



BRIDGEPORT COMMERCIAL DISTRICT

CHESTERMERE BLVD. & RAINBOW RD. | CHESTERMERE, AB

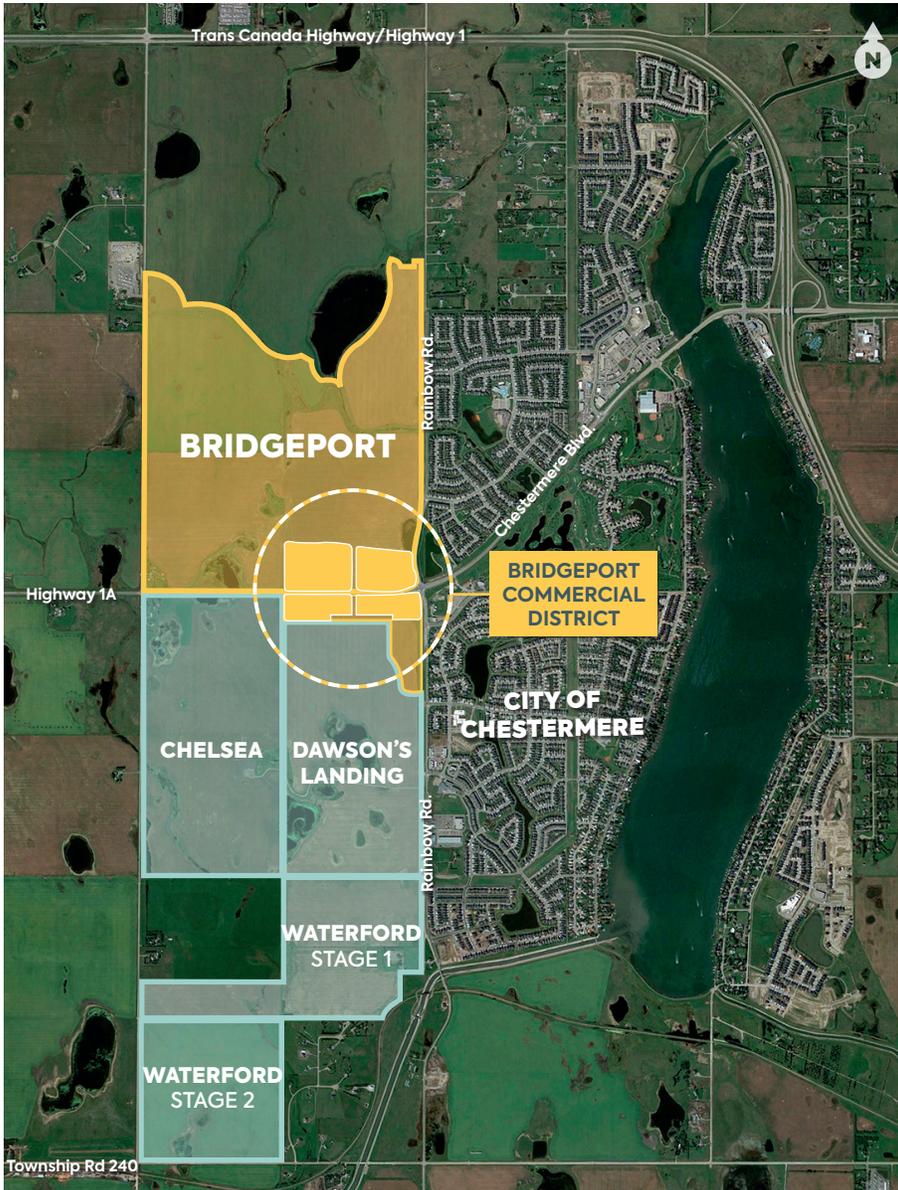
+ RETAIL SPACE FOR LEASE

Chestermere is a vibrant lake community with convenient access to Calgary via multiple roadways and highways. It's also a pro-business municipality, with a council committed to fostering economic growth and attracting new investment.

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. A grocery anchor tenant has already been secured, and construction is well underway. Remaining opportunities at the site include retail, office, medical/professional, and hotel developments.

+ 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

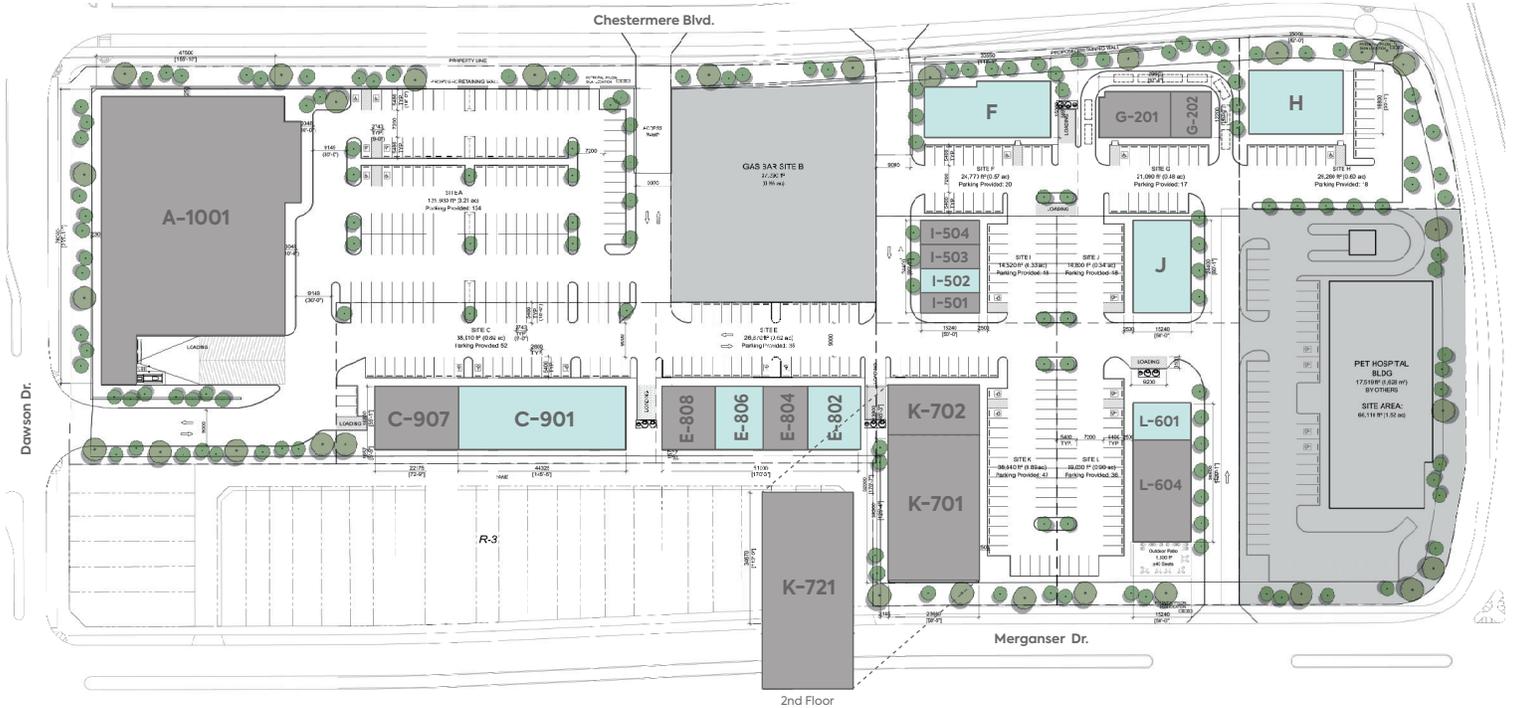


Projected populations are calculated by multiplying projected housing units by Chestermere's average household size of 3.2

+ 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 Envrionics Analytics.

A-1001	FreshCo.	35,500 SF	I-504	BarBurrito	1,000 SF
C-907	Pet Valu	4,000 SF	I-503	Cal City Pizza	1,000 SF
C-901	AVAILABLE	9,000 SF	I-502	AVAILABLE	1,000 SF
E-808	Leased	2,600 SF	I-501	Desi Barbers	900 SF
E-806	AVAILABLE	2,000 SF	J	AVAILABLE	±4,000 SF
E-804	LK Nails	2,250 SF	K-702	Crescent Liquor	3,000 SF
E-802	AVAILABLE	2,500 SF	K-701	Dollarama	9,600 SF
F	AVAILABLE	±5,200 SF	K-721	Kepler Academy	±9,000 SF
G-201	Popeyes Chicken	2,500 SF	L-601	AVAILABLE	1,200 SF
G-202	Firehouse Subs	1,400 SF	L-604	Curry Culture	6,000 SF
H	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 KM	5 KM
4,451	24,728	30,794



HOUSEHOLDS

1 KM	3 KM	5 KM
1,349	7,300	9,111



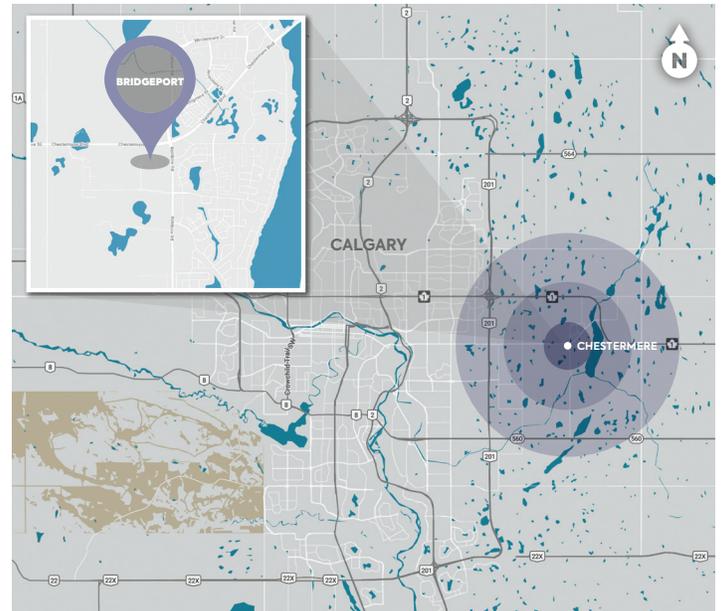
AVERAGE INCOME

1 KM	3 KM	5 KM
\$149,584	\$171,220	\$171,697



VEHICLES PER DAY

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



CONTACT



ANDREW HARRISON
 403.212.6369
 andrew.harrison@qualico.com

QUALICO
 PROPERTIES

Creating Spaces That Connect
 PEOPLE + BUSINESSES + SERVICES