

Beaumont Shopping Centre

5700 50 Street, Beaumont, AB



New Freestanding Building

Property Highlights

- New 3,500 SF pad
- Adjacent to fully developed commercial & residential sites
- Located on the busiest corridor in Beaumont
- Potential uses include: quick service restaurants, general retail. dental & medical
- Gross Leasable Area: 80,022 SF
- Anchor Tenant: Sobeys
- Parking: 385 stalls available
- Operating Costs: \$7.20 per SF (2019)
- Signage: Pylon (subject to availability)

Area Highlights

- Population: 16,838 people (est. 2018)
- Average Household Income: \$141,886 (2018)

Join Existing Tenants





















Another exciting development from:



Gary Killips Partner

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Aerial



Anchor Tenant



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Site Plan



50 STREET

Tenant List

- Sobeys 39,200 SF
- Posh Nails Salon 1066 SF
- First Choice Haircutters 1,175 SF
- Pet Valu 2,798 SF
- Domino's Pizza 1,339 SF
- Health Star Chiropractic 1,653 SF
- Saigon Delights 1,580 SF

- EDO Japan 1,005 SF
- Green Earth Cleaners 1,416 SF
- Wild Wing 2,016 SF
- CIBC 4,950 SF
- Home Hardware
- Dollarama



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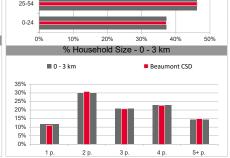
Demographics

BUSINESSES			
Major Retailers			
Retailer Name	Address	Dist. (km)	
Dollarama	5700 50Th St	0.05	
O 9 D C4			

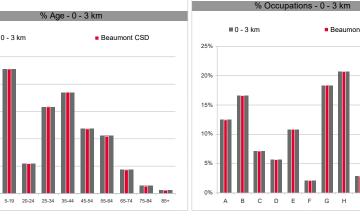
Grocery & Drug Stores			
G & D Name	Address	Dist. (km)	
Sobeys	5802 50Th Street	0.12	
Rexall Canada	5910 - 50Th Street	0.23	
Shoppers Drug Mart	6302 50Th Street	0.46	
Nofrills	5201 30 Ave	2.32	
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Danks			
Bank Name	Address	Dist. (km)	
Canadian Imperial Bank of	(5808 - 50th Street	0.10	
TD Canada Trust	6000 50Th St	0.17	
Royal Bank of Canada	6304 50Th Street	0.31	
Scotiabank Canada	6402-50th Street,	0.38	

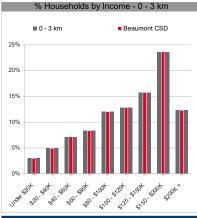
POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	Beaumont
2016 Population (Census)	18,263	18,079
2019 Population Estimate	19,465	19,283
2022 Population Projection	20,999	20,817
% Pop. Change (2016-19)	6.6%	6.7%
% Pop. Change (2019-22)	7.9%	8.0%
Families in Private HHs	5,593	5,542
Couple census families	5,009	4,963
Without children	1,784	1,761
With children	3,225	3,202
Lone-parent families	583	579
Average Persons Per Family	3.2	3.2



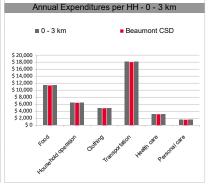
LABOR FORCE & OCCUPATIONS			
	0 - 3 km	Beaumont	
Labour Force by Occupation	11,254	11,149	
A Management	1,410	1,389	
B Business & Finance	1,866	1,852	
C Natural Sciences	805	795	
D Health	636	633	
E Educ, Gov't, & Religion	1,215	1,208	
F Art, Culture, Rec, & Sport	239	236	
G Sales & Service	2,061	2,048	
H Trades & Transportation	2,334	2,311	
I Primary Industry	323	317	
J Processing & Manufacturing	254	251	
K Not Applicable	109	109	



INCOME			
	0 - 3 km	Beaumont	
Under \$20K	191	185	
\$20 - \$40K	312	308	
\$40 - \$60K	451	448	
\$60 - \$80K	528	521	
\$80 - \$100K	759	753	
\$100 - \$125K	808	803	
\$125 - \$150K	991	985	
\$150 - \$200K	1,491	1,478	
\$200K +	779	767	
Average Household Income	\$ 159,918	\$ 159,757	
Median Household Income	\$ 127,667	\$ 127,690	



EXPENDITURES PER HOUSEHOLD		
	0 - 3 km	Beaumont
Expenditure Per Household	\$ 86,562	\$ 86,484
Food	\$ 11,433	\$ 11,423
Shelter	\$ 24,720	\$ 24,701
Household operation	\$ 6,492	\$ 6,486
Household equipment	\$ 3,137	\$ 3,134
Clothing	\$ 4,930	\$ 4,928
Transportation	\$ 18,129	\$ 18,109
Health care	\$ 3,212	\$ 3,208
Personal care	\$ 1,645	\$ 1,644
Recreation	\$ 5,758	\$ 5,751
Reading materials	\$ 225	\$ 224
Education	\$ 2,183	\$ 2,184
Tobacco and alcohol	\$ 1,829	\$ 1,827
Games of chance	\$ 190	\$ 190
Miscellaneous expenditure	\$ 2,677	\$ 2,674



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Population by Age

0 to 4 years

5 to 19 years

20 to 24 years

25 to 34 years

35 to 44 years

45 to 54 years

55 to 64 years

65 to 74 years

75 to 84 years 85 years and over

■ 0 - 3 km

Median Age

25%

20%

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0 - 3 km Beaumont

19,283

1.716

4,389

1,053

3,053

3.570

2.278

2,018

831

115

33.4

19,465

1.724

4,427

1,063

3,069

3.595

2.306

2.051

115

33.5

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