

# FOR LEASE

# BELLEVUE VILLAGE

25 RYAN CRESCENT, ST. ALBERT, AB



**PRIME RETAIL OPPORTUNITY WITH EXCELLENT  
EXPOSURE ALONG RAY GIBBONS DRIVE**

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# OVERVIEW / BELLEVUE VILLAGE

25 RYAN CRESCENT, ST. ALBERT, AB

## OPPORTUNITY

Prime retail space available in a brand new mixed-use retail and residential development Lakeview at Bellevue Village located on two major arterial roads and surrounded by business, provincial and recreational parks. Bellevue Village is a unique development, easily accessible with ample parking. The existing vacancy can be demised into many different configurations and works well for local and national retailers.



## HIGHLIGHTS

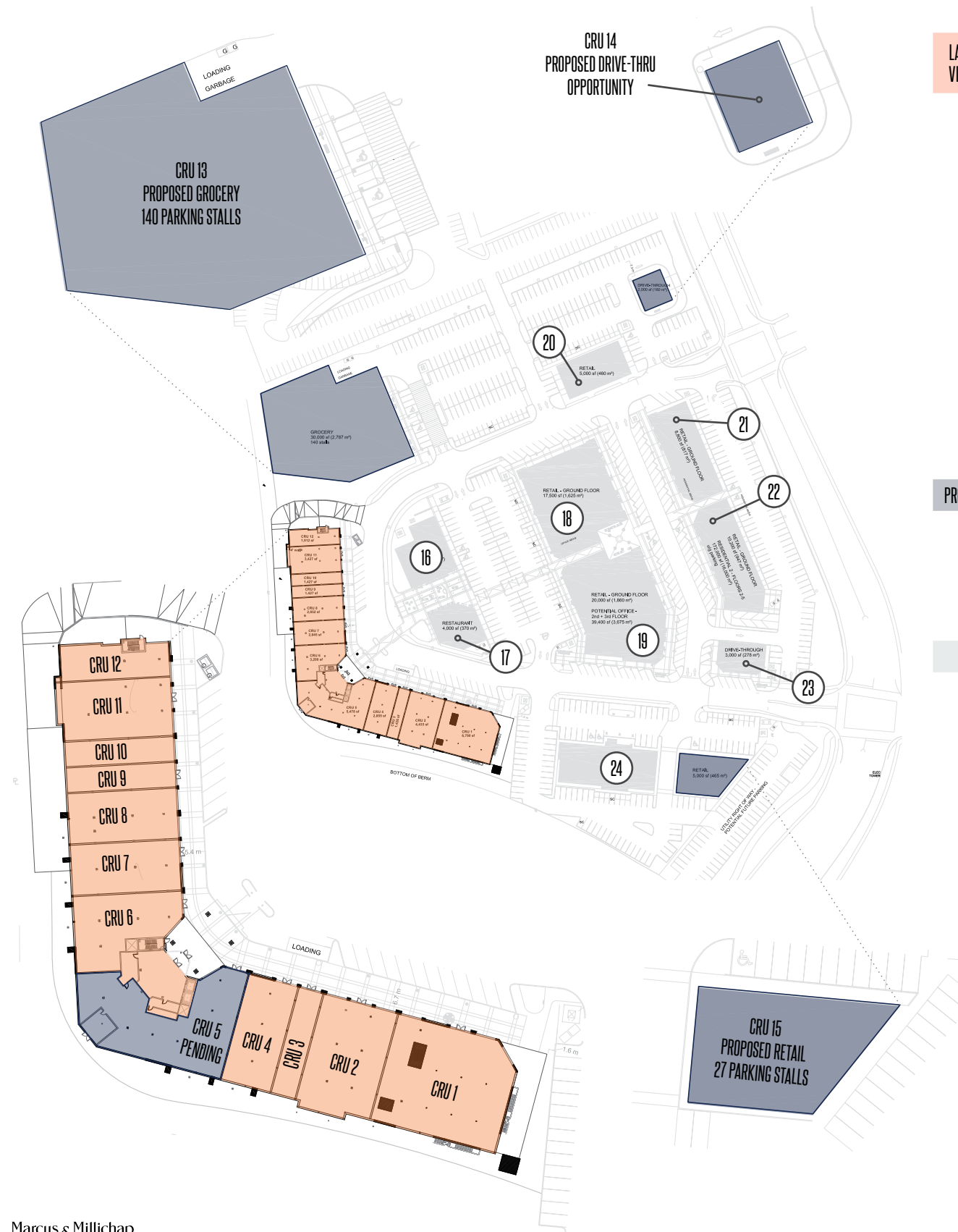
- Opportunity to lease a variety of retail spaces within a brand-new multi-residential development Lakeview at Bellevue Village with immediate availability starting at 1,426 SF
- Rare Grocery anchored opportunity available with proposed CRU just north of developed multi-residential building from 15,000 - 30,000 SF
- Proposed Standalone and Drive-thru opportunities available along Riel Drive from 1,000 - 5,000 SF
- Bellevue Village proposed site plan offers an array of leasing potentials with various stages of development, including the 150 multi-residential opportunity already built and experiencing initial occupancy
- Prime exposure onto Ray Gibbons Drive and LeClair Way through Riel Drive with an average of over 28,000 vehicles per day
- High income and affluent trade area with a projected growing population of 15.7% between 2021-2026
- Immediate possession and ample parking

<b>Municipal Address:</b>	25 Ryan Crescent, St. Albert, AB	<b>Parking:</b>	Ample Surface Parking Stalls	<b>Available Vacancies:</b>	Lakeview at Bellevue Village: 1,426 - 6,790 SF
<b>Legal Description:</b>	Plan 2022425; Lots A-B	<b>Lease Rate:</b>	Market	<b>Proposed Grocery Vacancy:</b>	15,000 - 30,000 SF with 140 parking stalls
<b>Zoning:</b>	RC - (Regional Commercial)	<b>Operating Costs:</b>	TBD	<b>Proposed Standalone Retail:</b>	1,000 - 5,000 SF with 27 parking stalls
<b>Available:</b>	Lakeview at Bellevue Village Available Immediately	<b>Signage:</b>	Front/Side Fascia & Pylon Signage	<b>Proposed Drive-thru Vacancy:</b>	2,000 SF with exposure along Riel Drive



# AREA + STATS / BELLEVUE VILLAGE

25 RYAN CRESCENT, ST. ALBERT, AB



## LAKEVIEW AT BELLEVUE VILLAGE AVAILABILITIES

CRU	SIZE
CRU 1	6,790 SF
CRU 2	4,433 SF
CRU 3	1,426 SF
CRU 4	2,855 SF
CRU 5	5,478 SF <b>PENDING</b>
CRU 6	3,200 SF
CRU 7	2,845 SF
CRU 8	2,852 SF
CRU 9	1,427 SF
CRU 10	1,427 SF
CRU 11	3,427 SF
CRU 12	1,912 SF

## PROPOSED PHASE 2 UNITS

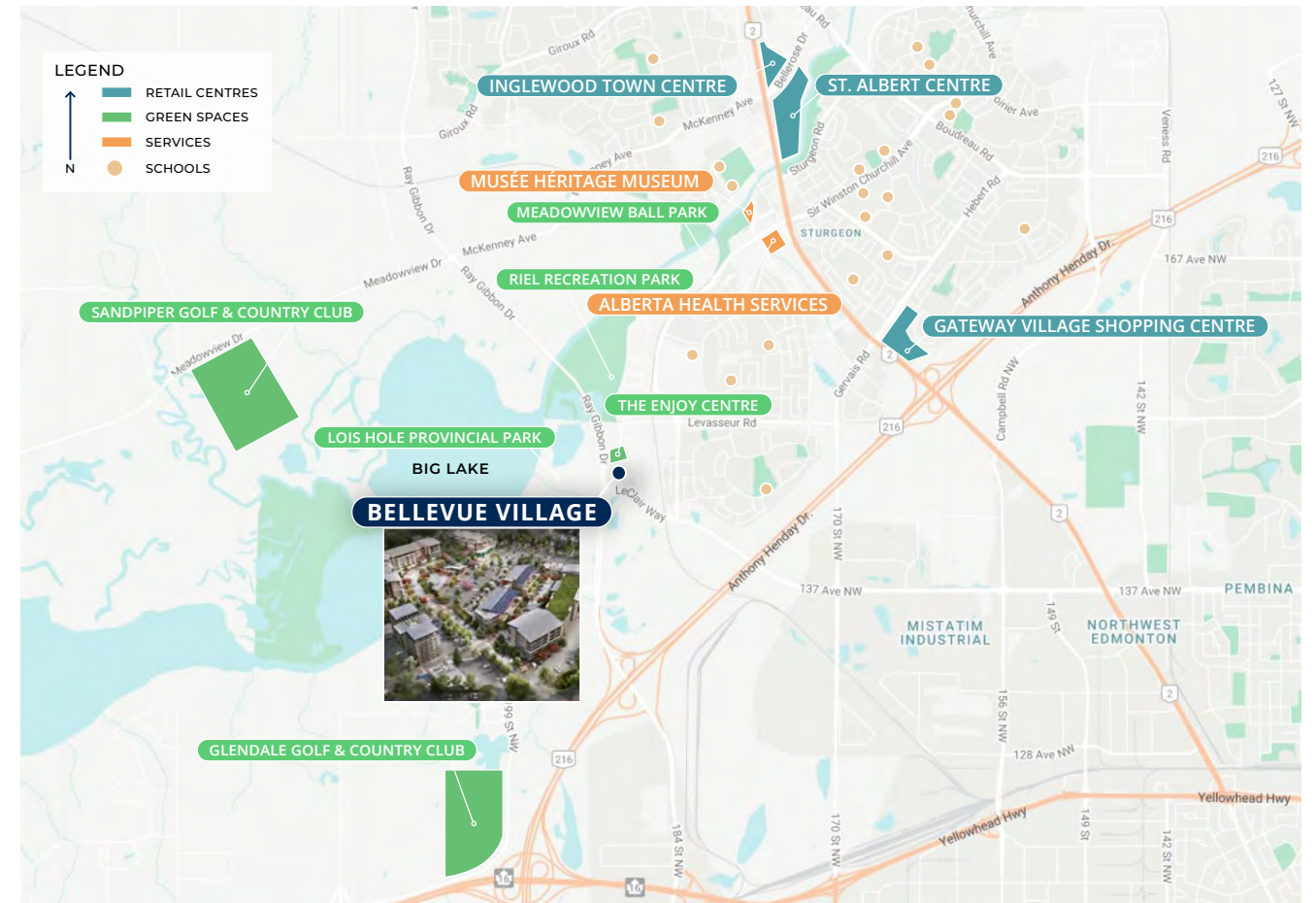
CRU	SIZE
CRU 13	15,000 - 30,000 SF
CRU 14	2,000 SF
CRU 15	1,000 - 5,000 SF

## PHASE 3 UNITS

CRU	SIZE
CRU 16	6,000 SF (RESTAURANT)
CRU 17	4,000 SF (RESTAURANT)
CRU 18	1,000 - 17,500 SF
CRU 19	1,000 - 20,000 SF
CRU 20	1,000 - 5,000 SF
CRU 21	1,000 - 8,800 SF
CRU 22	1,000 - 10,200 SF
CRU 23	3,000 SF (DRIVETHRU)
CRU 24	1,000 - 8,000 SF

Bellevue Village is a mixed-use, multi-phase development located on the bank of the Lois Hole Centennial Provincial Park, just off of LeClair Way. The 13.5 acre master planned community reflects the vibrant energy of Albertans, by bringing together shops, restaurants, upscale rental apartments and commercial leasing with available office spaces. Voted “#1 Best Small City to Live in Canada” by MoneySense Magazine in 2016, St. Albert is known for its parks and green spaces with over 80,000 trees and more than 85 kilometres of trails connecting parks and neighbourhoods. With close proximity to The Enjoy Centre, a busy, multi-use facility and nearby retail centres and services, Bellevue Village combines site location and vibrant neighbourhood all into one place.

The Enjoy Centre	<b>2 minutes</b>
Downtown St. Albert	<b>7 minutes</b>
Sturgeon Hospital	<b>11 minutes</b>
Downtown Edmonton	<b>23 minutes</b>



**+28,000**  
vehicles per day



**EXPOSURE**  
Along Ray Gibbons Drive & LeClair Way



**HIGHWAY ACCESS**  
in nearby proximity



**\$178,555**  
household income average within 1 km



**16,688**  
2021 estimated population within 3km



**15.7%**  
Projected Population change (2021-2026)



**39.2**  
Median Age



**3.0**  
Average Persons per Household



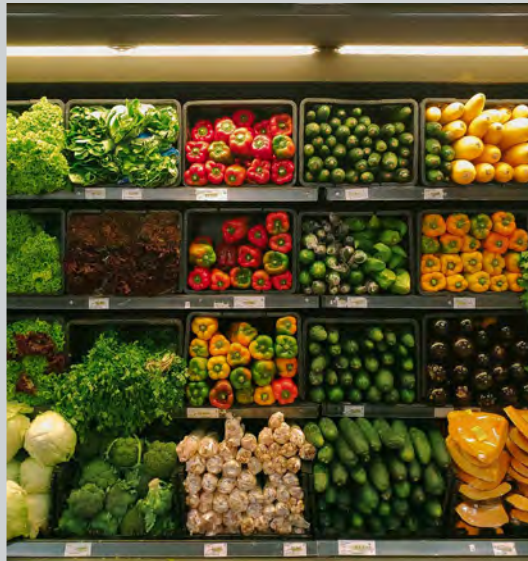
ANTHONY HENDAY DRIVE

TRUMPETER NEIGHBOURHOOD  
Population: 2,327 (+42% Growth 2021-2026)  
Average Household Income: \$145,892

HAWKS RIDGE NEIGHBOURHOOD  
Population: 219 (+28% Growth 2021-2026)  
Average Household Income: \$145,390

STARLING NEIGHBOURHOOD  
Population: 350 (+38% Growth 2021-2026)  
Average Household Income: \$145,794

LOIS HOLE CENTENNIAL PROVINCIAL PARK



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