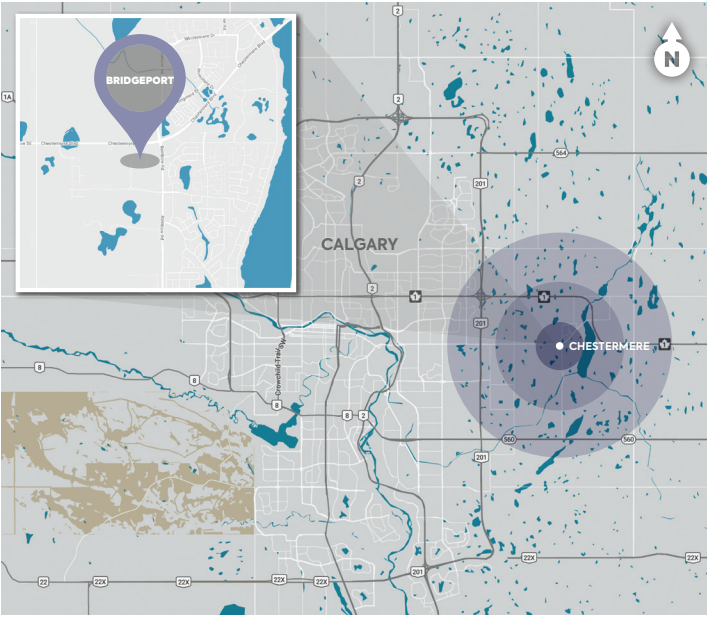
PARKING RATIO
4/1,000 SF



+ AREA DEMOGRAPHICS

Bridgeport Commercial District

	POPULATION		
	1 KM 3,755	3 KM 22,556	5 KM 27,307
	HOUSEHOLDS		
	1 KM 1,167	3 KM 6,808	5 KM 8,153
	AVERAGE INCOME		
	1 KM \$146,844	3 KM \$159,013	5 KM \$156,799
	VEHICLES PER DAY		
	Approx. 18,029 on Chestermere Blvd. & Rainbow Road		



CONTACT



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 PROPERTIES

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