

RETAIL SPACE FOR LEASE



# DIAMOND VIEW MARKETPLACE

101 Willow Ridge Boulevard, Diamond Valley, Alberta

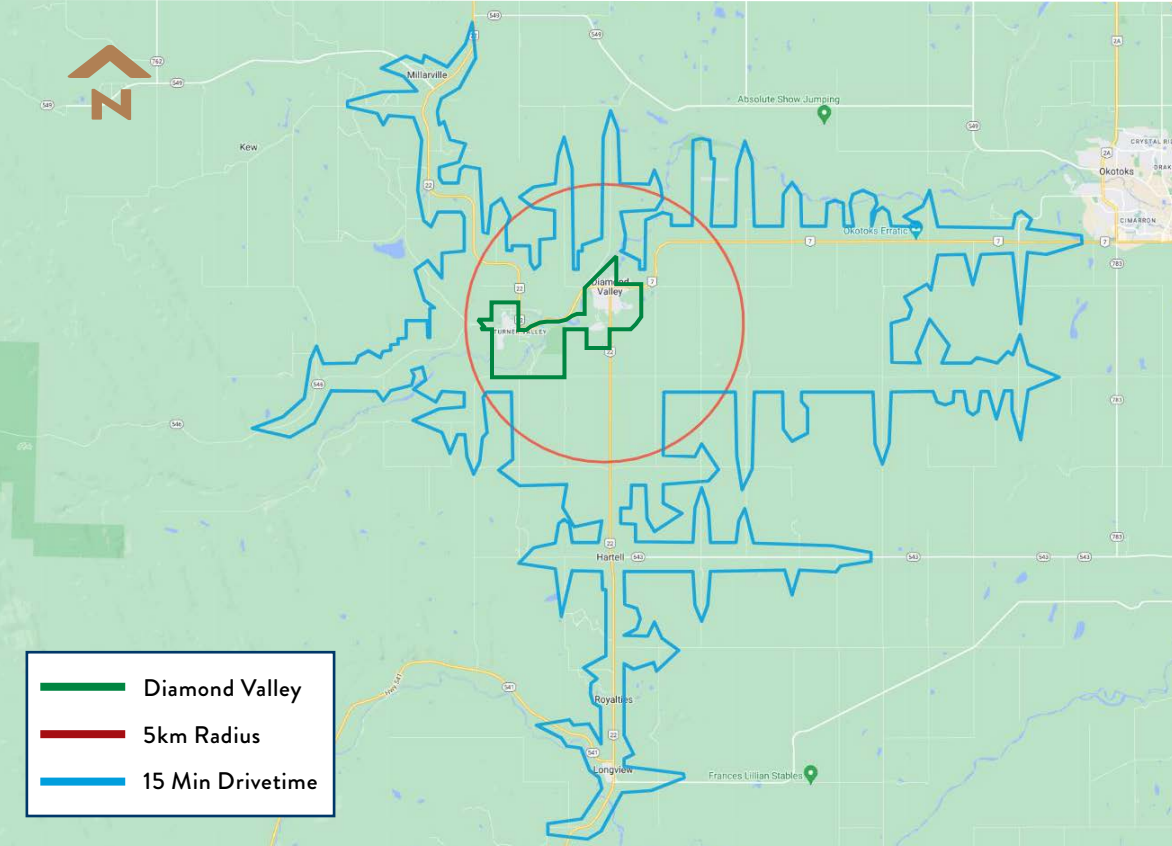
ABBY BILLARD

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Retail Availability Phase 1: 1,000 - 10,100 SF  
Completion Date: Q1 2025

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## COMMUNITY

# DEMOGRAPHIC DATA



### POPULATION

5km Radius: 5,638  
15 Min Drivetime: 6,366



### DAYTIME POPULATION

5km Radius: 4,613  
15 Min Drivetime: 5,188



### AVERAGE AGE

5km Radius: 45.5  
15 Min Drivetime: 45.5



### HOUSEHOLD INCOME

5km Radius: \$100,345  
15 Min Drivetime: \$104,241

## ABOUT

# LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- > Situated in Diamond Valley, located south-west of Calgary, that combines the towns previously known as Black Diamond and Turner Valley
- > Less than a 5 min drive between formerly known Black Diamond and Turner Valley
- > Town includes a hospital, boutique shops, hotels, elementary and high schools and a recreational venue that includes a golf & country club, pool, skating rink and skateboard park
- > An 18 minute drive from Okotoks
- > Site faces Highway 22 - route that provides direct access from west Calgary to Fernie and Crowsnest
- > Residential development will continue South and East of development - resulting in population growth upwards of ~7,000



## ABOUT

# PROPERTY HIGHLIGHTS

This grocery-anchored shopping centre features over 43,000 SF of retail and will serve as a destination shopping centre for the growing community of Diamond Valley.

- Fronts onto Cowboy Trail and nestled between Willow Ridge Boulevard and Township Road 201
- Shadow anchored by *Oilfields General Hospital* and *High Country Lodge*, providing housing and services for seniors
- Drive thru / car wash opportunities
- Targeted uses: quick-service restaurant, full-service restaurant, c-store, fuel & lube and car wash



## PROPERTY DETAILS

### RETAIL SQUARE FOOTAGE

Phase 1: 43,328 sq ft

### LANDLORD

Mountain West Developments

### ZONING

CB-2

### PARKING

275 stalls

### MUNICIPAL ADDRESS

101 Willow Ridge Blvd  
Diamond Valley, AB

### COMPLETION

Q1 2025

### LEGAL DESCRIPTION

Plan: 0011520  
Block: 1  
Portion of Lot: 1

# SITE PLAN



COWBOY TRAIL (HWY 22)

WILLOWRIDGE BLVD SW



RESIDENTIAL

\* FLEXIBILITY IN VACANT UNITS' DEMISING OPTIONS

## CONNECT WITH US

# CONTACT

### GENERAL



Corporate: (403) 206-2131  
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### ABOUT THIS LISTING

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## ADVISOR AND ADVOCATE FOR OWNERS AND DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

