



BRIDGEPORT COMMERCIAL DISTRICT

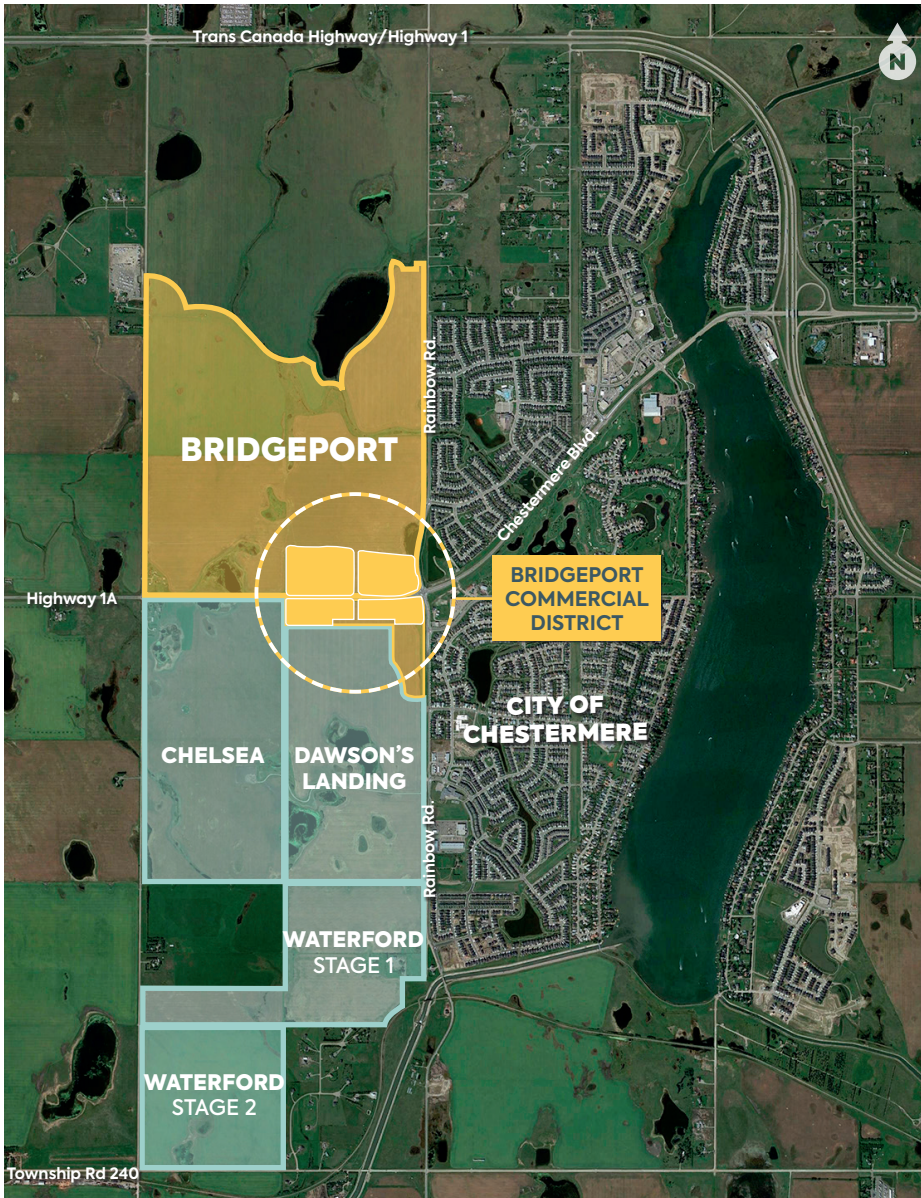
CHESTERMERE BLVD. & RAINBOW RD. | CHESTERMERE, AB

+ RETAIL SPACE PRE-LEASING

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 initial phases of 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 +



PROJECTIONS

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



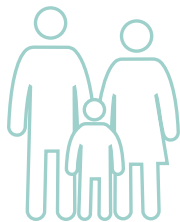
**PROJECTED
ADDITIONAL
POPULATION AT
FULL BUILD OUT**

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

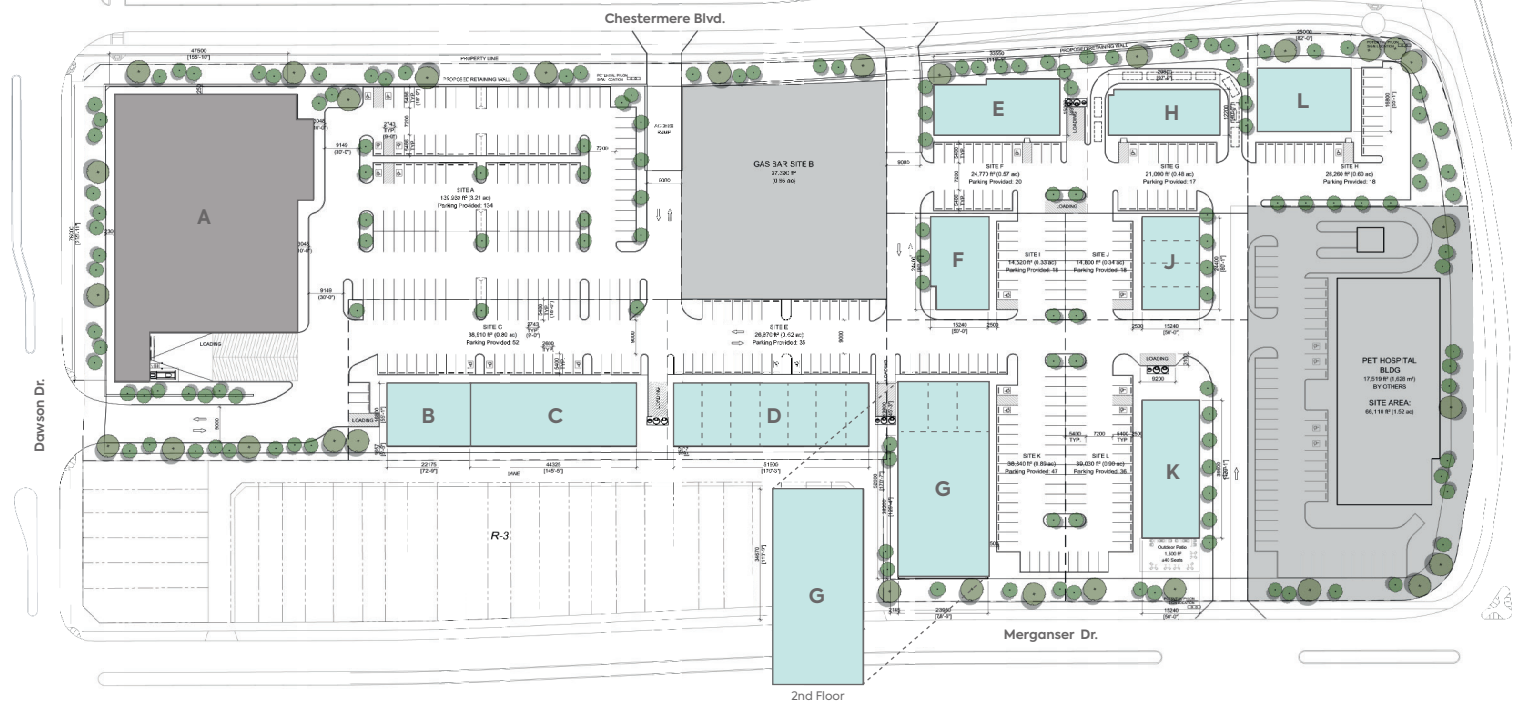


Projected populations are calculated by multiplying projected housing units by Chestermere's average household size of 3.2

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 EnviroNics Analytics.

PRE-LEASING +

B ±4,000 SF	F ±3,900 SF	K ±7,500 SF
C ±8,000 SF	G ±26,800 SF	L ±4,500 SF
D ±9,400 SF	H ±3,900 SF	
E ±5,200 SF	J ±4,000 SF	

PROPERTY DETAILS +



SITE AREA
Approx. 10 Acres



RENTAL RATE
Market



AVAILABILITY
Pre-Leasing 2024



GROSS BUILDING AREA
105,000 SF



ADDITIONAL RENT
\$9.25/SF (est.)



PARKING RATIO
4/1,000 SF



AREA DEMOGRAPHICS

Bridgeport Commercial District



POPULATION

1 KM	3 KM	5 KM
3,755	22,556	27,307



HOUSEHOLDS

1 KM	3 KM	5 KM
1,167	6,808	8,153



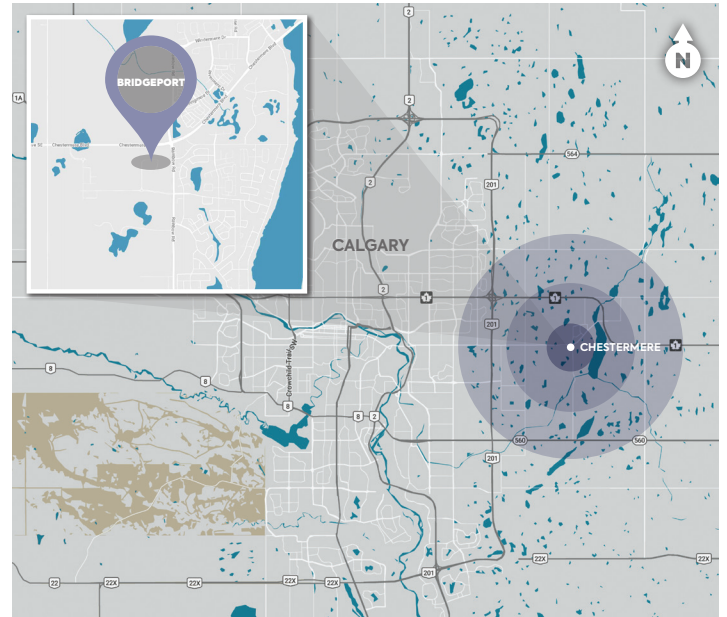
AVERAGE INCOME

1 KM	3 KM	5 KM
\$146,844	\$159,013	\$156,799



VEHICLES PER DAY

Approx. 18,029 on Chestermere Blvd.
& Rainbow Road



CONTACT



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