

FOR LEASE




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7101 – 49 STREET, BEAUMONT, A.B.

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



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Marcus & Millichap

# OVERVIEW + STATS / LE RÊVE

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## ABOUT LE RÊVE

Le Rêve is one of the newest communities in Beaumont, Alberta - a French-inspired residential and commercial neighbourhood that brings together charm, convenience and connection. The commercial district offers high-impact visibility, steady local traffic and a vibrant community atmosphere. With strong growth in the surrounding area and accessible connections to major routes, it's a location that delivers long-term value of businesses of all sizes.

## HIGHLIGHTS

- Opportunity to lease a variety of commercial spaces within a brand new commercial and residential community
- Join Old Yale Brewing, Raymond's Butcher, Oxygen Yoga & Fitness and Jumping Genes Daycare tenants in Phase 1
- Just 7 minutes from South Edmonton, Le Rêve is situated off of 50th Street, receiving over 25,000 trips per day. The community offers easy access from three major transportation routes - Queen Elizabeth, Highway 625 and Anthony Henday Drive & Highway 814
- Beaumont is the fifth fastest growing municipality with a population of over 23,000, an average age of 33 and a median household income of over \$134k



## SALIENT DETAILS

Municipal Address: 7101 – 49 Street, Beaumont, AB

Legal Description: Plan 2321572, Block 1, Lot 2

Availability:

**Phase 1**  
Main Floor - 1,150 SF  
Second Floor - 3,920 SF

**Phase 2 - Multiple Sizing Options Available**  
1,200 - 30,000 SF

Zoning: Commercial District

Lease Rates: Market

Additional Rent: TBD

Possession: Phase 1 – May 1, 2026  
Phase 2 - Q3, 2027

# AREA + STATS / LE RÊVE

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LEGEND	
Commercial Area	
<span style="color: orange;">●</span>	Phase 1
<span style="color: darkblue;">●</span>	Phase 2
<span style="color: grey;">●</span>	Phase 3

## PHASE 1

- 1. Turnkey Liquor Store - 5,180 SF
- 2. CRU1 - 5,180 SF
- Possession for: May 1, 2026

## 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, 2027

## PHASE 3

- Multiple Retail, Office and Light Industrial opportunities
- Hotel and Conference Centre options
- Possession estimated for Q3/Q4 - 2027

# SITE PLAN / LE RÊVE

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# AREA + DEMOGRAPHICS / LE RÊVE

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33,700  
VEHICLES  
PER DAY



17.8%  
POPULATION CHANGE  
(2025 - 2030 EST.)



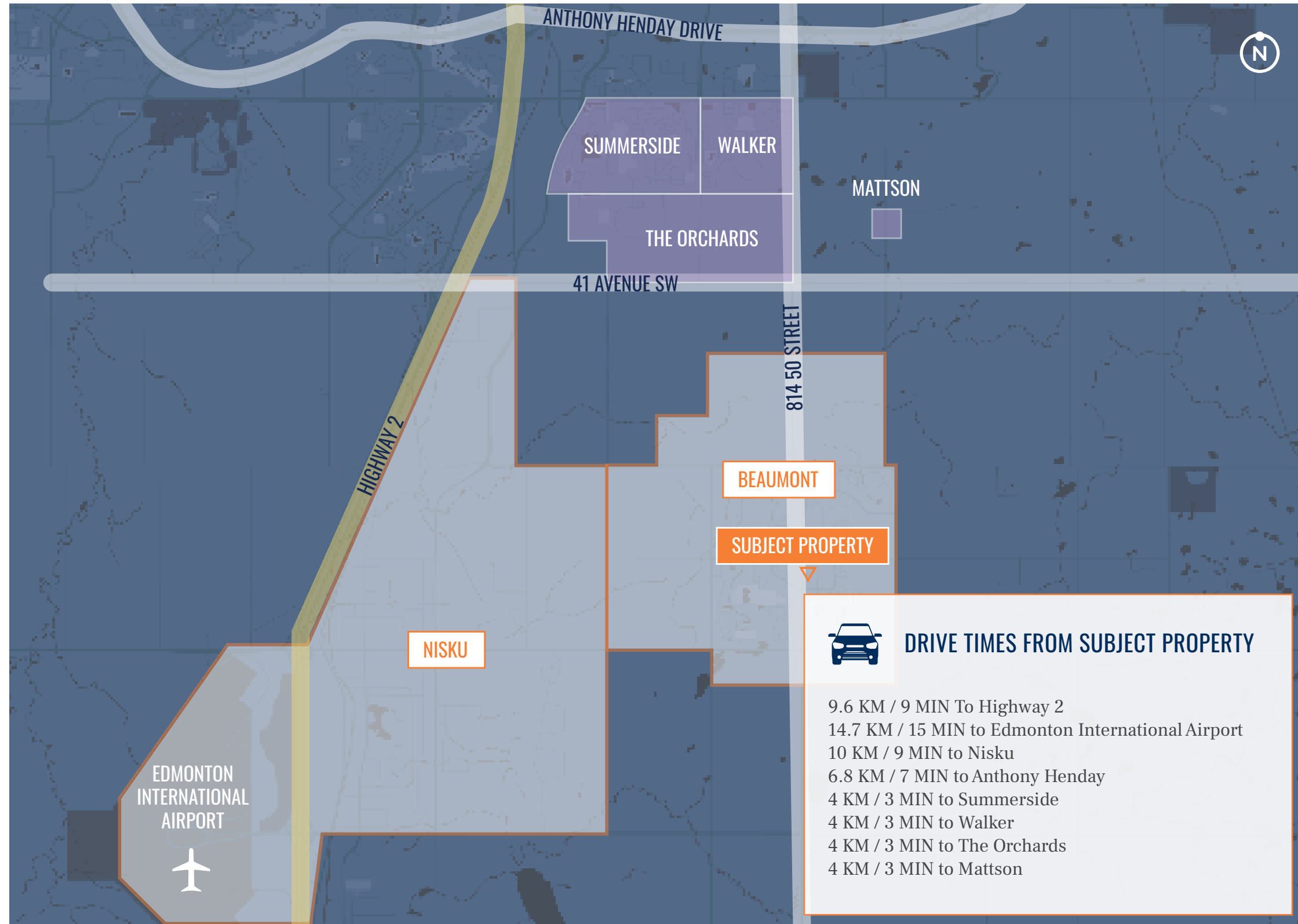
35.1  
MEDIAN  
AGE



26,305  
BEAUMONT POPULATION



\$171,203  
AVERAGE HOUSEHOLD INCOME  
(2028 PROJECTION)



## DRIVE TIMES FROM SUBJECT PROPERTY

- 9.6 KM / 9 MIN To Highway 2
- 14.7 KM / 15 MIN to Edmonton International Airport
- 10 KM / 9 MIN to Nisku
- 6.8 KM / 7 MIN to Anthony Henday
- 4 KM / 3 MIN to Summerside
- 4 KM / 3 MIN to Walker
- 4 KM / 3 MIN to The Orchards
- 4 KM / 3 MIN to Mattson



# Marcus & Millichap

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