



Retail For lease

103C Grove Place, Drumheller, AB
1,750 SF and 4,300 SF available

 **JLL** SEE A BRIGHTER WAY

For immediate
Possession

jll.com

Site plan



Project highlights

Address 103C Grove Place,
Drumheller, AB

Area 1,750 SF
4,300 SF

Asking rate Market

Add'l rent \$4.50 PSF

Availability Immediate



Location

Prime location and accessibility

- 90 minutes from Calgary via Highway 9
- Population of 8,000-9,000 residents
- Largest urban center between Calgary and Saskatchewan
- Strategic access to Calgary's metropolitan customer base

Strong customer foundation

- Commercial hub serving 40,000+ Albertans
- 700,000 annual visitors to major attractions
- Home to Royal Tyrrell Museum and World's Largest Dinosaur
- Year-round visitor traffic despite May-September peak season

Economic stability

- Diversified economy across tourism, agriculture, and oil/gas
- Multiple revenue streams including cattle ranching and grain farming
- Consistent local purchasing power plus seasonal tourism spending
- Economic resilience from varied industry base

Business-friendly environment

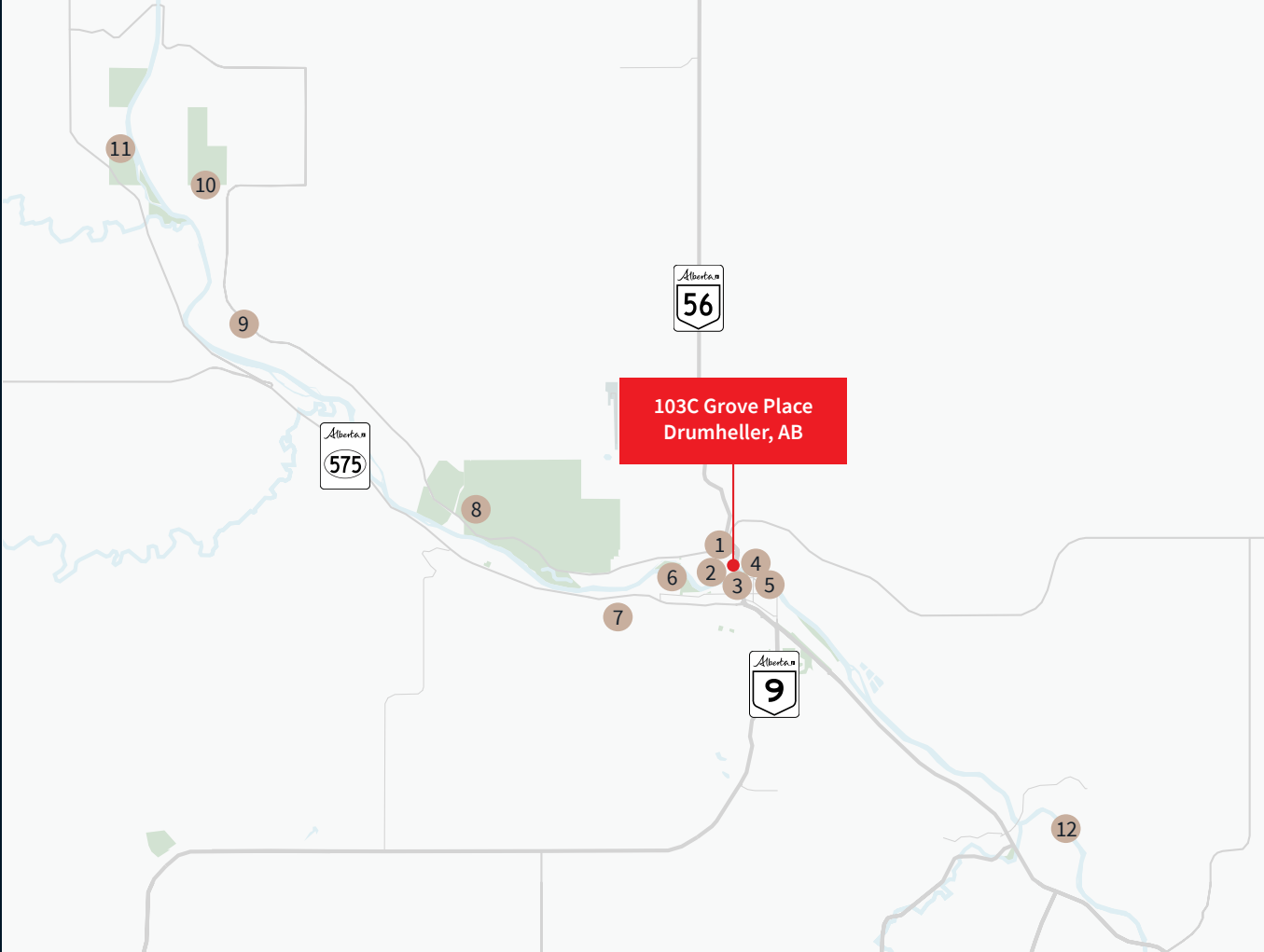
- Modern municipal infrastructure and facilities
- Reasonably priced commercial real estate
- Visitors tend to extend stays for local shopping experiences
- Scenic Red Deer River valley location enhances destination appeal



Aerial map

Demographics	5KM radius	30 min drive
Total population	6,997	12,116
Total households	2,871	4,505
Avg. household income	\$101,064	\$97,457
Median age	43.8	43.9
Total expenditure (Avg. per household)	\$109,725	\$107,117

Source: Statistics Canada, 2025



Points of interest

- 1. Dinosaur RV Park & Cabins (2 min)
- 2. River Grove (2 min)
- 3. Rotary Splash Park (4 min)
- 4. Drumheller Aquaplex (4 min)
- 5. Badlands Community Facility (5 min)
- 6. Newcastle Beach (7 min)
- 7. Badlands Passion Play (8 min)
- 8. Royal Tyrrell Museum (7 min)
- 9. Barney's Adventure Park (11 min)
- 10. Horsethief Canyon (14 min)
- 11. Orkney Viewpoint (19 min)
- 12. Rosedale Suspension Bridge (11 min)

Broker contact information:**Ron Odagaki***Associate Vice President***+1 403 456 3245****ron.odagaki@jll.com****Lauren Yanick***Associate***+1 403 456 3136****lauren.yanick@jll.com**