

# Shops at Boudreau

Boudreau Rd, St. Albert, AB T8N

FOR LEASE

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## Highlights

The Shops at Boudreau, a 52,585 sf boutique Shopping Centre in St. Albert, Alberta, offers a prime leasing opportunity in a high-income pocket of the Edmonton region, where the average household income is 28% higher than Edmonton's. The centre sits at Bellerose Drive and Boudreau Road, minutes from St. Albert Trail and Anthony Henday Drive. Italian Bakery's Mercato anchors a tenant roster that includes ATB Financial, Good Earth Coffeehouse and Liquor House, which keeps the centre stable and brings shoppers in steadily.

- Prime location at Bellerose Drive and Boudreau Road, with over 42,000 vehicles passing daily
- Easy to reach, minutes from St. Albert Trail and Anthony Henday Drive
- Anchored by Italian Bakery's Mercato, alongside ATB Financial, Good Earth Coffeehouse and Liquor House

## Demographics | 5km Radius



**Population**

71,698



**Number of Households**

27,547



**Median Age**

43



**Household Income**

\$177,895



**People Per Household**

2.60

\*Data from 2025 Environics Analytics.



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## CRU1

- 1-105. Buco Pizzeria & Vino Bar (2,566)
- 1-107. Track 'N' Trail (1,396 sf)
- 1-110. Who Cares Wear (2,276 sf)
- 1-115. Ahlan Coffee House (1,811sf)

## CRU2 Base Level

- 2-101. Sorrentino's (2,222 sf)
- 2-102. Mr. Barber (742 sf)
- 2-104. XIX Nineteen Restaurant (3,755 sf)
- 2-106. Frilly Lilly (1,690 sf)
- 2-107. Jacek Chocolate (1,421sf)
- 2-108. ATB Financial (1,586 sf)
- 2-109. Liquor House (1,996 sf)
- 2-111. Melt N Dip (2,000 sf)

## CRU2 Top Level

- 2-201/203/205. Nuvo Dental (3,399 sf)
- 2-202. A&A Hospitality Group (633 sf)
- 2-204/206. Available (1,752 sf)**
- 2-207. Smile Experts (879 sf)
- 2-208. Benchmark Mortgages (1,561sf)
- 2-209. Verve Orthodontics (3,969)

## CRU 3

- 3-105. Hathaway Diner (1,692 sf)
- 3-110. California Closets (1,065 sf)
- 3-115. The Monocle Optometry (1,322 sf)
- 3-120. People's Pharmacy (1,330 sf)
- 3-130. Cyclebar (2,537 sf)

- 4-120. Mercato by Italian Bakery (9,234)