

FOR LEASE

INGLEWOOD TOWNE CENTRE

11 Bellerose Drive
St. Albert, AB



1,057 SF AVAILABLE PROPERTY HIGHLIGHTS

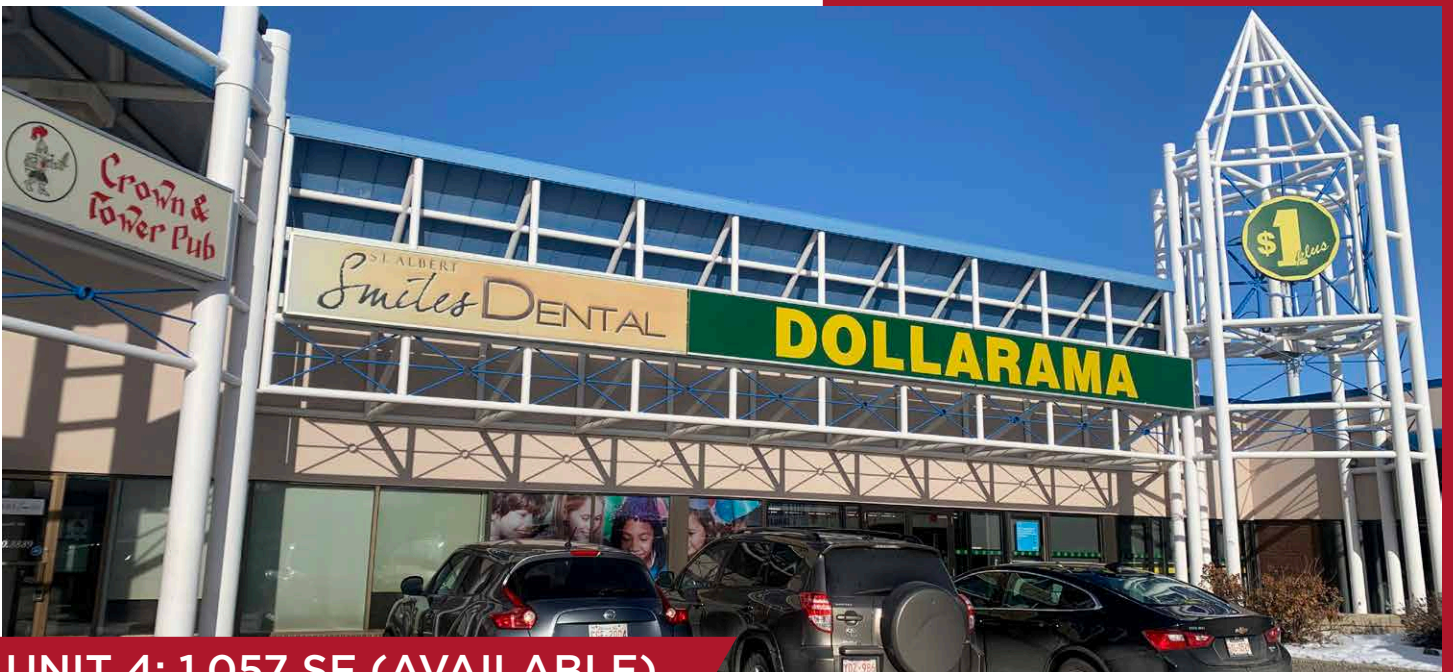
- Last retail bay available immediately. Fully fixtured restaurant space, located in established shopping centre.
- Shadow anchored by Safeway & Planet Fitness.
- Join Dollarama, Starbucks, RBC, Reitman's, Famoso Pizzeria, Orange Theory, etc.
- Zoning: CC: Commercial Corridor.
- Pylon sign opportunity.
- Ideal for: Japanese food (sushi or ramen), Thai food, Korean food, sandwiches or subs, Greek food and others.
- Operating Costs: \$16.94 per SF (estimated budget 2024).
- Former "Hot Donair" - 1,057 SF available immediately.

Karina Lopez
Senior Associate
780 429 9393
karina.lopez@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

AERIAL



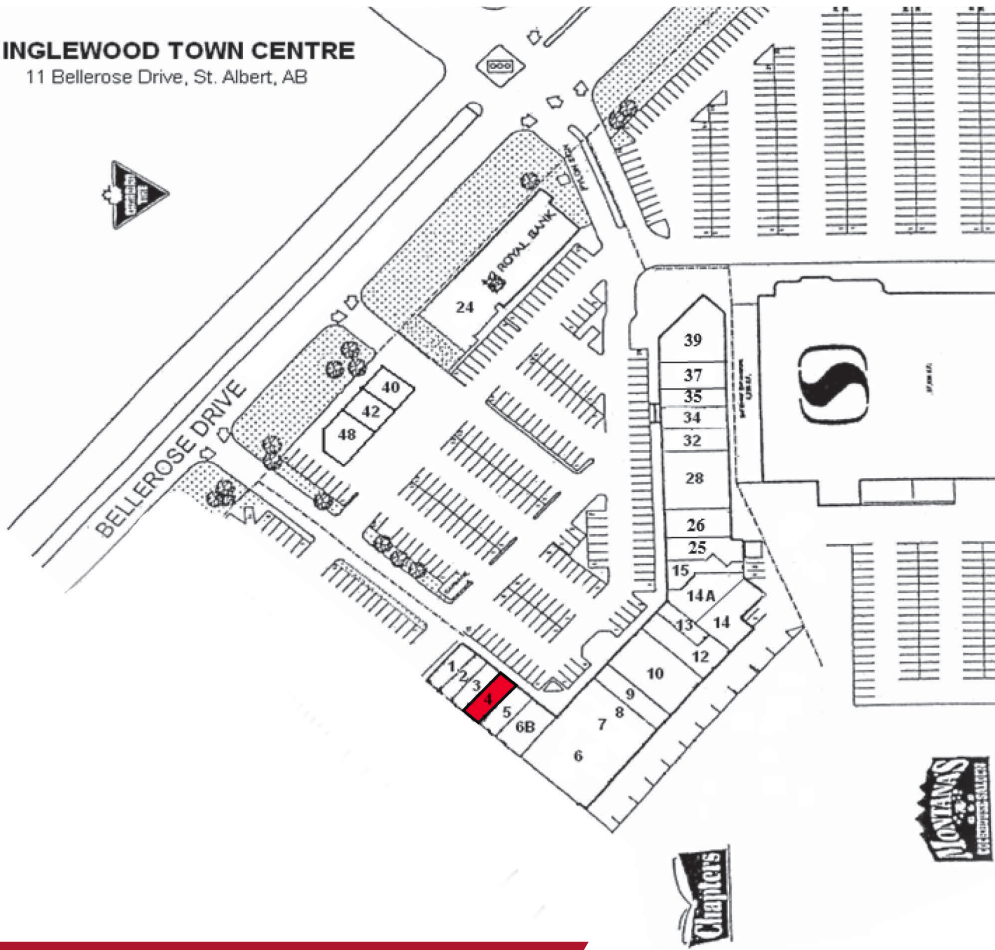


UNIT 4: 1,057 SF (AVAILABLE)



SITE PLAN

INGLEWOOD TOWN CENTRE
11 Bellerose Drive, St. Albert, AB



OTHER TENANTS

1. PEARL VISION
2. BARBER SHOP
3. THE UPS STORE
4. HOT DONAIR (AVAILABLE)
5. LIBERTY TAX
- 6B. TOAST BREAKFAST & LUNCH
6. DOLLARAMA
7. DOLLARAMA
8. DOLLARAMA
9. MARIACHI LOVE, MEXICAN RESTAURANT
10. CROWN & TOWER
12. GRANDIN BAKERY
13. CPR CELL PHONE REPAIR
14. JESUS IS LORD
- 14A. PHARMACY
15. BELLEROSE LIQUOR
24. RBC BANK
25. VO'S NAILS
26. DEOR HAIR
28. REITMANS
32. ASIAN CONNECTION
34. PAGE THE CLEANER
35. LA DIPERIE ICE CREAM
37. ORANGE THEORY FITNESS
39. FAMOSO / FATBURGER
40. URBAN WELLNESS & MASSAGE
42. AK'S SPECIALITY TOBACCO & VAPE SHOP
48. STARBUCKS

DEMOGRAPHICS

POPULATION	POPULATION		
	1km	3km	5km
	4,814	54,259	72,725

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$125,223	\$152,842	\$148,845

HOUSEHOLDS	HOUSEHOLDS		
	1km	3km	5km
	1,893	20,148	28,127



Karina Lopez
Senior Associate
780 429 9393

karina.lopez@cwedm.com