

FOR LEASE LE REVE

7101 – 49 STREET, BEAUMONT, A.B.

HIGH EXPOSURE RETAIL ▷ 1,200 - 30,000 SF



Mike Hoffert
Director
Mike.Hoffert@MarcusMillichap.com

Casey McClelland
Managing Director
Casey.McClelland@MarcusMillichap.com

Kevin Glass
Director
Kevin.Glass@MarcusMillichap.com

Marcus & Millichap

OVERVIEW + STATS / LE REVE

7101 – 49 STREET, BEAUMONT, A.B.

ABOUT LE REVE

Le Reve is one of the newest communities in Beaumont offering seamless integration within its residential, commercial, and natural environment green spaces. An opportunity for businesses to join a rapidly growing community and future development of single-family homes, multi-family complexes, senior facilities, schools, entertainment, parks and much more.

HIGHLIGHTS

- Opportunity to lease a variety of commercial spaces within a brand new commercial and residential community
- Join Le Reve Liquor, Old Yale Brewery, Wellness and Daycare tenants in phase 1 with 1,820 – 3,640 SF vacancies available for possession as of June 1, 2024
- Phase 2 & 3 offering multiple opportunities and flexible sizes for retail units, drive-thru options, gas/convenience, carwash, Hotel and more
- Easy access from three major transportation routs such as Queen Elizabeth (QEII), Highway 625, Anthony Henday Drive and highway 814 connecting to Edmonton’s 50th Street
- Beaumont is the fifth fastest growing municipality in Canada with a current population of 21,918 (2022) with an average age of 33 and supplemented with an average household income of \$134,443

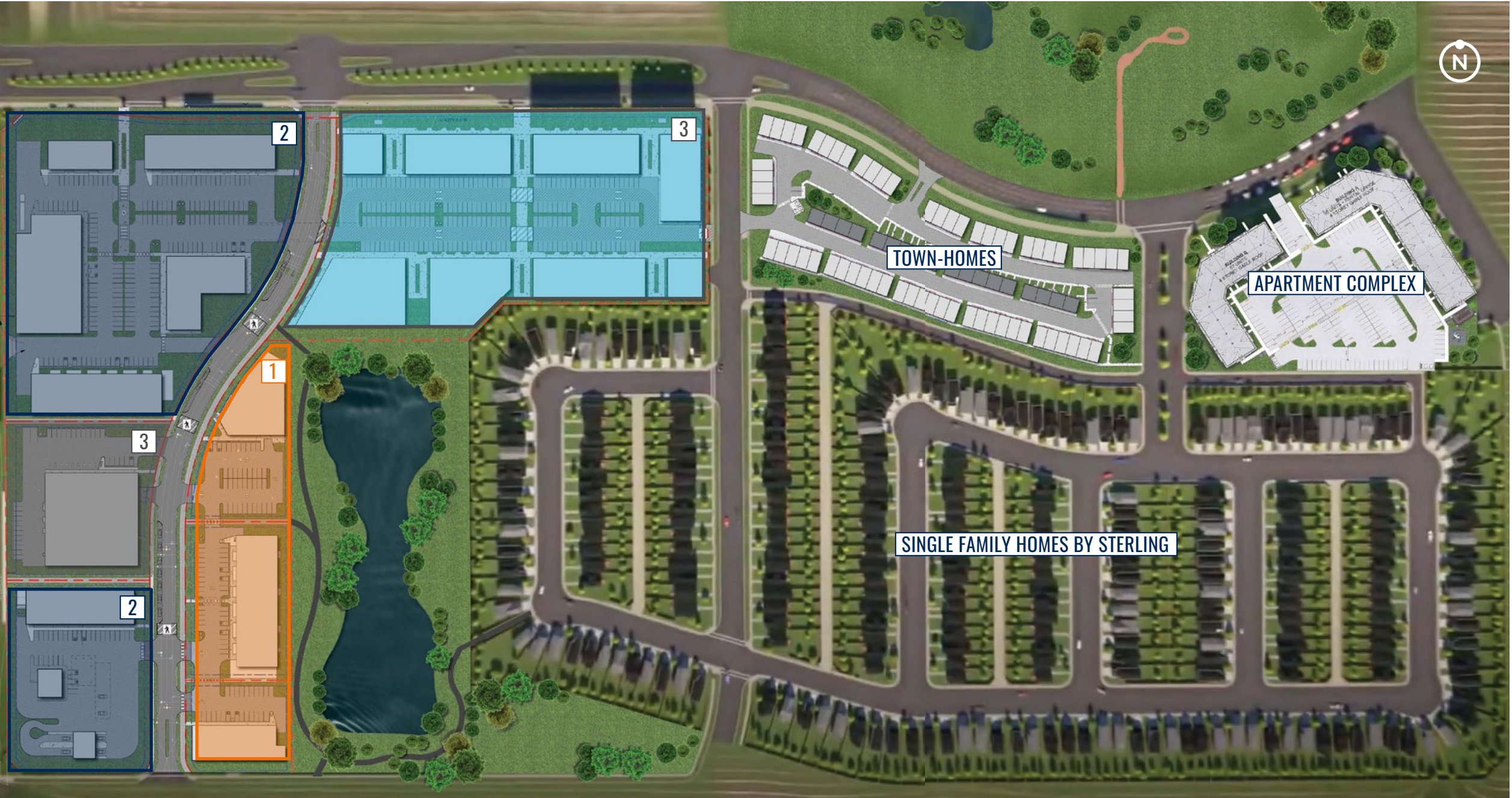


SALIENT DETAILS

Municipal Address:	7101 – 49 Street, Beaumont, AB
Legal Description:	Plan 2321572, Block 1, Lot 2
Availability:	1,200 – 30,000 SF
Zoning:	Commercial District
Lease Rates:	Market
Additional Rent:	TBD
Possession:	Phase 1 – July 1, 2024

AREA + STATS / LE REVE

7101 – 49 STREET, BEAUMONT, A.B.



LEGEND	
Commercial Area	
<div></div>	Phase 1
<div></div>	Phase 2
<div></div>	Phase 3

PHASE 1

- **LEASED** Old Yale Brewery, 11,700 SF – Coming Soon!
- **CRU** – Possession July 1, 2023
- **LEASED** Self Storage Building – 4 storey 100,000 SF – Q1 2025
- **CRU** – 1,800 – 4,500 SF – Q2 2025

PHASE 2

- Multiple CRU opportunities including grocery, gas/ convenience, car wash, medical, fitness, etc.
- Flexible sizes, Drive-thru and standalone building options
- Possession estimated for Q3/Q4 – 2025

PHASE 3

- Multiple Retail, Office and Light Industrial opportunities
- Hotel and Conference Centre options
- Possession estimated for Q3/Q4 - 2026

FLOOR PLAN / LE REVE

7101 – 49 STREET, BEAUMONT, A.B.

MAIN FLOOR



AREA + DEMOGRAPHICS / LE REVE

7101 – 49 STREET, BEAUMONT, A.B.



33,700
VEHICLES
PER DAY



17.4%
POPULATION CHANGE
(2022 - 2027)



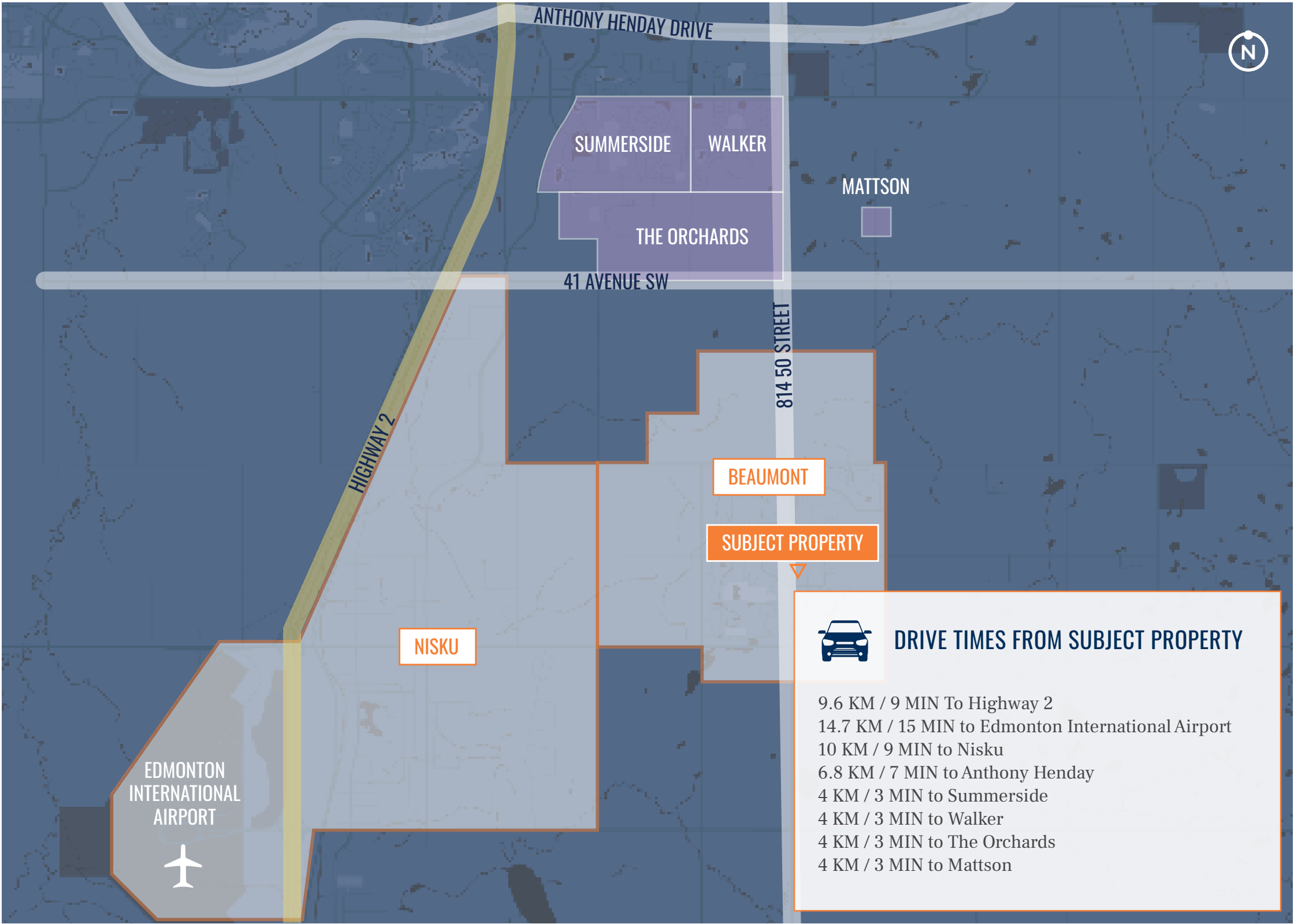
35.5
MEDIAN
AGE



23,262
BEAUMONT POPULATION



\$140,000
AVERAGE HOUSEHOLD INCOME
(2020)





Marcus & Millichap

Marcus & Millichap 10175 - 101 Street
1820 Enbridge Centre Edmonton, AB T5J 0H3 +1 (587) 756 1600

Casey McClelland / Managing Director
Casey.McClelland@
MarcusMillichap.com
+1 (587) 756 1560

Kevin Glass / Director
Kevin.Glass@
MarcusMillichap.com
+1 (587) 756 1570

Mike Hoffert / Director
Mike.Hoffert@
MarcusMillichap.com
+1 (587) 756 1550

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted

any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2024 Marcus & Millichap. All rights reserved.