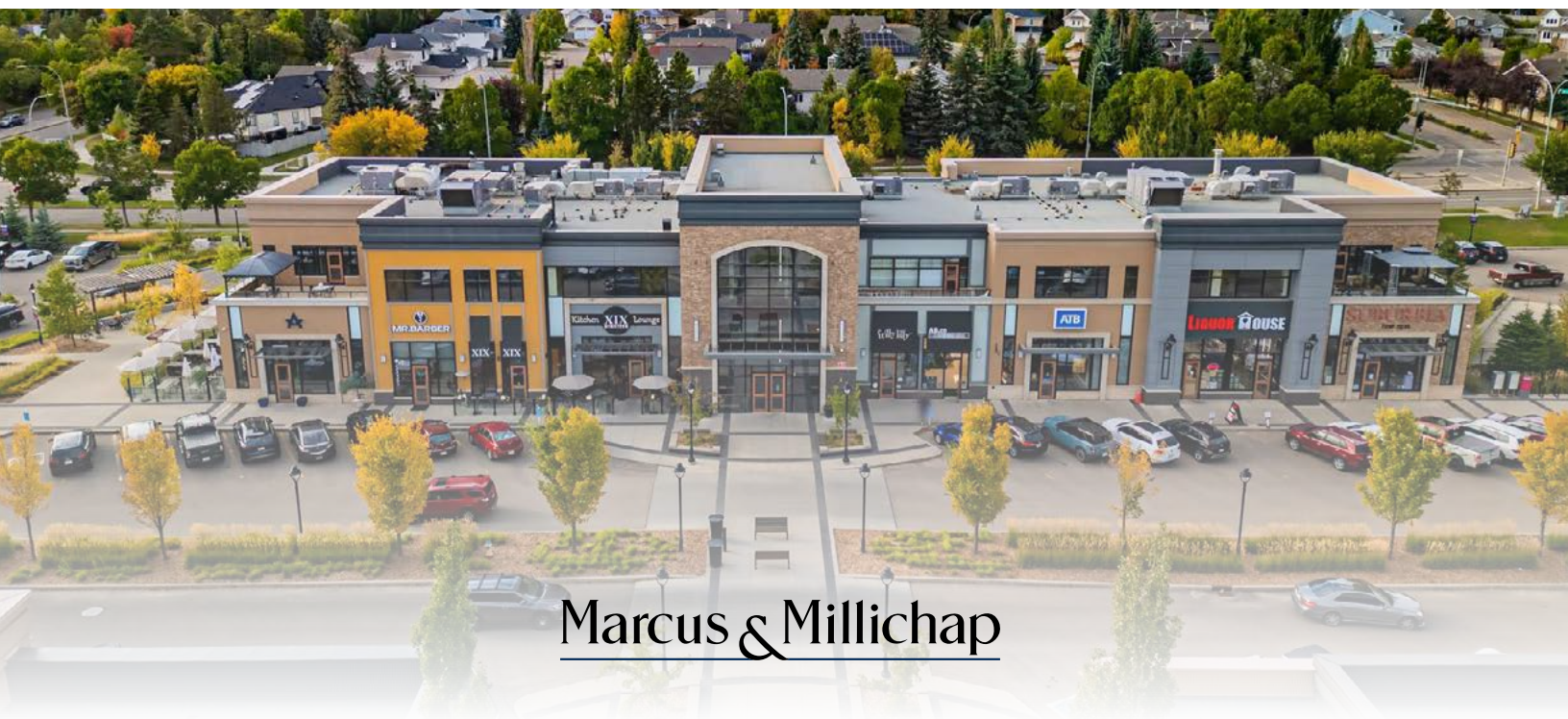


# For Lease: Shops at Boudreau

Turnkey Hair Salon Opportunity

Built-out Fixtured Medical/Office Space

150 Bellerose Drive, St. Albert, AB



Marcus & Millichap



# Investment Summary

## The Opportunity

Welcome to Shops at Boudreau, a premier retail destination in the heart of St. Albert, one of Edmonton’s largest suburbs. This best-in-class lifestyle shopping centre offers an exceptional retail experience tailored to the affluent residents in the surrounding communities of Oakmont, Inglewood, Erin Ridge, and Kingswood.

Strategically located on the southeast corner of Bellerose Drive and Boudreau Road, the Property boasts an expansive 900 feet of frontage along a busy arterial intersection, providing tenants with exceptional branding opportunities and exposure to over 42,000 vehicles per day.

Additionally, the Property is conveniently situated just a short drive from the Anthony Henday Ring Road, ensuring easy access for patrons and employees from all areas of St. Albert and the Edmonton Metropolitan Region.

Shops at Boudreau showcases modern curb appeal, extensive landscaping, and ample parking. Featuring a diverse mix of high-quality national and local retailers, including a prominent anchor tenant, along with a variety of fashion, lifestyle, and convenience offerings. This new generation retail complex is truly a premier shopping destination that provides a comfortable and enjoyable atmosphere for all. Shops at Boudreau is the perfect opportunity to be a part of this thriving retail community in one of the most affluent cities in the region.

## Salient Details

**Municipal Address:**  
[150 Bellerose Drive, St. Albert AB](#)

**Main Floor:**  
Unit 111: 1,751 SF (Turnkey Hair Salon)  
**Second Floor:**  
Unit 206: 1,760 SF (Built-out and fixtured Medical/Office Space)

**Availability:**  
Immediately

**Zoning:**  
Plan 1224934; Block 1; Lot 6

**Year Built:**  
2018

**Parking:**  
247 Stalls (210 Surface + 37 Underground)

**Asking Rent:**  
Contact Listing Agent

**Additional Rent:**  
Retail: \$23.14/SF  
Second Floor: \$22.67/SF

**Traffic Counts:**  
42,000 Vehicles Per Day





# Highlights



**Strategic Location:** Excellent exposure to a busy intersection of Boudreau Road and Bellerose Drive; 42,000 vehicles per day



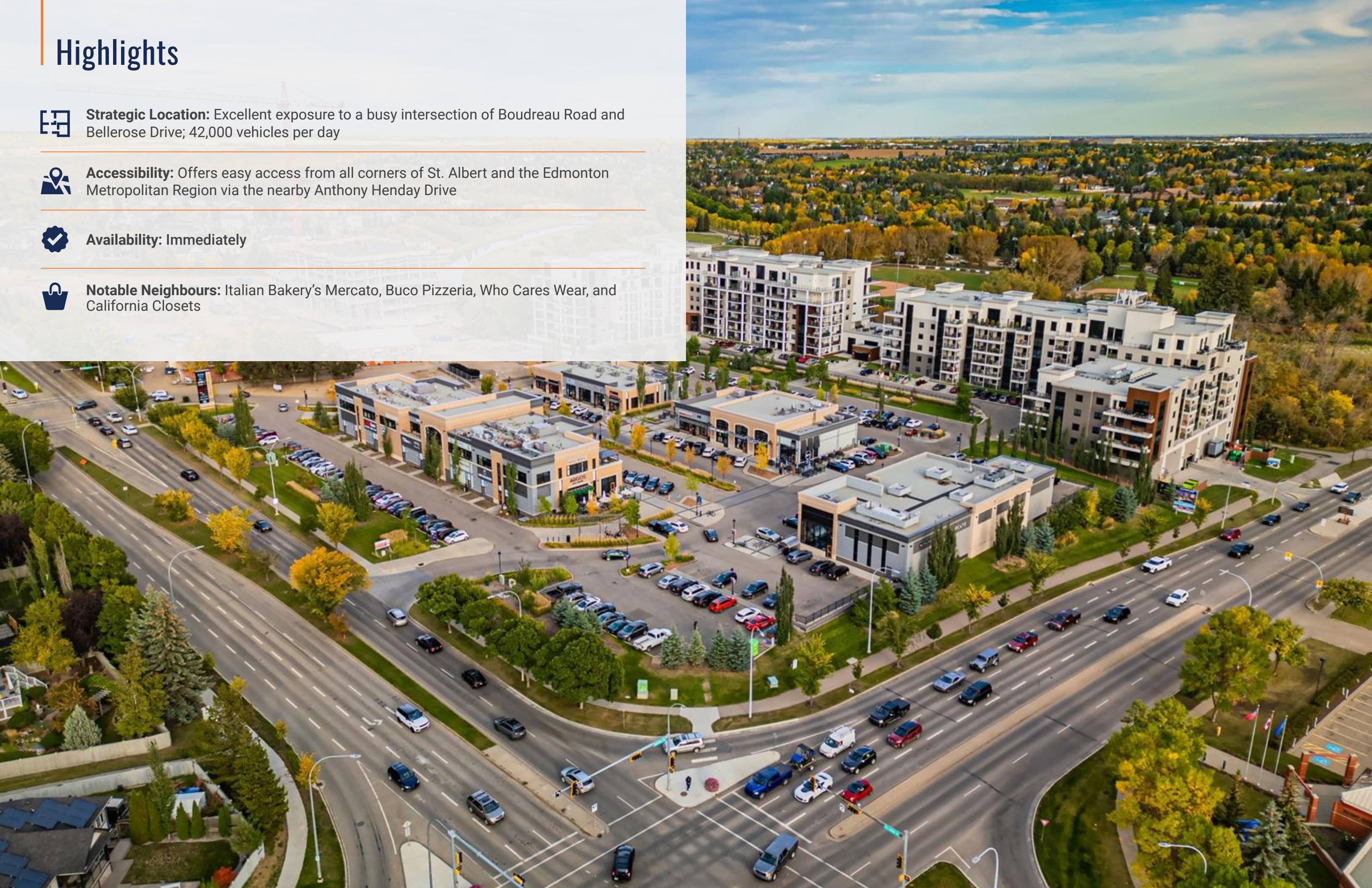
**Accessibility:** Offers easy access from all corners of St. Albert and the Edmonton Metropolitan Region via the nearby Anthony Henday Drive



**Availability:** Immediately



**Notable Neighbours:** Italian Bakery's Mercato, Buco Pizzeria, Who Cares Wear, and California Closets

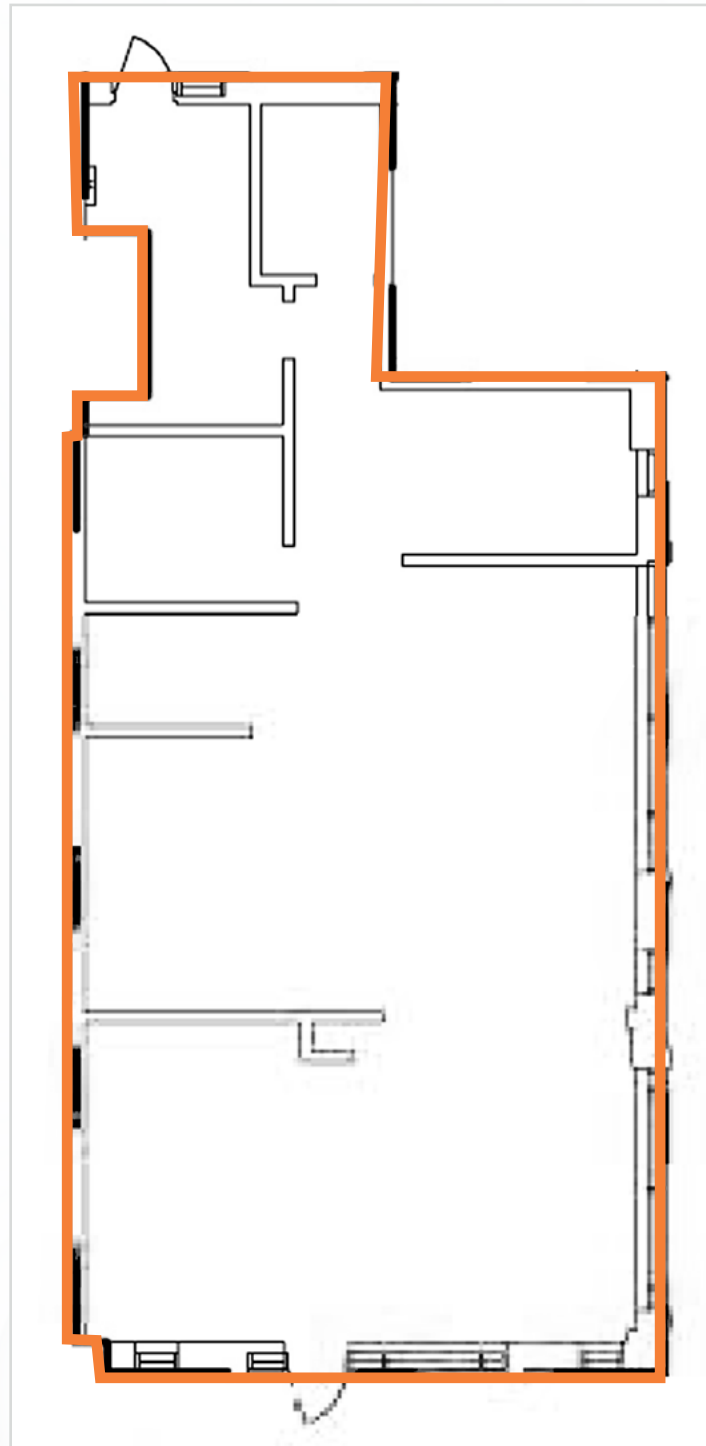




# Site Plan

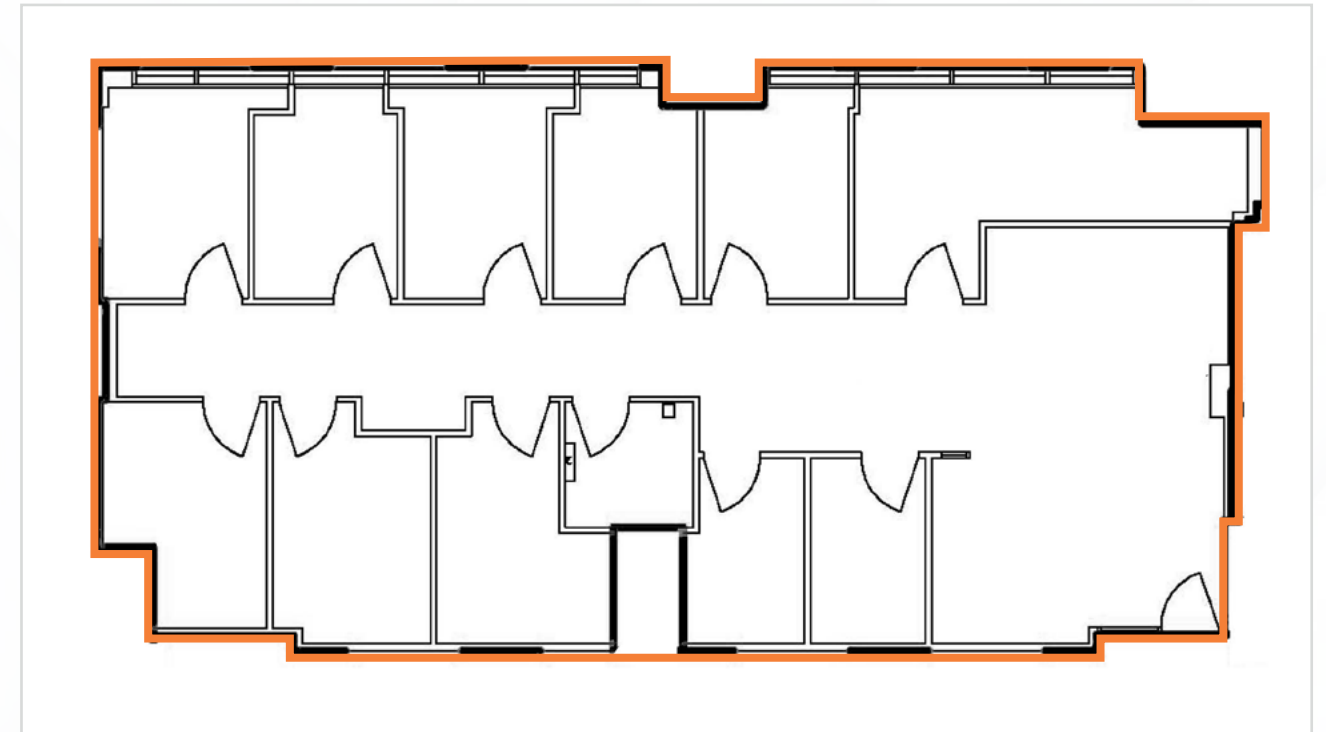
UNIT 111: 1,751 SF

Turnkey Hair Salon



UNIT 206: 1,760 SF

Built-out Fixtured Medical/Office Space



Site Plan





# Location Overview

	5MIN	10MIN	TRADE AREA
2022 Population	45,152	96,535	73,901
2027 Population	50,029	110,107	82,569
2022 Daytime Population	45,152	96,535	73,901
2022 Average HH Income	45,152	96,535	73,901



EDMONTON



# For Lease: Shops at Boudreau

## Turnkey Hair Salon Opportunity

## Built-out Fixtured Medical/Office Space

150 Bellrose Drive, St. Albert, AB

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