

For Lease

Diamond Valley Marketplace

101 Willow Ridge Blvd, Diamond Valley, AB



Prime retail opportunity available in Diamond Valley!

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About Diamond Valley



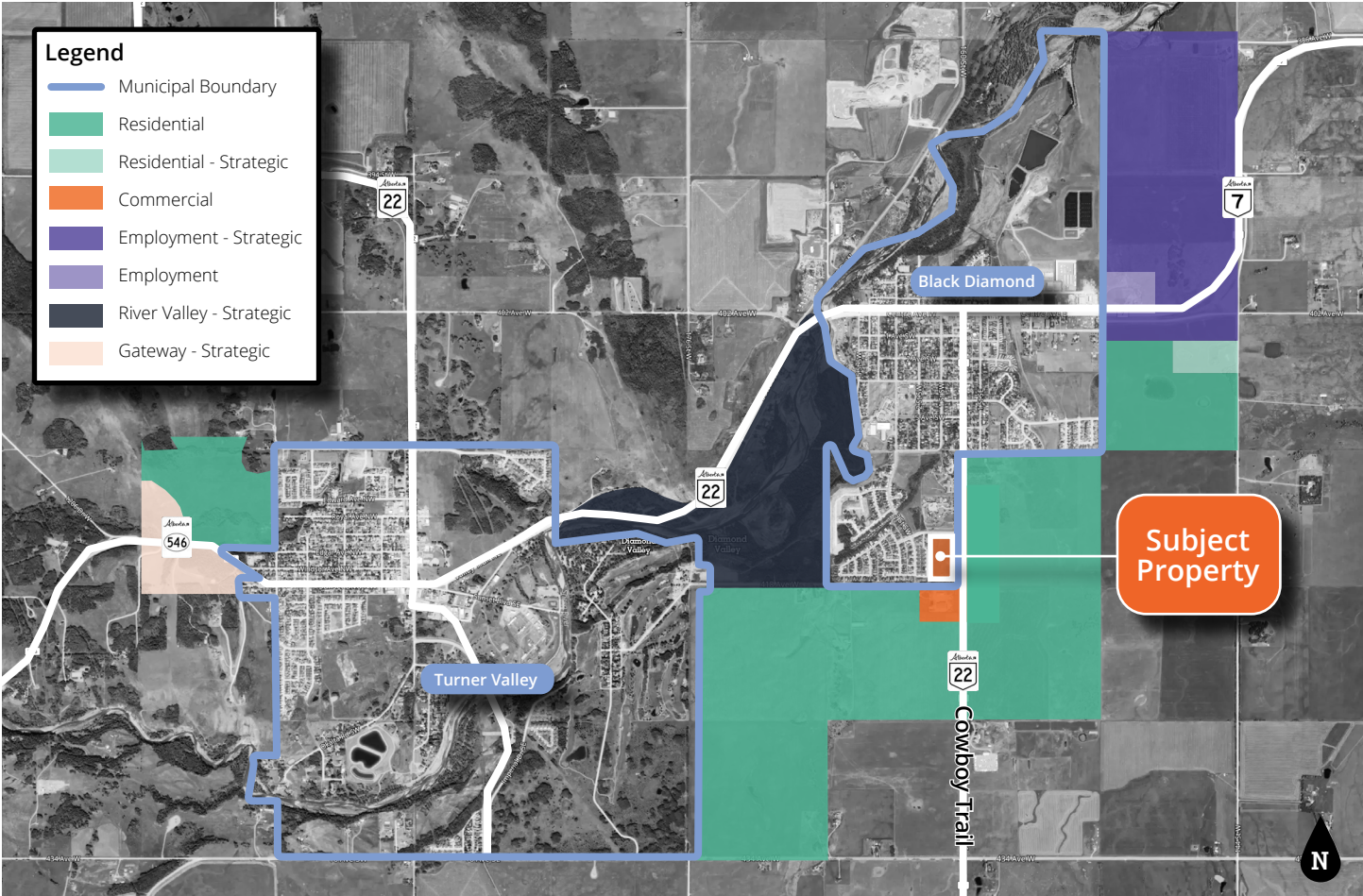
Diamond Valley in southern Alberta, Canada, is renowned for its paleontological heritage and stunning natural landscapes. Located about 100 kilometers southeast of Calgary, near Turner Valley, it offers a glimpse into ancient history.

The region is famous for its dinosaur fossils, particularly the *Albertosaurus*, a carnivorous dinosaur related to the *Tyrannosaurus rex*, captivating both scientists and enthusiasts.

The Royal Tyrrell Museum in nearby Drumheller is central to Diamond Valley's paleontological story. It houses specimens from the region and plays a crucial role in uncovering the mysteries of ancient life through its exhibits and research.

Diamond Valley also attracts adventurers and nature lovers with its rugged terrain and scenic trails, offering hiking and fossil-hunting opportunities. Conservation efforts ensure the preservation of its natural wonders for future generations.

In essence, Diamond Valley is a geological marvel that invites visitors to explore its timeless beauty and discover the profound connections to our distant past.



Explore Kananaskis Country: A Journey Through History

Mining Heritage

Kananaskis Country's history is rich with mining activities that date back to the early 1900s. Early settlers were drawn to its abundant natural resources, leading to significant mining operations in the region. These activities have left an indelible mark on the landscape, showcasing the area's geological history with ancient limestone formations and fossilized marine life (Alberta Parks) (Canmore Kananaskis).

Oil and Gas Development

The region's oil and gas history has significantly influenced its development. Kananaskis has been a vital part of Alberta's broader oil and gas industry, contributing to economic growth and technological advancements. This legacy highlights the pioneering efforts that have shaped the area's industrial landscape (Wikipedia) (Canmore Kananaskis).

Ranching Tradition

Ranching has been a cornerstone of Kananaskis Country's heritage for over a century. The Guinn family, prominent pioneers, established a lasting legacy in horseback riding and guiding through the Canadian Rockies. Boundary Ranch, founded by the Guinns, continues to offer visitors an authentic Western ranching experience, reflecting the enduring cultural traditions of the area (Boundary Ranch).



Particulars

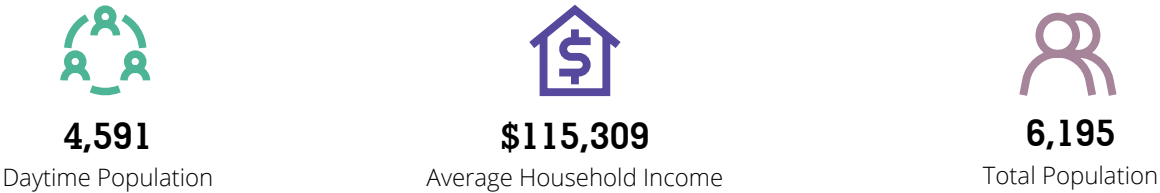
Availability:	Variable
Occupancy:	2026
Additional Rent:	\$10.00 psf (est. 2024)
Zoning:	C-COR1
Parking:	Ample Surface parking
Rent:	Market

Highlights

- This grocery-anchored shopping center boasts over 43,000 square feet of retail space and is poised to become the go-to destination for the thriving community of Diamond Valley.
- Strategically located along Cowboy Trail, between Willow Ridge Boulevard and Township Road 201, offering excellent visibility and accessibility.
- Situated in Diamond Valley, formed by the amalgamation of Black Diamond and Turner Valley, the area boasts a rich blend of amenities and services.
- The close proximity between the former Black Diamond and Turner Valley, less than a 5-minute drive, fosters seamless accessibility for residents and visitors alike.
- Conveniently located just an 18-minute drive from Okotoks, the site enjoys frontage along Highway 22, a key route linking west Calgary to destinations like Fernie and Crowsnest Pass.
- Anticipated residential development to the south and east of the shopping center is expected to drive significant population growth, with projections nearing 7,000 residents, ensuring sustained demand and vitality for the area.



Trade Area Demographics
Within 5 km



Get more information

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