



BRIDGEPORT COMMERCIAL DISTRICT

CHESTERMERE BLVD. & RAINBOW RD. | CHESTERMERE, AB

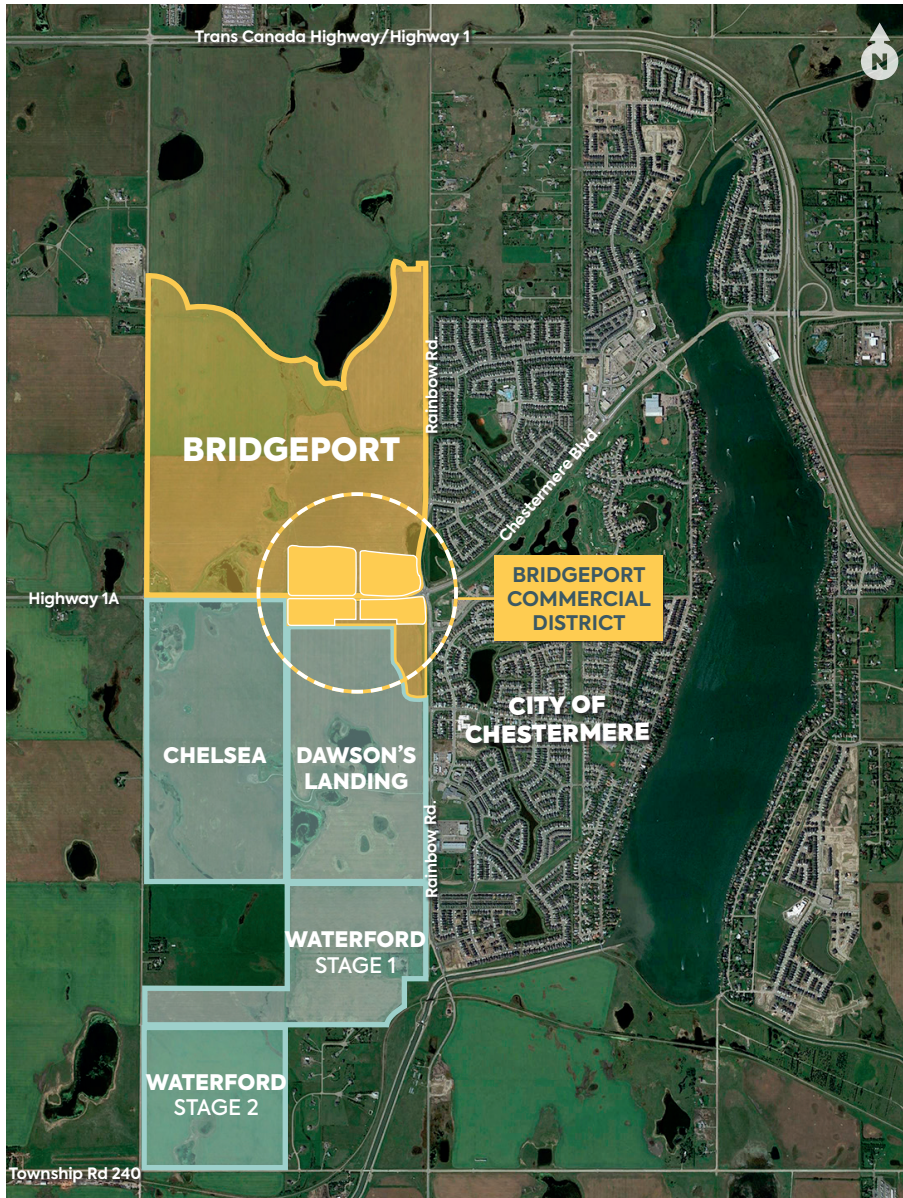
+ RETAIL SPACE FOR LEASE

Chestermere is a vibrant lake community with convenient access to Calgary via multiple roadways and highways.

With three new residential communities now built on the west side—and even more emerging in the surrounding areas—Chestermere continues to experience steady growth. Conveniently located along Highway 1A, Bridgeport Commercial District is set to become the city's premier commercial and retail hub. The centre is anchored by FreshCo and Dollarama and includes local and national brands such as Pet Valu and Kepler Academy.

+ 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.



**CURRENT
POPULATION
CHESTERMERE**

28,704
2025



**CURRENT #
HOUSEHOLDS
CHESTERMERE**

8,364
2025



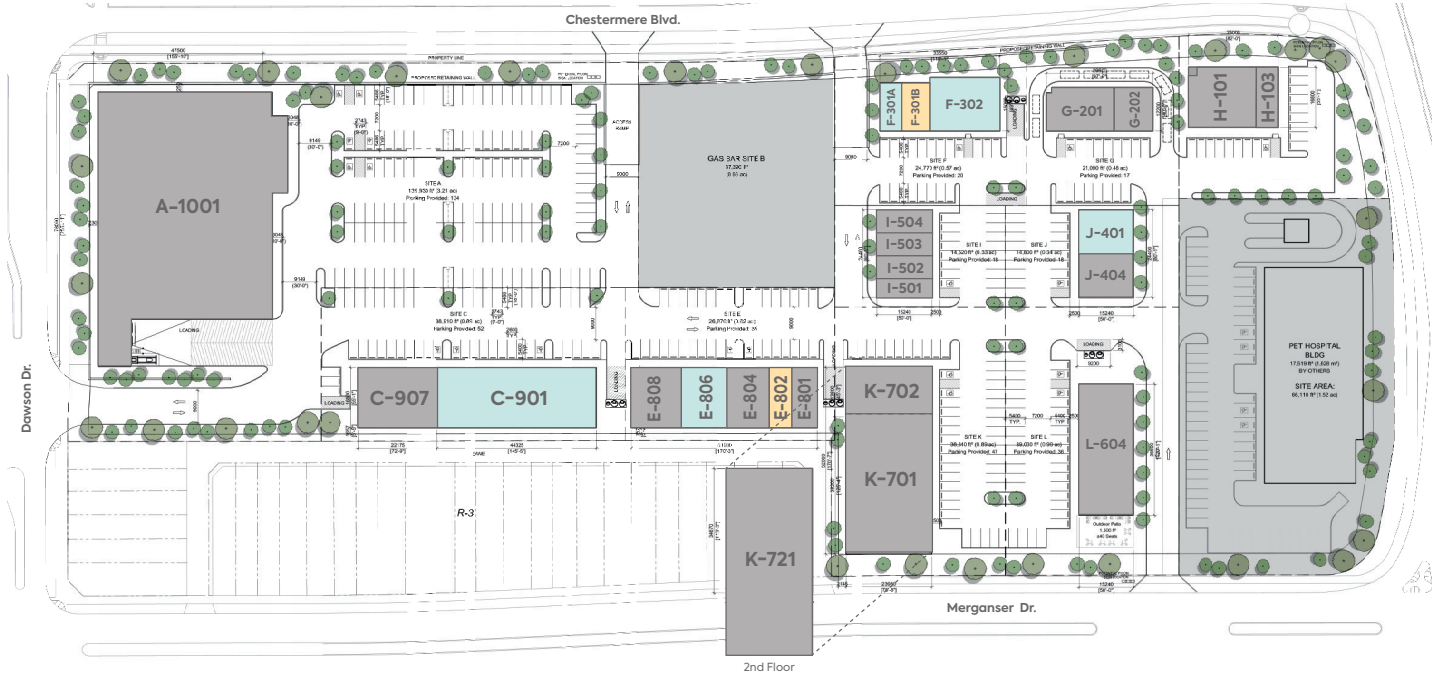
**TOTAL ESTIMATED
POPULATION AT
FULL BUILD-OUT**

51,755

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.

A-1001	FreshCo.	35,500 SF	H-101	Stacked Pancake & Breakfast House	2,700 SF
C-907	Pet Valu	4,000 SF	H-103	Leased	1,200 SF
C-901	AVAILABLE	9,000 SF	I-504	BarBurrito	1,000 SF
E-808	Sovia Dental	2,600 SF	I-503	Cal City Pizza	1,000 SF
E-806	AVAILABLE	2,000 SF	I-502	Marble Slab Creamery	1,000 SF
E-804	LA Nails	2,250 SF	I-501	Desi Barbers	900 SF
E-802	PENDING	1,200 SF	J-401	AVAILABLE	2,000 SF
E-801	LEASED	1,200 SF	J-404	Collab Cafe	2,000 SF
F-301A	AVAILABLE	700 SF	K-702	Crescent Liquor	3,000 SF
F-301B	PENDING	1,000 SF	K-701	Dollarama	9,600 SF
F-302	AVAILABLE	3,500 SF	K-721	Kepler Academy	±9,000 SF
G-201	Popeyes Chicken	2,500 SF	L-604	Curry Culture	7,000 SF
G-202	Firehouse Subs	1,400 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 KM	5 KM
3,748	23,144	30,867



HOUSEHOLDS

1 KM	3 KM	5 KM
1,141	6,875	9,112



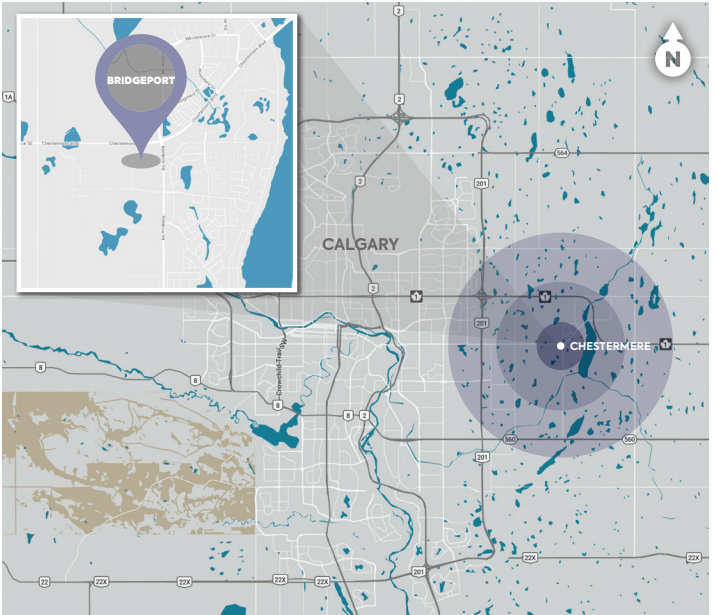
AVERAGE INCOME

1 KM	3 KM	5 KM
\$144,364	\$169,439	\$171,683



VEHICLES PER DAY

Approx. 18,100 on Chestermere Blvd. & Rainbow Road



CONTACT



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QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES