

**BEAUMONT
COMMERCIAL
GAP ANALYSIS
Completed
October
2023**

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Executive Summary

Introduction

The study aimed to catalog Beaumont's commercial property inventory, define a potential trade area, and quantify spending across different retail categories to identify market gaps and opportunities for development.

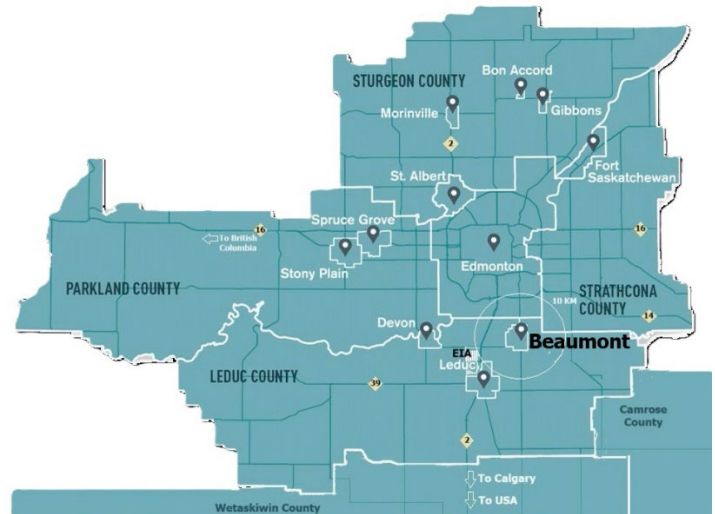
This research was crucial because it generated Beaumont-specific economic data not available from other sources. Our team analyzed Beaumont's market context to define the trade area, created a commercial supply database, conducted a consumer survey to gather specific spending data and retail preferences, and performed a gap analysis to pinpoint areas of leakage within the city. This work establishes a baseline for identifying potential retail opportunities and the types of stores the city could sustainably support.

Locational Context

Fueled by consistent residential development and an expanding retail infrastructure, Beaumont has evolved from a small town into one of the fastest-growing cities in Western Canada over the last decade.

Its strategic location near major employment centers, crucial transportation routes, and distribution networks affords the city robust regional access to a wide range of economic opportunities. Every day, 16,000 vehicles traverse North-South on 50th Street. The city's close proximity to major employment hubs often draws its labor force to shop in those markets for convenience. Therefore, it is essential to consider strategies to capture some of this outflow at the margins.

Regional Context



Retail Trade Area

Beaumont's regional trade area is largely limited by its geography and to a lesser extent, its size, in its capacity to capture trade beyond its immediate vicinity. Neighbouring two larger municipal areas in Edmonton South and Leduc means that local residents are likely pulled into these surrounding areas to do most of their comparison shopping, creating a retail leakage, rather than attracting residents of neighbouring communities into Beaumont, a retail inflow.

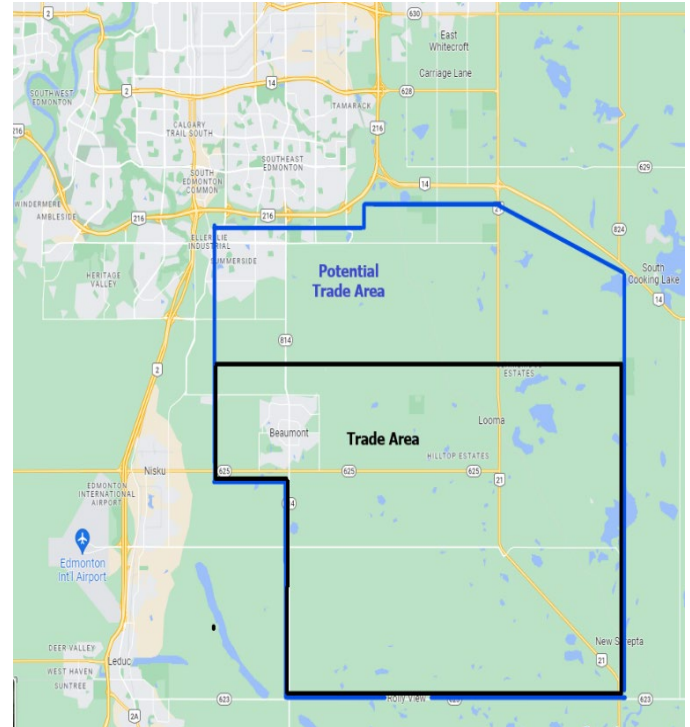
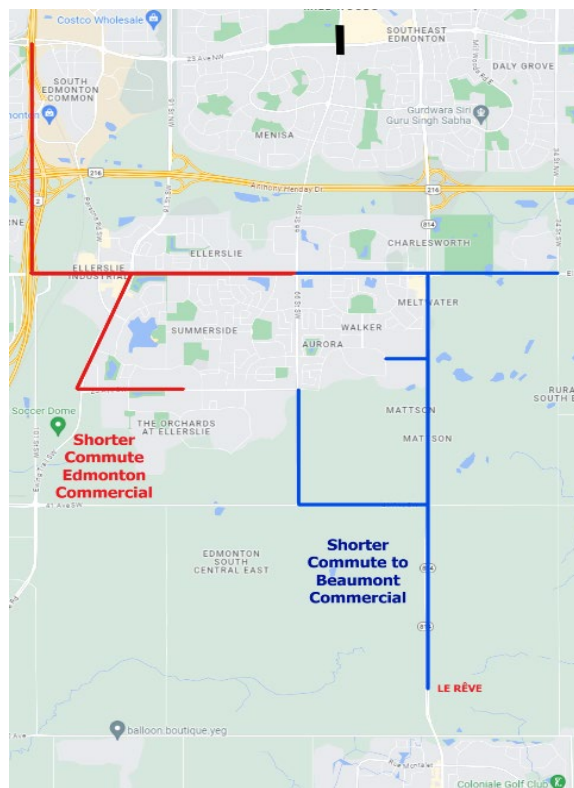
Compared to neighboring areas, Beaumont's growth rate has significantly outpaced that of Edmonton, Leduc, and the Municipal County. **Over the past decade, we have experienced almost 6% annual growth, while Leduc, Edmonton, and the region have seen growth rates ranging from 1% to 4% per year.**

As Beaumont grows geographically and in population, the city has the opportunity to capture more retail spending. Looking north along 50th Street toward Edmonton,

communities south of the Anthony Henday are naturally expanding southward to the city limit, while Beaumont, starting with La Reve, is expanding northward. This expansion is crucial as it creates a competitive market at the margins, where favorable drive times could attract consumers to Beaumont. Currently, traveling to Beaumont feels like leaving Edmonton, but a time will come when the two areas are practically connected, making shopping in Beaumont more convenient than in Edmonton.

In the next decade, we conservatively estimate that **Beaumont will have a population of at least 28,000 and the communities in the South-East area of the Anthony Henday will provide an additional market of 50,000 consumers.** So, it is important that we build a Beaumont for the future that is sustainable but also aspirational.

Retail Trade Area



When compared to the Edmonton average, Beaumont's trade area tends to be:

- ❖ Similar age but with a higher proportion of children, Beaumont's median age is 36.8 where 22% of total population is below the age of 15; compared to 36.8 and 18% in Edmonton.
- ❖ Higher income, with a household median income of \$149,702, compared to \$ in Edmonton.
- ❖ More likely to be a homeowner (87.2%) than a renter.
- ❖ More likely to work in trades, transportation, natural resources, or agricultural sectors.

Beaumont's strengths lie in the demographics, which illustrates a young, educated, industrious, and affluent population that are mobile yet value the opportunity to shop locally.

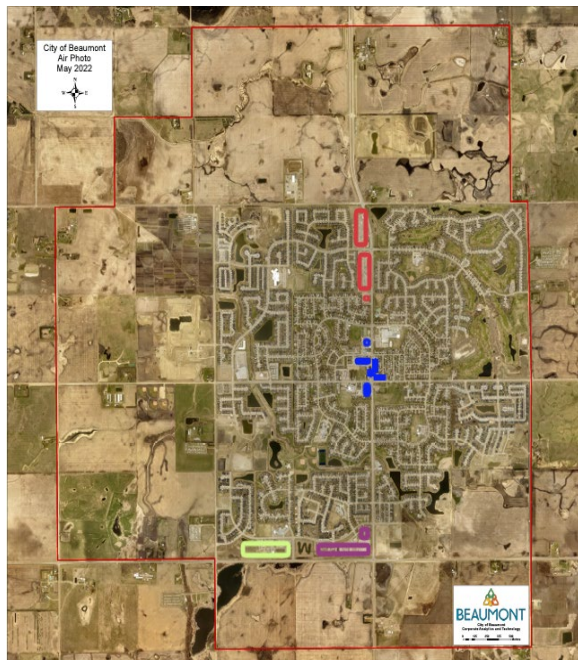
Overall, Beaumont's retail market is currently valued at approximately \$663 million. When considering the area, we aim to tap into, that potential market value increases to \$1.8 billion.

Beaumont's largest spending categories

1. Grocery and Specialty Foods - \$131.1 Million
2. Auto/RV/Motorsports Dealerships - \$121.7 Million
3. Personal Services - \$49.2 Million
4. Clothing, Apparel, and Footwear - \$47.3 Million
5. Home Furnishing and Accessories - \$43.5 Million

Retail and Office Market Supply

Beaumont's commercial inventory portrays an emerging community transitioning from a small town to a burgeoning city. While Beaumont currently offers essential shops for local residents and those in the surrounding rural trade area, the city aspires to attract retail inflow from areas beyond its immediate vicinity.



As of July 2023, Beaumont features an estimated commercial inventory of 600,000 sq. ft., with a vacancy rate of 21.2%. Planned expansions, including development to the Montalet Shopping Center and the Business Innovation Park, are set to increase the city's commercial

space by approximately 94,000 square feet, bringing the total to almost 700,000 sq. ft. Competitive lease rates, an availability of land, and a selection of class A real estate contribute to Beaumont's attractiveness, positioning it as a competitive actor in the market for new developments.

Commercial Inventory Summary

Total	603,843 sq. ft.
Total Retail	429,597 sq. ft.
Vacant	74,239 sq. ft.
% Vacant	21.7%

To ensure the right mix of development, Beaumont must identify suitable retailers in advance to cater to specific tenant needs. While the current vacant retail spaces could immediately accommodate limited offerings in Toys and Hobbies, Books and Media, Sporting Goods and Recreation, Health and Beauty, and Clothing and Apparel, the city lacks supply in categories like Home Electronics, Appliances, Furnishings, Accessories, Home Improvement, and Gardening. To address this gap, the city must develop commercial buildings tailored for these specific retailers.

Beaumont's commercial market shows promise for growth, but challenges such as reducing vacancy rates and attracting a diverse retail mix remain. As the city grows, it will be crucial to align supply with demand, tailor developments to meet tenant needs, and maintain a sustainable balance. Through these efforts, Beaumont can meet the retail and office demands of its growing population and position itself as a competitive player in the regional market.

Consumer Survey

In September 2023, the economic development team conducted a Consumer Survey to identify the spending habits and preferences of Beaumont residents. To collect this data, our team used a mixed-methods approach involving in-person interviews and digital engagement methods. **We gathered responses from 407 individuals, securing a 95% confidence level and a 2.91% margin of error for statistical validity.**

We asked residents two sets of questions. The first set inquired about their likes and dislikes regarding current shopping opportunities in Beaumont and sought suggestions for new retailers and restaurants.

Consumer feedback most frequently pointed to proximity to home and the opportunity for local shopping as the main attractions in Beaumont. On the other hand, the limited selection of goods and services posed the most significant barrier to shopping locally. While Beaumont has successfully attracted new retailers and residents, a perceived gap in offerings still exists among residents.

The most in demand restaurant categories

- ❖ Family Restaurants
- ❖ 24-Hour Breakfast Restaurants
- ❖ Mid-level Chain Restaurants (Earl's, Joey's, Moxie's, etc.)
- ❖ Fast-Food Variety (Pita's, Health, Fried Chicken)
- ❖ Steakhouses

The most in demand shopping categories

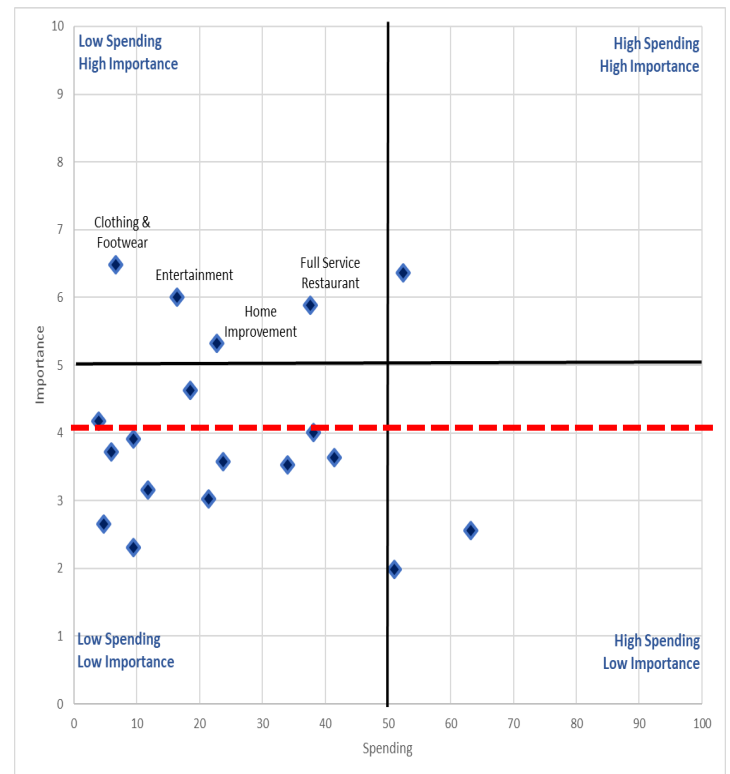
- ❖ Clothing Stores
- ❖ Winners/HomeSense
- ❖ Canadian Tire
- ❖ Home Improvement Stores
- ❖ Walmart

While there is a strong desire to increase the level of development, 20% of respondents are against increasing shopping options, cherishing Beaumont's quaint appeal.

Overall, survey respondents revealed that they spend on average 25% of their spending inside Beaumont, and 75% outside and online.

Unsurprisingly, the lack of diverse retail outlets for multiple merchandise categories forces Beaumont residents to complete most of their comparison shopping outside of the city. 6 of the 19 different retail merchandise categories have a greater than 90% spend ratio outside of the city. Most notably, the lack of clothing stores for different demographic groups.

Residents Spending – Importance Matrix



We also asked residents to rate the importance of having more options in each merchandise category. This comparison between residents' self-reported spending and the importance they place on various categories allowed us to identify areas for improvement. The "Low Spending-High Importance" quadrant in particular highlights opportunities for significant growth that Beaumont can focus on to quickly improve the community's quality of life.

The survey highlights a strong resident desire for a broader range of retail options, particularly in the areas of clothing, entertainment, home improvement, and dining. As Beaumont plans its retail expansion, this data offers a clear roadmap for addressing resident needs without sacrificing the community's unique appeal.

Retail Demand and Gaps

Beaumont currently has a total retail floorspace demand of approximately 422,173 sq. ft., while the occupied retail supply stands at 355,358 sq. ft., resulting in an unmet retail demand of around 66,815 sq. ft. With a conservative estimate of 2.05% population growth, Beaumont will add about 8,000 residents over the next decade. At the existing per capita ratio of ~29 sq. ft. per resident, this translates to a need for an additional 228,000 sq. ft. in the next ten years.

Excluding additional demand from Edmonton Southeast, Beaumont could reasonably expand its current retail supply by another 295,000 sq. ft. Analysis of the city's retail spending against the estimated retail sales of current inventory indicates an estimated sales outflow of \$491 million. To bridge this significant gap, Beaumont must facilitate the development of essential retail stores that align with its growth.

Beaumont's current spending patterns reveal that the city is not retaining enough consumers for long-term sustainability. Rapid residential growth has outstripped commercial development. Although this situation puts Beaumont in a favorable position to attract appropriate retailers for sustained socio-economic health, the city must strategize effectively to capitalize on its growing trade area and possibly divert shoppers from Edmonton.

Conclusion

The Market Analysis for Beaumont provides a comprehensive benchmark essential for shaping future economic development strategies. It portrays Beaumont as an emerging community characterized by a young, family-oriented, and affluent consumer base. However, despite these strong demographics, the city faces significant challenges, such as a 21% commercial vacancy rate and a low market share capture of 25%. These findings emphasize the immediate need for proactive measures to secure sustainable growth.

The analysis verifies that Beaumont has untapped market potential, particularly as its trade area is expected to grow substantially in the coming decade. However, realizing this potential requires targeted efforts to fix current market inefficiencies. The focus should not be solely on attracting more retailers, but on securing the right mix that aligns with both existing and anticipated consumer demand.

Commercial Market Analysis

Section 1 – Introduction

This study is intended to document Beaumont’s existing commercial property inventory and define a reasonable area of trade serviced by the city. The goal is to identify gaps in retail goods and services to improve the local market by providing data-driven insights to support business retention and attraction.

To quantify this potential, the economic development team conducted field research in August and September 2023 to create a more holistic understanding of existing and future commercial prospects in Beaumont. This research created a baseline for determining the potential opportunities for retailers and which types of shops could be supported by the city. This study will provide a quantitative benchmark for future economic development activities and planning opportunities for the city. The document is presented in the following sections:

Section 2 – Location and Regional Context – Establishes the context of Beaumont and the potential market in terms of geography, regional access, traffic volume, and current developments.

Section 3 – Retail Trade Area – An in-depth examination of Beaumont as a market that documents demographics, expenditure profiles, growth, and potential market access from neighboring communities. This section will provide the context in which estimates of commercial demand can be quantified and mapped.

Section 4 – Retail and Office Supply – An assessment of Beaumont’s existing commercial activities, including developed and planned commercial sites. Detailed documentation of commercial developments by retailer, merchandise category, location, and NAICS classifications.

Section 5 – Consumer Survey – Surveying the residents of Beaumont to understand what types of retailers they shop at and what percentage of their expenditure is spent within Beaumont.

Section 6 – Retail Demand and Gap Analysis – Quantification of Beaumont’s existing and planned commercial developments over the next ten years and identifies specific market gaps present in the city.

Section 7 – Summary and Recommendations – Summarizes the findings of the report and recommends potential actors in the market for Beaumont to target with data driven reasoning.

Appendix A – Provides detailed supporting documentation for the retail and office inventory.

Information Sources:

- City of Beaumont
- Manifold Data Mining Inc.
- Statistics Canada
- International Council of Shopping Centres
- Can-Traffic Services
- Accurate Assessment
- JLL
- Colliers International

- Cushman & Wakefield
- Cameron Corporation
- Royal Park Realty
- Royal LePage Commercial
- NAI Commercial

Section 2 – Local and Regional Context

Over the last five Federal census periods – 2001, 2006, 2011, 2016, and 2021 – Beaumont has grown from a population of 7,006 to 20,888; an annual growth rate of 5.6% and a total growth rate of 198% (Table 2.1). Over the same period, the Municipal Region of Leduc County, Leduc, and Beaumont has seen an average annual growth rate of 4.8%. Beaumont's average annual growth rate since 2016 is 19.7%, the third highest in Alberta – significantly outpacing the greater Edmonton Metropolitan Area.

As noted in Beaumont's 2019 *Municipal Development Plan*, the city experienced an unprecedented growth in recent years primarily driven by residential development. Forecasted growth scenarios developed through the *Edmonton Metropolitan Regional Growth Plan* predicts that Beaumont's expansion will continue, where a midpoint scenario sees the city boasting a population of 48,300 by 2044; an annual average growth rate of 3.8%. While residential expansion will continue, it is imperative that Beaumont's local economy starts to focus on non-residential growth and economic diversification to ensure the long term fiscal sustainability of a rapidly growing population.

Table 2.1 – Municipal Region Population Growth – Source: Statistics Canada

City	2001	2006	2011	2016	2021	Average Annual Growth Rate	Overall Growth
Beaumont	7,006	8,961	13,284	17,396	20,888	5.6%	198.1%
Leduc	15,032	16,967	24,279	29,993	34,094	4.2%	126.8%
Leduc County	12,528	13,135	13,541	13,177	14,416	0.7%	15.1%
Municipal Region Total	34,566	39,063	51,104	60,566	69,398	3.5%	100.8%

The neighboring municipality of Leduc has grown from 15,032 in 2001 to 34,094 in 2021, representing an average growth rate of 6% and total growth of 126.8%.

The surrounding Leduc County has grown from 12,528 in 2001 to 14,416 in 2021. An annual growth rate of .72% and a total growth of 15.1% since 2001.

The Leduc County Municipal Region, including the Cities of Leduc and Beaumont forecasts a total population of between 105,700 (low estimate) 151,000 (high estimate) by 2044.

Beyond the strong growth rates, Beaumont is located approximately 10 Km to the *Queen Elizabeth II* and *Anthony Henday* Highways or approximately an 11-minute drive. The surrounding highway infrastructure ensures that Beaumont has efficient and effective access to critical trade routes that serve Alberta and the greater region.

Just as crucial, Beaumont is located approximately 15 minutes from Edmonton International Airport and major multinational distribution centres, an exciting attraction for those wanting to live close to work and have easy access for getaways. Recently annexed land west of range

road 243 and north of township road 510 will be significant areas of residential expansion to move people closer to major employment and transportation hubs.

To the west of the city, Nisku is a significant industrial area that employs over 6,000 people from neighboring communities. Along with the surrounding international airport and industrial areas it is forecasted to contribute significant growth to the local economies. Beaumont's future light industrial area to the south of Highway 625 – including a training and innovation hub for law enforcement and commercial transportation – will provide a meaningful source of jobs and opportunity to the city.

Using the most recently data from Manifold Data Mining, Beaumont has a labour force of 13,611 people. Of that, only 1,746 residents both live and work in Beaumont. This means that approximately 13% of the city's labour force is locally employed. Unfortunately, the city has not collected information regarding the top employers in Beaumont, it would be noteworthy to collect this information moving forward to illustrate the significance of local business in generating economic opportunities.

Strong regional access and geographic attributes will be critical to attract and retain economic opportunities for Beaumont moving forward. Beaumont's economy will have to continue to diversify on a number of fronts to ensure current efforts can act as a magnet for future investments to support future amenities and infrastructure for the rapidly growing city.

Smart city initiatives and major developments have the potential the shift Beaumont's socio-economic landscape and trigger a series of investments in emerging sectors. Investments to ultra high-speed broadband networks to provide 10 gigabits per second download speeds will also support this effort.

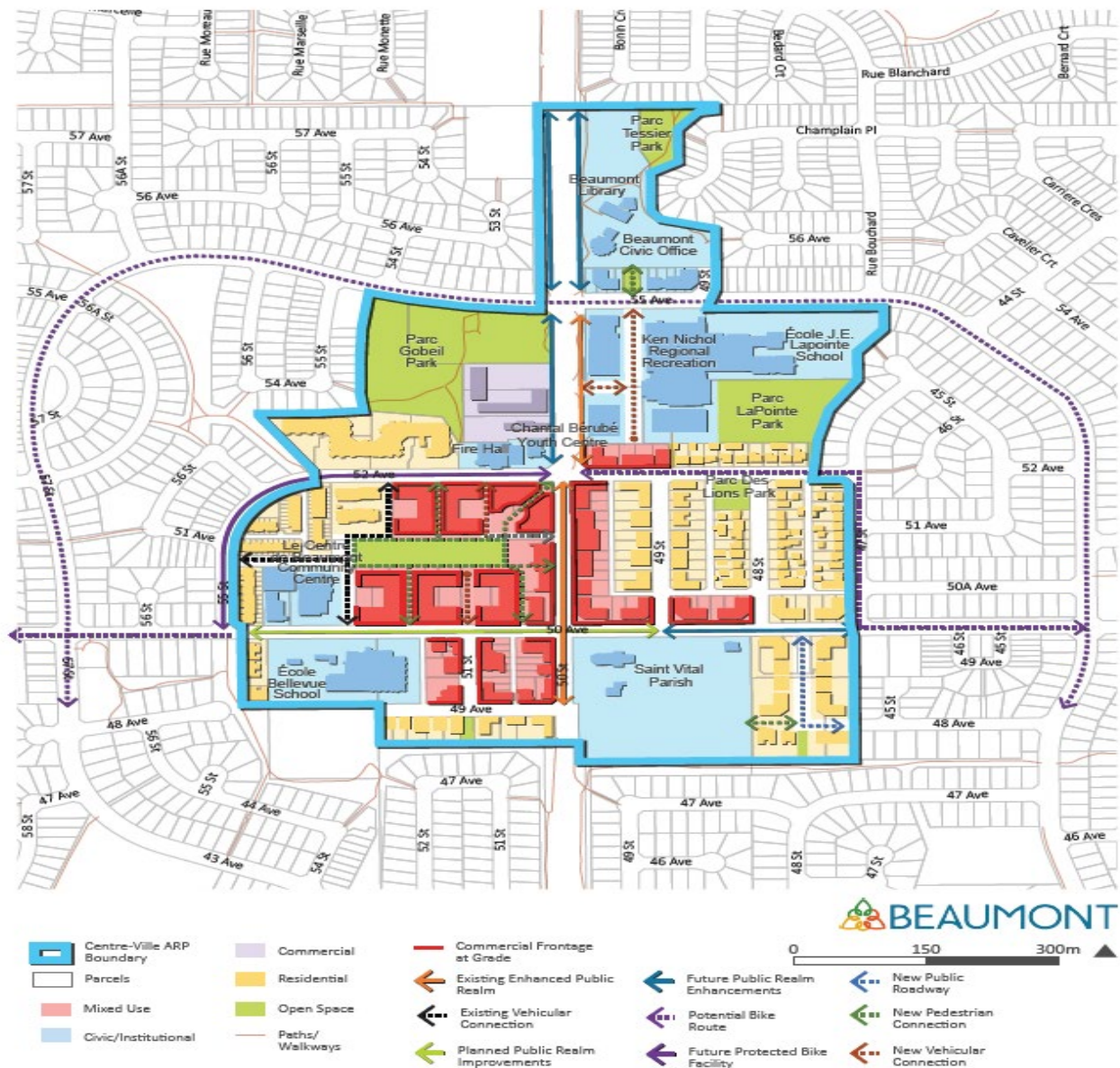
Already the city has generated major attention through its autonomous shuttle pilot project, providing cheap and efficient transportation along the city's major roadway. This position has been reinforced through the partnership with the Alberta Motor and Transportation Association (AMTA) to create a training hub for best-in-class commercial transportation, law enforcement, and technological innovation around improving transportation.

The key employment areas in the Edmonton Metropolitan Region are strategically located along major highways, particularly Highway 2 and the Anthony Henday. Beaumont's Area Structure Plan (ASP) is similarly positioned on Highway 625, providing direct access to employment hubs around the Edmonton International Airport, Leduc, and Nisku. The dominant sectors in these employment areas along Highway 2 tend towards established heavy industries, mostly conforming to rural standards. However, Beaumont, with its strategic position and largely residential context, offers a unique opportunity to deviate from this trend, bringing a new dynamic to the Edmonton Metropolitan Region's economic landscape.

In sum, Beaumont's location, smart city initiatives, and partnership opportunities will be critical to its future success as a preferred market for investors and regional businesses to establish themselves.

Centre-Ville Area Redevelopment Plan

Figure 2.1 – Centre-Ville Development Plan



In March 2020, Beaumont City Council passed and ratified the *Our Centre-Ville Area Redevelopment Plan (Our Centre-Ville)*. The goal of Our Centre-Ville is to support policies and principles that encourage and guide the development and redevelopment in Beaumont's Centre-Ville over the next 25 years, helping to once again make it a vibrant and social urban core designed for shopping, working, and living. The recent approvals of mixed-use commercial and residential structures on 50th street and 50th Ave will be crucial to support a diverse range of services.

Figure 2.1 illustrates the recent changes to Centre-Ville and the upcoming major developments scheduled to occur in the coming years:

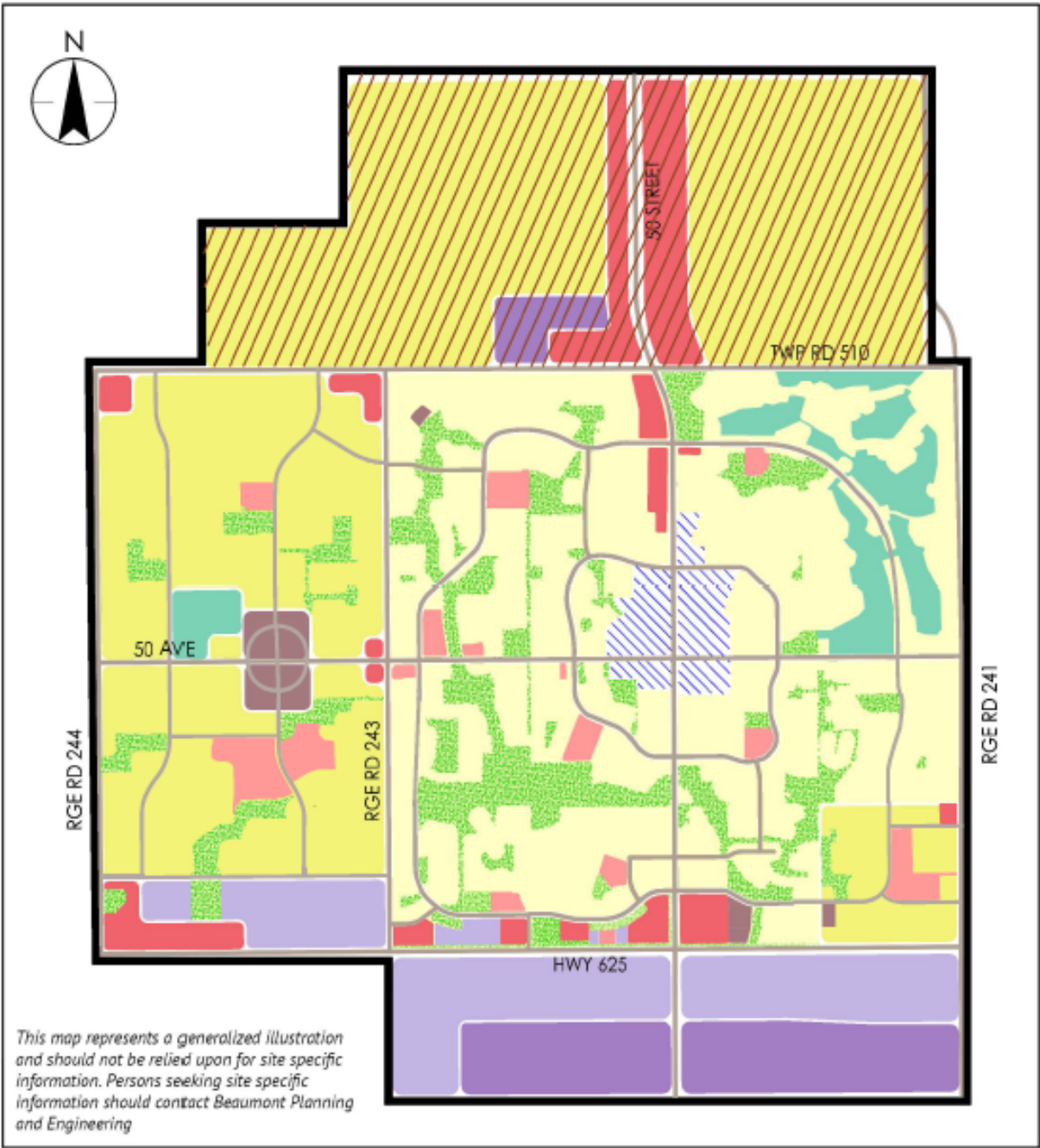
1. ESPRIT Mixed use residential and retail
2. Mixed use residential – retail along 50th st
3. Green Space
4. Cultural Event Centre
5. Civic Campus/Transit Centre

Although considerable developments are scheduled to happen to the South and North of the city in the coming years, Centre-Ville remains an important area for retail and local consumers to thrive in Beaumont. Recent and planned residential developments will station an influx of customers to Beaumont's downtown, making this an opportune area for restaurants, personal services, and convenience shopping.

Commercial and Land Use Context

Figure 2.2 shows the current and future non-residential land available in the city, as shown in the 2019 Municipal Development Plan. The areas in red depict the commercial land and the areas in purple show the available land for business park and light industrial developments.

Figure 2.2 – Land Use Area



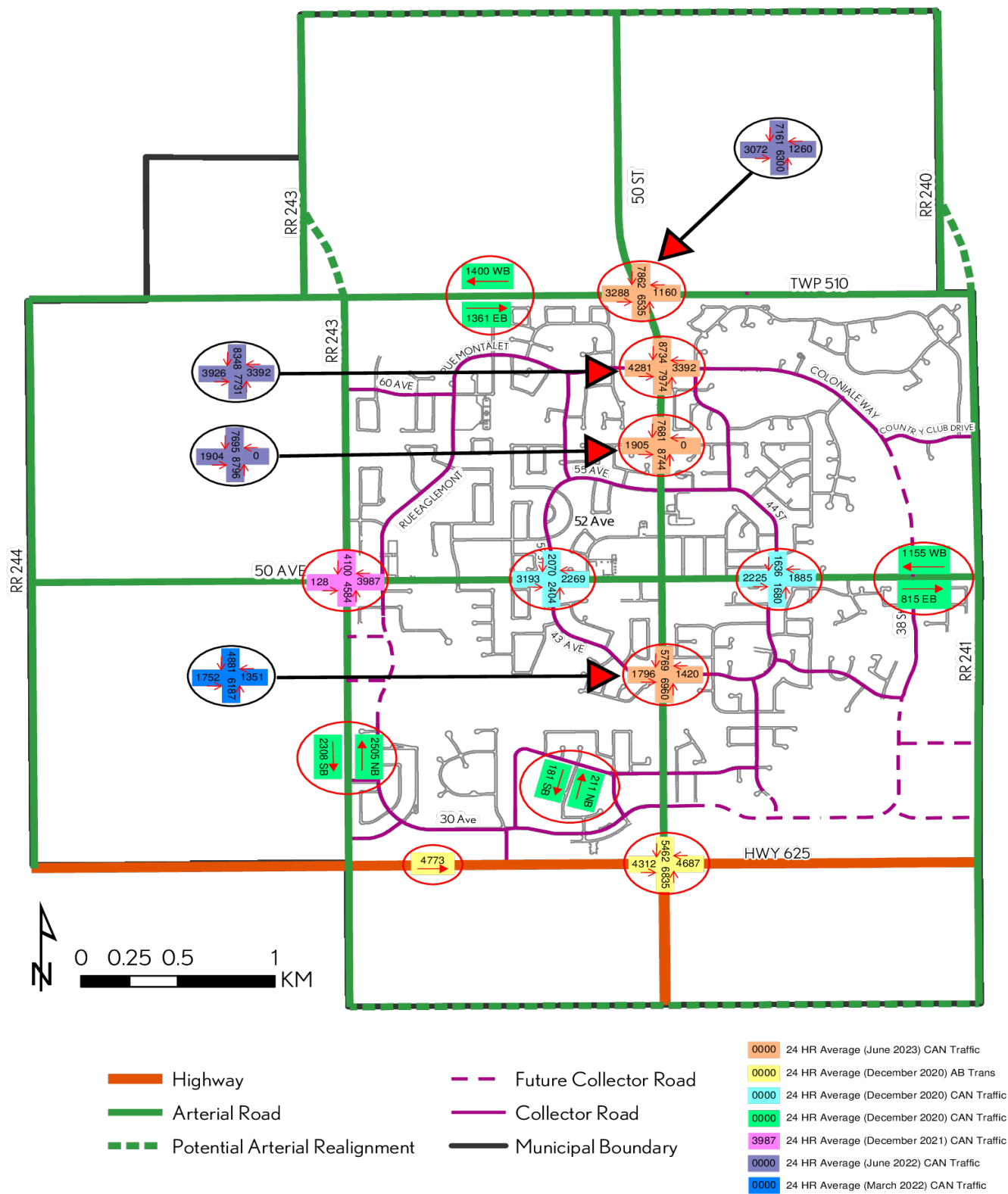
- Legend**
- | | |
|--|--------------------|
| Future Residential | Future Growth Area |
| Established Residential | Centre-Ville |
| Commercial | Light Industrial |
| Business Park | Private Recreation |
| Institutional & Public Facilities | Parks & Open Space |
| Community Commercial / Employment Centre | Major Roads |
| | Municipal Boundary |

Transportation Context

One of the most useful predictors of a successful commercial development is the flow of traffic surrounding an area. For a local serving market such as Beaumont, a retail location relative to active and accessible transportation corridors strongly correlates to the rate of sales for a business. Figure 2.3 illustrates the major high volume traffic passages.

Beaumont's traffic patterns closely mirror the city's retail nodes. The highest concentration of traffic occurs around the retail node of Montalet and Gallerie, where approximately 16,000 vehicles per day flow from north to south along 50th street. Traffic Patterns flowing into the city exceed traffic outflow by nearly 1,000 on both the north and south ends of 50th street within the city. The excess traffic flows southbound from Edmonton South-East via 50th street and northbound from Leduc via highway 625 and 50th street indicate a commuter surge through the city. The additional vehicle traffic through the city represents an opportunity for retail businesses to capture additional consumers on their way to and from work.

Figure 2.3 – Daily Traffic Volumes (2020-2023)



Building Permits

The issuance of building permits can offer tangible data demonstrating the essential growth patterns required to sustain commercial and retail prospects. The City of Beaumont publishes annual permit reports online up to 2022.

The city has rebounded steadily following a downturn in development activity in 2019 and 2020, partially attributed to the COVID-19 pandemic, issuing record high development permit values in 2022. The all-time high in development permit value in 2022 can be largely attributed to the increased quantity and value of residential permits.

Figures 2.6 and 2.7 illustrate the historic volume of building permits in Beaumont since 2013. These graphs show a peak of activity in 2015 and 2017 after a brief decline in 2016. Following 2017, there was a sharp decline into the COVID years before a steady climb from 2019 to approach the 1015 all-time high in 2022 with 741 issued permits. Table 2.3 represents the total permit issuance, delineated by permit type between 2013 and 2022. Figures 2.8 and 2.9 illustrate the development trends throughout and across the years, where development heavily rebounds in 2021. Demonstrating the resilience and attractiveness of commercial development in the city.

Figure 2.6 – Source: City of Beaumont

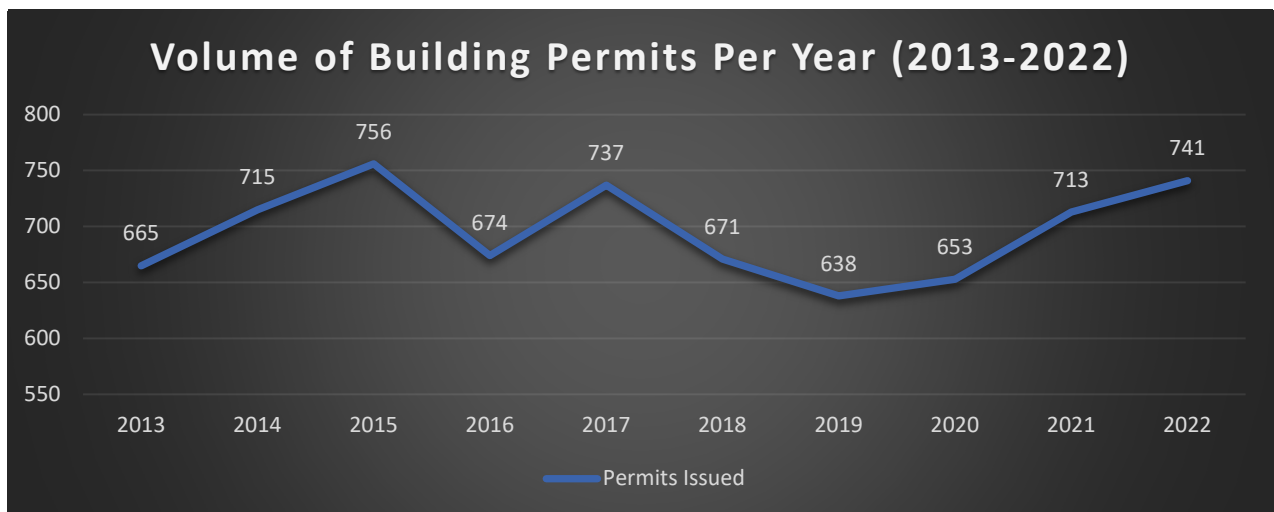


Figure 2.7 – Source: City of Beaumont

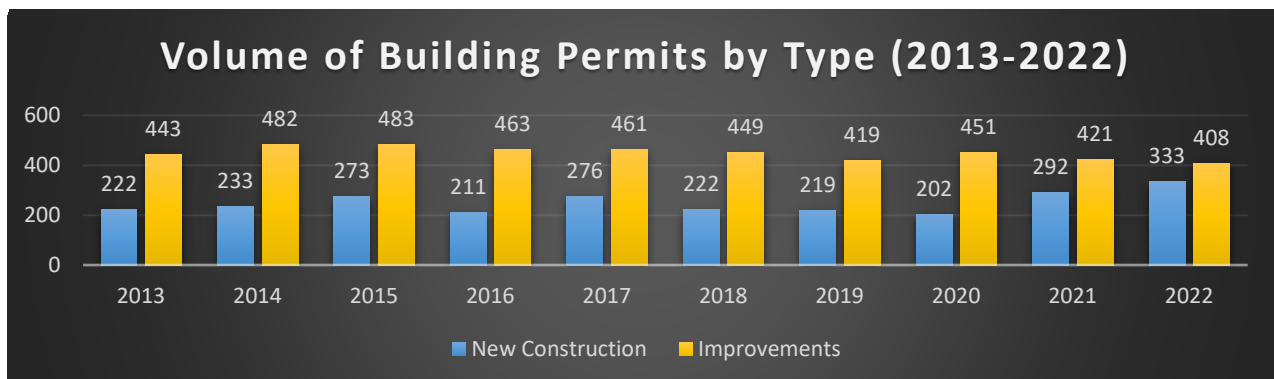


Table 2.3: Building Permits by Type – Source: City of Beaumont

Year	Residential - New Construction	Residential Improvements	Commercial and Commercial Improvements	Industrial and Industrial Improvements	Institutional and Institutional Improvements	Mixed Use (Residential & Commercial)	Other	Total Permits	Total Permit Value
2013	188	391	48	0	10	NA	28	665	\$ 76,607,034.00
2014	205	381	44	0	8	1	76	715	\$ 91,777,280.00
2015	249	405	48	0	4	0	50	756	\$ 75,809,463.00
2016	198	393	39	0	5	0	39	674	\$ 85,067,803.00
2017	248	363	53	1	5	0	67	737	\$ 95,197,134.00
2018	184	370	71	0	7	0	39	671	\$ 92,060,698.00
2019	194	345	51	0	5	0	43	638	\$ 60,511,731.00
2020	168	381	56	0	6	2	40	653	\$ 60,127,542.00
2021	259	345	66	0	0	0	43	713	\$ 85,863,443.00
2022	305	335	59	0	5	0	37	741	\$ 140,842,053.00

Figure 2.8 -Source: City of Beaumont

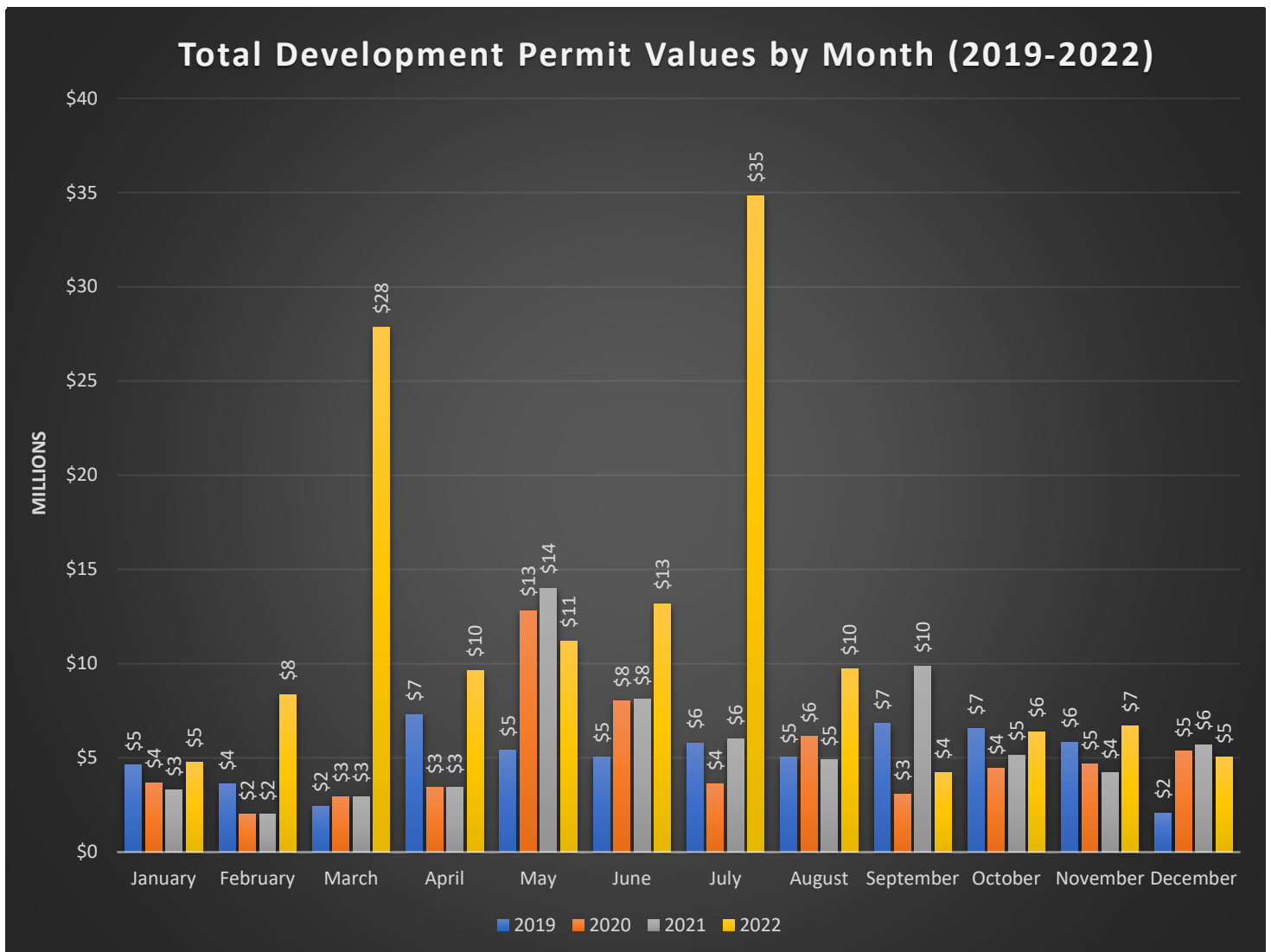
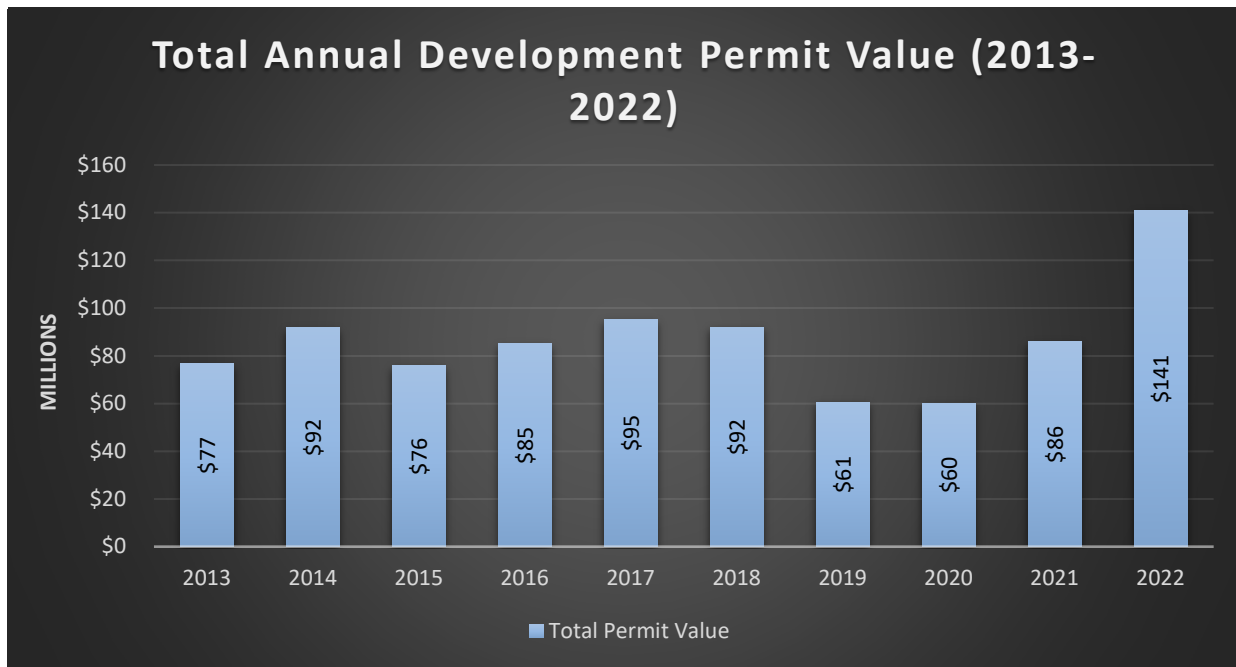


Figure 2.9 – Source: City of Beaumont



Section 3 – Retail Trade Area

To effectively establish a comprehensive framework for measuring retail demand and the gaps in goods and services, it's imperative to define Beaumont's Retail Trade Area. This area represents the region that would most frequent Beaumont's commercial storefronts and accounts for most of its sales.

The Retail Trade Area encompasses various factors such as drive times, demographics, spending behaviour, and competition. This comprehensive market representation is invaluable to prospective tenants, developers, and investors as it provides valuable insights into the potential customer base and business environment.

Determining the Retail Trade Area is critical to comprehend the potential market available to current and future retailers. Analyzing the local demographics and spending patterns reveals insights into suitable retail tenants and the size of commercial floor space that the market could support. Accurately calculating the portion of resident trade area spending captured within Beaumont also provides fundamental information about the extent of commercial sales inflow or leakage, as well as the specific categories where such inflow or leakage exists. This data becomes crucial in strategizing retail development and understanding the market dynamics for different market segments.

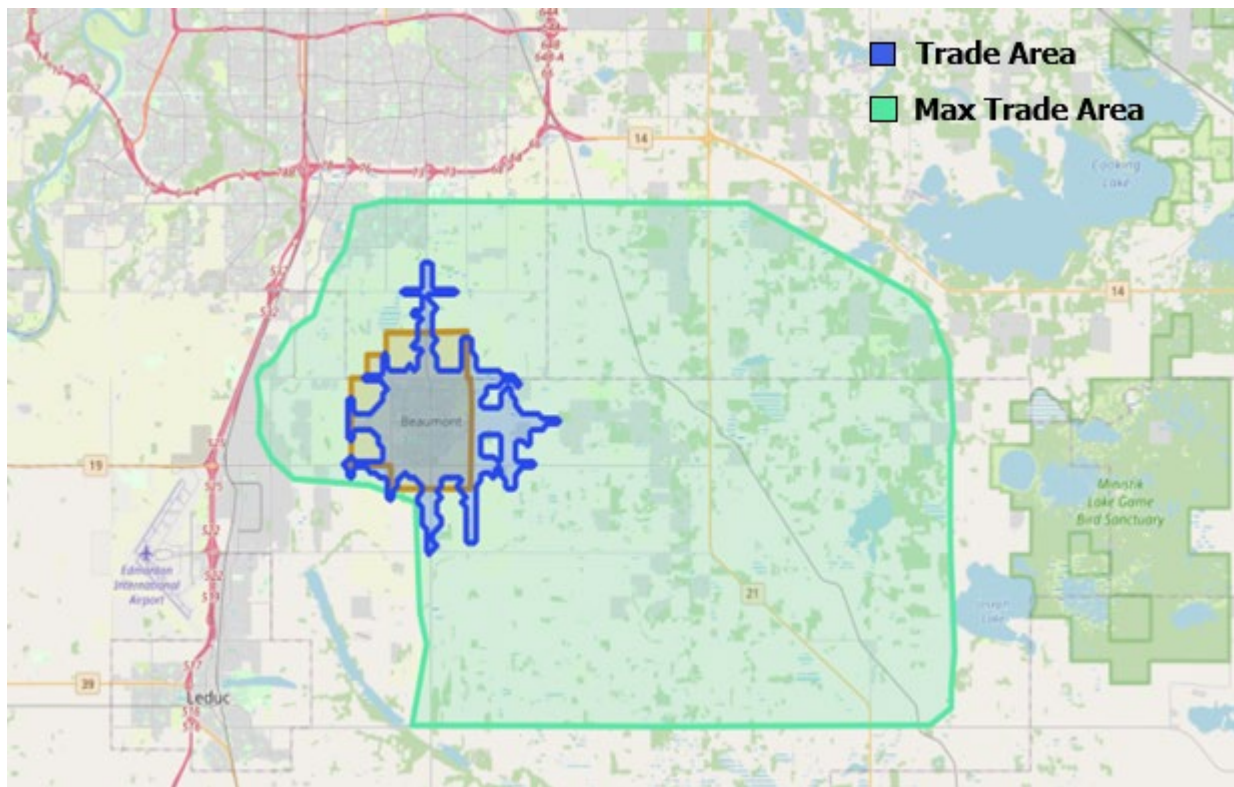
The Retail Trade Area is defined by the geographic region where Beaumont could reasonably expect regular patronage. This determination is based on several boundary factors, including:

Retail Trade Area Factors

1. Transportation Networks – the volume of traffic in the area, drive times, commuting and employment distribution patterns;
2. Community Directional Plans – Beaumont’s Municipal Development Plan, Intermunicipal Development Frameworks, and Strategic Visions;
3. Local and regional competitive environment;
4. Proposed generative uses and the relationship within the greater market;
5. Physical Barriers to Market Access – Highways, Industrial Areas, Distance, etc.;
6. De Facto Barriers to Market Access – Barriers that result from socioeconomic differences present in the market;
7. Patterns of existing and future residential and commercial developments

For this study, Beaumont’s retail trade area is shown in Figure 3.1, incorporating a combination of drive times and market competitive forces.

FIGURE 3.1 – Beaumont Retail Trade Area



Beaumont is largely limited by its geography and to a lesser extent, its size, in its capacity to capture trade beyond its immediate vicinity. Neighbouring two larger municipal areas (Edmonton South and Leduc) means that local residents are likely pulled into those surrounding areas – creating a retail leakage – rather than attracting residents of neighbouring communities into Beaumont – a retail inflow.

As Beaumont expands, both in geographical terms and population, there is potential for additional market capture. Looking to the North along 50th street towards Edmonton, the

communities south of the Anthony Henday (Charlesworth, Walker, Summerside, and The Orchards) where the type of developments that Beaumont chooses will create a choice for consumers in this area to select South Edmonton or Beaumont for their daily and destination shops and services.

Beaumont's Primary Retail Trade Area is therefore limited to local residents and rural households where Beaumont would be the next closest shopping area. We have also modeled what a maximal trade area would denote if Beaumont was able to induce additional consumers from communities south of the Anthony Henday.

Trade Area Population Demographics and Projections

Using data sources that include the most recent Statistics Canada Census as well as Manifold Data Mining Inc. 2023 population estimates and growth forecasts were tabulated for the identified Retail Trade Areas.

The Primary Trade Area Population is estimated for 2023 to be 23,489, while the maximum trade area that could be captured is an area totaling 65,738. The City of Beaumont itself has a population of 22,903. Since the most recent Statistics Canada Census release in 2021, Beaumont's population has increased by more than 2,000 residents in just two years, an annual growth rate of 4.7%, reinforcing it as one of the fastest growing cities in Alberta.

The EMRB Regional Growth Plan (2020) forecasts a strong rate of population growth for Beaumont, the PTA, and neighbouring communities over the coming years, detailed in Table 3.1. Where Beaumont forecasts to have strong population growth ranging from 2.85% to 4.54%. This analysis takes a more conservative approach, assuming a rate of growth of 2.05%.

As detailed in Table 3.2, this assessment sees Beaumont growing to over 28,000 full time residents by the end of 2033 and a potential maximum trade area of more than 78,000 consumers.

Tables 3.3 to 3.6 and Figures 3.2 and 3.3 provide a more detailed description of Beaumont's retail consumer base. Population characteristics are shown against the City of Edmonton for comparison.

Table 3.1 - Population Projections for Edmonton Metropolitan Growth Plan Member Municipalities within Trade Area for 2014 to 2044

EMRB Member	Population	Population	Projections - 2044		Cumulative Average Percentage Growth per year 2014 - 2044	
	2014	2021	Low	High	Low	High
Beaumont	15,800	20,888	36,800	59,800	2.85	4.54
Leduc	28,600	34,094	49,600	68,000	1.85	2.93
Leduc County	14,100	14,416	19,300	23,200	1.05	1.67

Table 3.2 – Trade Area Demographic Summary and Forecasts Year End 2023

	Beaumont		Beaumont PTA		Beaumont MTA	
	Value	Percentage	Value	Percentage	Value	Percentage
Projections						
Average Annual Population Growth: 2023-2028		2.11%		1.98%		1.88%
Avg. Annual Household Growth: 2023-2028		2.25%		2.12%		2.00%
Avg. Annual Family Growth: 2023-2028		2.09%		1.95%		1.85%
Avg. Annual Population Growth: 2028-2033		1.95%		1.83%		1.74%
Avg. Annual Household Growth: 2028-2033		2.09%		1.98%		1.85%
Avg. Annual Family Growth: 2028-2033		1.94%		1.81%		1.71%
Population Growth						
2023 Population	22,903		23,489		65,738	
2028 Population	25,423		25,902		72,155	
2033 Population	28,004		28,362		78,643	
Household Growth						
2023 Total Number of Household	7,584		7,613		21,273	
2028 Total Number of Households	8,476		8,455		23,483	
2033 Total Number of Households	9,400		9,324		25,743	
Family Growth						
2023 Total Number of Census Families	6,560		6,741		18,555	
2028 Total Number of Census Families	7,274		7,423		20,336	
2033 Total Number of Census Families	8,006		8,119		22,138	
Individual Income						
2023 Median Individual Income (Gross)	\$ 61,744.00		\$ 62,175.99		\$ 58,393.18	
2023 Average Individual Income (Gross)	\$ 77,520.00		\$ 77,210.48		\$ 70,236.41	
2023 Median Individual Income (Net)	\$ 53,806.00		\$ 53,849.98		\$ 51,263.31	
2023 Average Individual Income (Net)	\$ 63,130.00		\$ 62,932.45		\$ 58,060.34	
Household Income						
2023 Median Household Income (Gross)	\$ 151,498.00		\$ 149,702.73		\$ 139,531.83	
2023 Average Household Income (Gross)	\$ 164,257.00		\$ 164,423.72		\$ 153,197.84	
2023 Median Household Income (Net)	\$ 126,625.00		\$ 124,856.45		\$ 118,269.39	
2023 Average Household Income (Net)	\$ 134,033.00		\$ 134,182.92		\$ 126,727.14	
Household Income Growth						
2023 Average Household Income (Gross)	\$ 164,257.00		\$ 164,423.72		\$ 153,197.84	
2028 Average Household Income (Gross)	\$ 190,418.88		\$ 190,612.16		\$ 177,598.28	
2033 Average Household Income (Gross)	\$ 220,747.67		\$ 220,971.73		\$ 205,885.09	

Table 3.3 – Trade Area Demographic Summary – Age Breakdown Year End 2023

	City of Edmonton Be		City of Beaumont		PTA		MTA	
Population Age Breakdown	Value	Percent	Value	Percent	Value	Percent	Value	Percent
POPULATION BY AGE GROUP								
Total population	1,010,900		22,903		23,489		65,738	
0-14	184,115	18.21%	5,032	21.97%	5,140	21.88%	15,073	22.9%
0-4	61,410	6.07%	1,588	6.93%	1,625	6.92%	4,999	7.6%
5-9	62,955	6.23%	1,654	7.22%	1,689	7.19%	5,092	7.7%
10-14	59,745	5.91%	1,790	7.82%	1,826	7.77%	4,982	7.6%
15-64	688,325	68.09%	15,004	65.51%	15,379	65.47%	44,255	67.3%
15-19	54,533	5.39%	1,681	7.34%	1,716	7.31%	4,324	6.6%
20-24	67,195	6.65%	1,401	6.12%	1,436	6.11%	3,551	5.4%
25-29	77,830	7.70%	1,242	5.42%	1,278	5.44%	3,507	5.3%
30-34	87,660	8.67%	1,411	6.16%	1,451	6.18%	4,894	7.4%
35-39	85,980	8.51%	1,740	7.60%	1,781	7.58%	6,377	9.7%
40-44	73,985	7.32%	1,868	8.16%	1,909	8.13%	6,247	9.5%
45-49	63,865	6.32%	1,701	7.43%	1,741	7.41%	5,081	7.7%
50-54	59,200	5.86%	1,419	6.20%	1,456	6.20%	3,948	6.0%
55-59	60,185	5.95%	1,252	5.47%	1,286	5.47%	3,239	4.9%
60-64	58,080	5.75%	1,289	5.63%	1,325	5.64%	3,087	4.7%
65 and over	138,460	13.70%	2,866	12.51%	2,969	12.64%	6,411	9.8%
65-69	47,520	4.70%	1,159	5.06%	1,197	5.10%	2,619	4.0%
70-74	34,995	3.46%	769	3.36%	794	3.38%	1,731	2.6%
75-79	22,215	2.20%	479	2.09%	496	2.11%	1,082	1.6%
80-84	15,870	1.57%	242	1.06%	253	1.08%	558	0.8%
85 and over	17,865	1.77%	217	0.95%	229	0.97%	421	0.6%
Average age of total population	38.4		36.5		36.7		35.3	
Median age of total population	36.8		36.8		37.3		36.7	

Figure 3.2 – Trade Area Demographic Summary – Population Breakdown Year End 2023

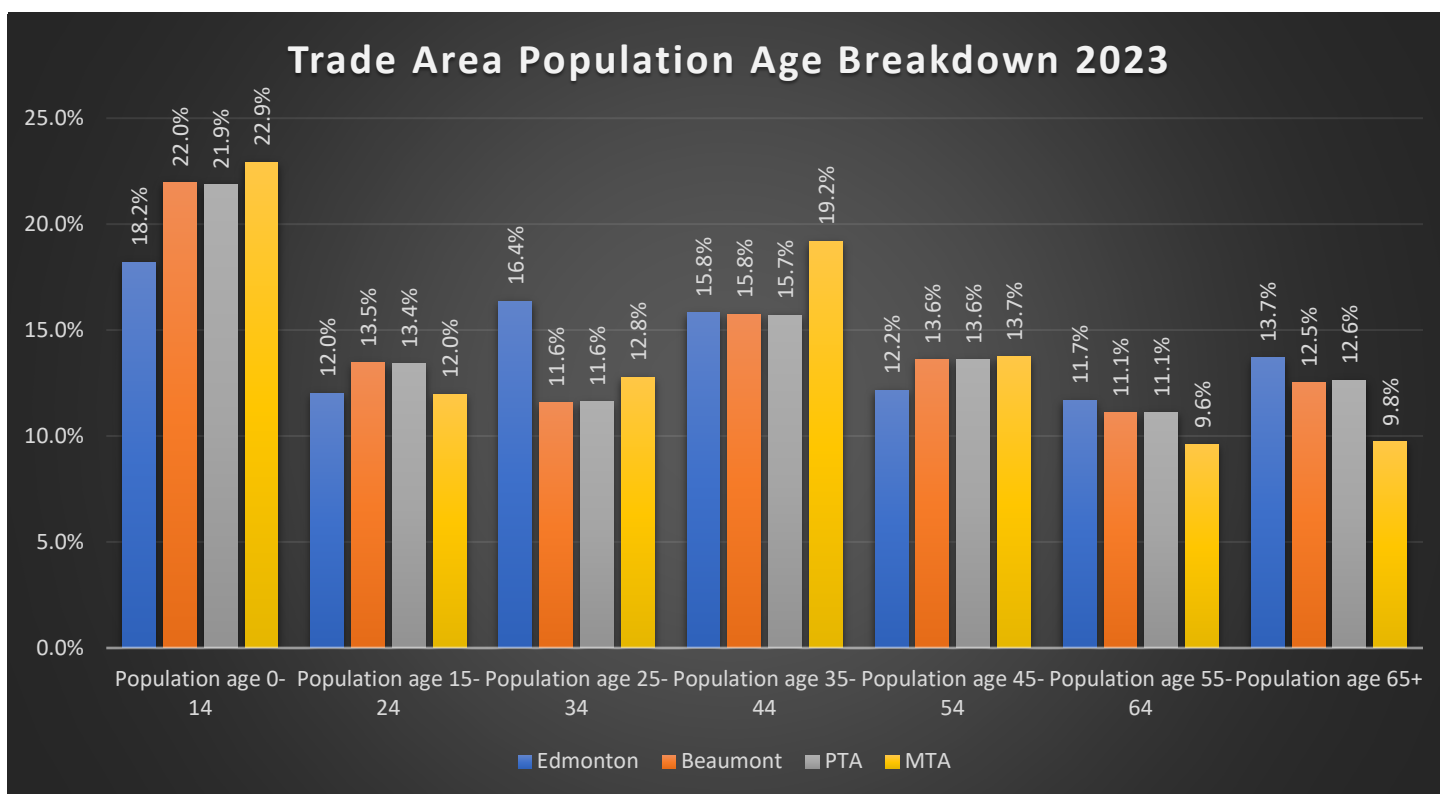


Table 3.4 – Trade Area Demographic Summary – Household Income Breakdown Year End 2023

	City of Edmonton Benchmark		City of Beaumont		PTA		MTA	
Household Income (Gross)	Value	Percent	Value	Percent	Value	Percent	Value	Percent
Total number of households	396,405		7,584		7,613		21,273	
Average household income	\$ 110,600.00		\$ 164,257.00		\$ 164,423.72		\$ 153,197.84	
Median household income	\$ 90,000.00		\$ 151,498.00		\$ 149,702.73		\$ 139,531.83	
Household with income under \$5,000	4,575	1.15%	17	0.22%	22	0.29%	91	0.43%
Household with income \$5,000 to \$9,999	2,250	0.57%	9	0.12%	9	0.12%	55	0.26%
Household with income \$10,000 to \$14,999	3,425	0.86%	11	0.15%	11	0.14%	71	0.33%
Household with income \$15,000 to \$19,999	4,675	1.18%	14	0.18%	19	0.25%	92	0.43%
Household with income \$20,000 to \$24,999	13,185	3.33%	54	0.71%	68	0.89%	191	0.90%
Household with income \$25,000 to \$29,999	13,825	3.49%	59	0.78%	66	0.87%	211	0.99%
Household with income \$30,000 to \$34,999	10,865	2.74%	84	1.11%	88	1.16%	237	1.11%
Household with income \$35,000 to \$39,999	12,250	3.09%	98	1.29%	95	1.25%	271	1.27%
Household with income \$40,000 to \$44,999	13,200	3.33%	117	1.54%	127	1.67%	340	1.60%
Household with income \$45,000 to \$49,999	12,960	3.27%	106	1.40%	110	1.44%	389	1.83%
Household with income \$50,000 to \$59,999	27,005	6.81%	238	3.14%	262	3.44%	816	3.84%
Household with income \$60,000 to \$69,999	27,640	6.97%	320	4.22%	321	4.22%	1,049	4.93%
Household with income \$70,000 to \$79,999	26,470	6.68%	381	5.02%	394	5.18%	1,183	5.56%
Household with income \$80,000 to \$89,999	25,065	6.32%	388	5.12%	384	5.04%	1,260	5.92%
Household with income \$90,000 to \$99,999	23,195	5.85%	444	5.85%	450	5.91%	1,373	6.45%
Household with income \$100,000 to \$124,999	50,345	12.70%	876	11.55%	972	12.77%	2,946	13.85%
Household with income \$125,000 to \$149,999	37,255	9.40%	1,042	13.74%	1,018	13.37%	2,820	13.26%
Household with income \$150,000 to \$199,999	46,410	11.71%	1,386	18.28%	1,458	19.15%	3,706	17.42%
Household with income \$200,000 and over	41,815	10.55%	1,940	25.58%	1,739	22.84%	4,172	19.61%

Figure 3.3 – Trade Area Demographic Summary – Average Household Income Year End 2023

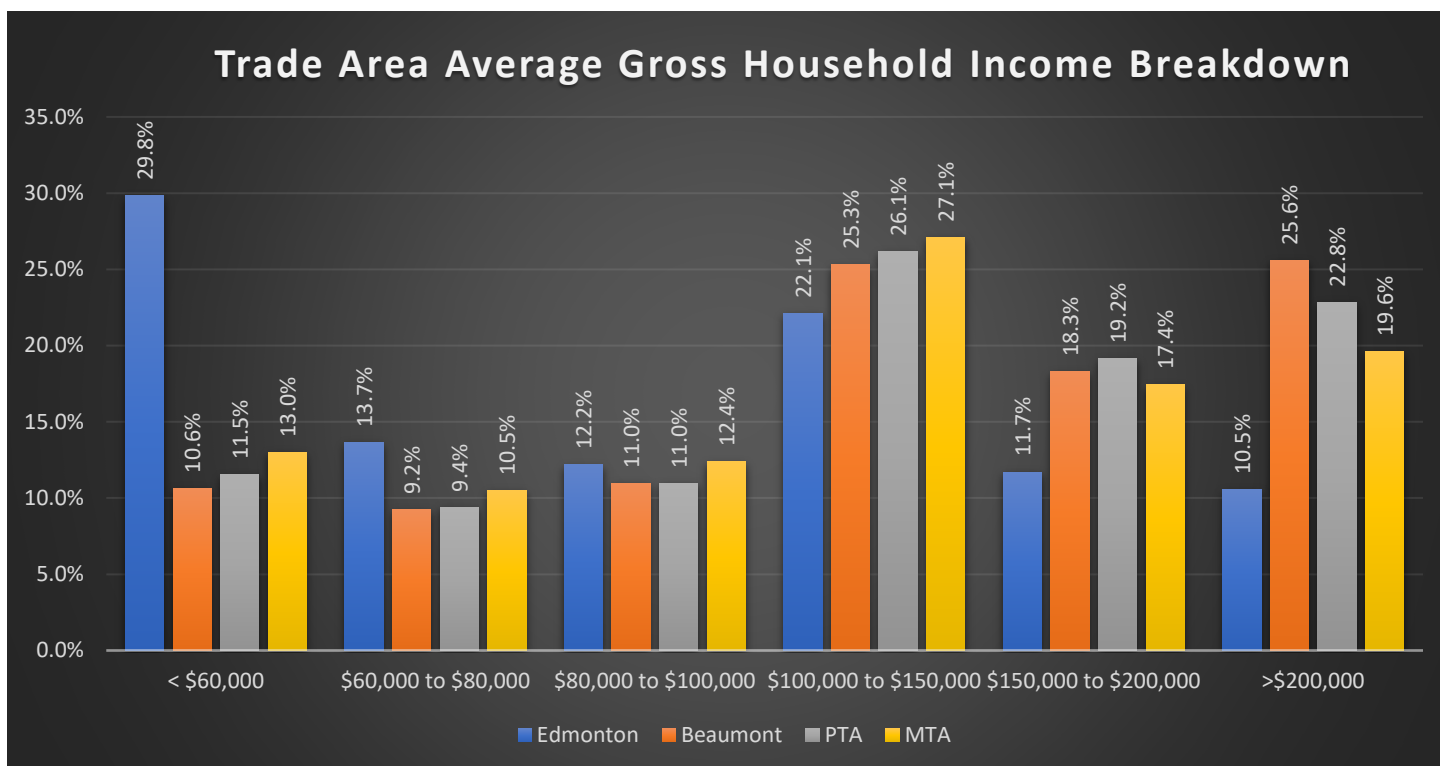


Table 3.5 – Trade Area Demographic Summary – Occupation

	City of Edmonton		City of Beaumont		PTA		MTA	
Summary	Value	Percent	Value	Percent	Value	Percent	Value	Percent
Occupation								
Total labour force 15 years and older by occupation	554,040		13,611		13,842		39,258	
Management Occupations	4,535	1%	96	1%	92	1%	262	1%
Business, Finance, and Administrative Occupations	90,840	16%	2397	18%	2446	18%	6659	17%
Natural and Applied Sciences and Related Occupations	45,680	8%	915	7%	926	7%	3342	9%
Health Occupations	50,115	9%	979	7%	988	7%	3342	9%
Occupations in Education, Law and Social, Community and Government Services	65,050							
		12%	1516	11%	1526	11%	4086	10%
Occupations in Art, Culture, Recreation, and Sport	12,985	2%	276	2%	281	2%	665	2%
Sales and Service Occupations	137,280	25%	2853	21%	2941	21%	8646	22%
Trades, Transport, and Equipment Operators and Related Occupations	102,620							
		19%	3480	26%	3515	25%	8747	22%
Natural Resource, Agriculture, and Related Occupations								
	7,815	1%	445	3%	448	3%	1185	3%
Occupations in Manufacturing and Utilities	17,230	3%	414	3%	429	3%	1382	4%
Occupation - Not Applicable	19,885	4%	240	2%	250	2%	942	2%

Table 3.6 – Trade Area Demographic Summary – Household Profile 2023 – Manifold Data Mining

	City of Edmonton Benchmark		City of Beaumont		PTA		MTA	
Summary	Value	Percent	Value	Percent	Value	Percent	Value	Percent
Household Size								
Total number of private households	396,405		7,584		7,613		21,273	
1 person	115,525	29.1%	1,107	14.6%	993	13.0%	2,978	14.0%
2 person	123,340	31.1%	2,224	29.3%	2,065	27.1%	5,864	27.6%
3 person	61,175	15.4%	1,508	19.9%	1,701	22.3%	4,649	21.9%
4 person	56,830	14.3%	1,717	22.6%	1,818	23.9%	4,518	21.2%
5 person	39,530	10.0%	1,029	13.6%	1,028	13.5%	3,282	15.4%
Number of persons in private households	996,495							
Avg. number of persons in private households	2.5		3.01		3.07		3.08	
Dwelling								
Avg. Dwelling Value	\$419,600.00		\$484,470.00		\$499,874.00		\$520,124.00	
Home Owners	252,150	63.6%	6,621	87.3%	6,636	87.2%	17,812	83.7%
Home Tenants	144,245	36.4%	963	12.7%	977	12.8%	3,461	16.3%
Board Housing	0		0		0		0	
Households								
Single Family households	223,495	56.4%	6,285	82.9%	6,080	79.9%	15,568	73.2%
Multifamily households	2,730	0.7%	194	2.6%	90	1.2%	655	3.1%
Non-family households	140,550	35.5%	1,106	14.6%	1,059	13.9%	3,845	18.1%
Structural Type								
Total number of occupied private dwellings by structural type of dwelling	396,400		7,584		7,613		21,273	
Single detached home	196,535	49.6%	6,075	80.1%	6,027	79.2%	13,919	65.4%
Apartment more than 5 stories	29,405	7.4%	0	0.0%	1	0.0%	7	0.0%
Movable dwelling	1,970	0.5%	5	0.1%	69	0.9%	324	1.5%
Semi-detached house	28,150	7.1%	502	6.6%	476	6.3%	2,805	13.2%
Apartment, detached duplex	10,145	2.6%	16	0.2%	15	0.2%	66	0.3%
Row House	38,860	9.8%	483	6.4%	486	6.4%	2,087	9.8%
Apartment less than 5 stories	91,250	23.0%	503	6.6%	528	6.9%	2,032	9.6%
Other	95	0.0%	0	0.0%	11	0.1%	33	0.2%
Period of Construction								
1960 or earlier	50,230	12.7%	32	0.4%	54	0.7%	402	1.9%
Period of construction, 1961 to 1980	110,385	27.8%	810	10.7%	841	11.0%	1,606	7.5%
Period of construction, 1981 to 1990	43,560	11.0%	646	8.5%	671	8.8%	1,047	4.9%
Period of construction, 1991 to 2000	39,315	9.9%	895	11.8%	883	11.6%	1,513	7.1%
Period of Construction, 2001 to 2005	32,315	8.2%	648	8.5%	646	8.5%	1,274	6.0%
Period of construction, 2006 to 2010	34,225	8.6%	1,376	18.1%	1,358	17.8%	3,385	15.9%
Period of construction, 2011 to 2015	42,510	10.7%	1,444	19.0%	1,442	18.9%	5,459	25.7%
Period of construction, 2016 to 2021	43,230	10.9%	1,154	15.2%	1,144	15.0%	4,387	20.6%
Period of Construction, 2022 and after			579	7.6%	574	7.5%	2,200	10.3%
NUMBER OF HOUSEHOLD MAINTAINERS								
Total - Private households by number of household maintainers	396,400		7,584		7,613		21,273	
1 household maintainer	200,305	50.5%	2,997	39.5%	3,031	39.8%	8,437	39.7%
2 household maintainers	171,270	43.2%	4,234	55.8%	4,231	55.6%	11,571	54.4%
3 or more household maintainers	24,820	6.3%	353	4.7%	351	4.6%	1,265	5.9%
AGE GROUP OF PRIMARY HOUSEHOLD MAINTAINERS								
Total number of private households by age group of primary household maintainers	396,400		7,584		7,613		21,273	
15 to 24	15,715	4.0%	93	1.2%	92	1.2%	305	1.4%
25 to 34	72,840	18.4%	1,281	16.9%	1,273	16.7%	4,392	20.6%
35 to 44	85,785	21.6%	2,172	28.6%	2,152	28.3%	6,530	30.7%
45 to 54	70,715	17.8%	1,549	20.4%	1,580	20.8%	4,414	20.7%
55 to 64	70,130	17.7%	1,272	16.8%	1,282	16.8%	3,078	14.5%
65 to 74	48,765	12.3%	891	11.7%	908	11.9%	1,876	8.8%
75 to 84	22,995	5.8%	234	3.1%	243	3.2%	523	2.5%
85 and Older	9,455	2.4%	92	1.2%	83	1.1%	155	0.7%

Retail Spending Profile

Building on the demographic analysis of the City's Trade Area, we evaluated the region's retail expenditure characteristics to provide a more precise understanding of the retail prospects within Beaumont.

As part of this evaluation, the economic development team sought to answer the following questions:

1. What is the total expenditure of residents on goods and services?
2. What are the retail spending patterns that can be identified and monitored by resident expenditure profiles?
3. Which merchandise categories are contributing the most significantly to inflow and outflow of sales dollars?

Manifold Data Mining Inc. provided comprehensive retail spending data within Beaumont and the Trade Area. The information was gathered at a micro-geographic level, encompassing individual street blocks. Subsequently, this data was combined and summarized for each Trade Area separately, forming distinct spending profiles tailored to Beaumont.

Residents' retail expenditures were comprehensively assessed, analyzing spending at a category-by-category level. The initial step involved understanding the per-capita distribution of shopping and leisure expenses across the twenty-two (22) spending categories for each of the designated Trade Areas' residents. Subsequently, after creating this spending profile for the Trade Area, we aggregated the data based on population to quantify the total size of the retail market within the Trade Area.

Having established the Trade Area boundaries, population and demographic profile, the size of the retail market and its anticipated growth was projected using retail spending data from Manifold Data Mining Inc.

As depicted in Table 3.7, the total retail expenditure profile for Beaumont's Primary Trade Area is estimated at \$663 million (2023 estimate). However, if Beaumont could capture parts of the additional market of Edmonton Southeast, that figure could exceed \$1.83 Billion (2023 estimate).

The proximity of Leduc and Edmonton's large-scale retail shopping developments continues to limit the capacity of Beaumont to capture market activity from surrounding areas. However, strong forecasted population has the potential to attract new retailers and services seeing the strength of the area's disposable income.

Beaumont has a relatively strong level of discretionary spending by households as exemplified by the city's spending on comparison merchandise and Auto/RV/Motorsports categories. Healthy patterns of spending on categories such as Clothing, Apparel, and Footwear, Home Electronics, Appliances, Furnishings, and Accessories could provide a benchmark for prospective investors to gauge the opportunity for development in Beaumont.

Regardless of where residents of Beaumont spend their money, the most significant merchandise categories are:

1. Grocery and Specialty Foods - \$131.1 Million
2. Auto/RV/Motorsports Dealerships - \$121.7 Million
3. Personal Services - \$49.2 Million
4. Clothing, Apparel, and Footwear - \$47.3 Million
5. Home Furnishing and Accessories - \$43.5 Million

Summary and Implications

Beaumont's Retail Trade Area reflects a reasonable overview of what retail goods and services the residents of Beaumont and its neighbouring areas are most likely to spend their money. Over the past decade Beaumont has been one of the fastest growing communities in Alberta and is forecasted to continue that growth for the next decade. As the population expands, it is also projected that household income will follow suite. The rapid pace of the area's growth coupled with its appetite for discretionary spending presents an opportunity for prospective developers.

While Beaumont's geography creates limitations for market inflow, it is nevertheless a market that is willing to spend. Residents of Beaumont and rural communities to the east will use the city for the majority of convenience and necessity-based merchandise and would assume the majority of sales for local comparison shopping.

As residential and commercial developments expand North and West there will be less distance between Beaumont and larger municipal centres, alleviating some of the commute time for residents in Leduc and Edmonton South. Allowing Beaumont to potentially capture some of the projected 78,000 in its maximum trade area.

As will be seen in the following sections, Beaumont's retail demand and prospects for growth will reflect the propensity of residents to spend their dollars in their community verses outside, enabling future retailers to capture significant leakage from the market.

For Beaumont to be a successful retail market it is necessary to grow the commercial areas and expand merchandise categories into areas where consumer expenditure is greatest and accommodate realistic demand expectations.

Table 3.7 – Trade Area Retail Spending Year End Estimate 2023 – Manifold Data Mining

Retail Spending by Merchandise Category	City of Beaumont	PTA	MTA
Grocery and Specialty Foods	\$131,107,045.00	\$131,407,302.00	\$361,766,128.00
Alcohol, Tobacco, and Cannabis	\$7,433,587.00	\$7,493,028.00	\$21,543,794.00
Pharmacy	\$4,099,768.00	\$4,161,647.00	\$11,320,032.00
Personal Services	\$49,166,121.00	\$49,364,386.00	\$133,393,491.00
Clothing, Apparel, and Footwear	\$47,279,431.00	\$47,306,266.00	\$133,605,588.00
Jewelry and Accessories	\$4,818,831.00	\$4,819,370.00	\$13,975,466.00
Health and Beauty	\$24,081,690.00	\$24,122,339.00	\$65,784,442.00
Home Electronics and Appliances	\$31,447,358.00	\$31,553,361.00	\$85,892,915.00
Home Furnishings and Accessories	\$43,450,099.00	\$43,632,457.00	\$121,701,700.00
Home Improvement and Gardening	\$13,120,004.00	\$13,197,968.00	\$36,282,797.00
Books and Media	\$12,987,284.00	\$13,072,177.00	\$36,409,648.00
Sporting Goods and Recreation	\$25,980,409.00	\$25,964,446.00	\$74,382,545.00
Toys and Hobbies	\$12,408,103.00	\$12,434,617.00	\$30,672,819.00
Specialty Retail	\$16,281,854.00	\$16,396,569.00	\$45,668,667.00
Full Service Food and Beverage	\$39,628,650.00	\$39,714,174.00	\$109,729,303.00
Limited Service Food and Beverage	\$5,058,251.00	\$5,057,256.00	\$14,734,731.00
Arts and Entertainment	\$14,384,613.00	\$14,478,369.00	\$39,793,886.00
Auto Parts and Accessories	\$34,425,019.00	\$34,570,772.00	\$96,817,379.00
Auto/RV/Motorsports Dealership	\$121,711,070.00	\$122,283,463.00	\$339,628,761.00
Fueling Station	\$21,792,459.00	\$21,906,396.00	\$61,531,939.00
Totals	\$660,661,646.00	\$662,936,363.00	\$1,834,636,031.00
Commercial Services	City of Beaumont	PTA	MTA
Childcare Services	\$8,784,095.00	\$8,742,600.00	\$26,729,597.00
Civic and Social Organizations	\$5,475,850.00	\$5,579,639.00	\$12,423,253.00
Finance, Insurance, and Real Estate Services	\$124,145,903.00	\$124,515,272.00	\$349,051,282.00
Educational Services	\$28,362,988.00	\$28,392,940.00	\$80,691,136.00
Funeral Services	\$295,010.00	\$299,432.00	\$779,177.00
Medical Services	\$22,677,360.00	\$22,812,731.00	\$65,588,547.00
Religious Organizations	\$3,421,145.00	\$3,470,833.00	\$13,333,744.00
Professional Services	N/A	N/A	N/A
Totals	\$193,162,351.00	\$193,813,447.00	\$548,596,736.00
Aggregate Total	\$853,823,997.00	\$856,749,810.00	\$2,383,232,767.00

Section 4 – Retail and Office Supply

Introduction

This section will detail a picture of Beaumont's retail and office supply, providing a comprehensive inventory of the commercial land use area, nodes, tenants, and planned future developments that make up Beaumont's retail and office market.

To assess the commercial supply, a comprehensive inventory and analysis of existing retail and office inventory was conducted. This captured the existing tenants, commercial land use area, the goods or service provided, estimated commercial space, and retail lease costs where applicable. This analysis will provide the fundamental basis for which retail and office gaps can then be quantified and filled. Please refer to **Appendix A** for an exhaustive inventory.

The inventory will include both existing and planned retail centers/nodes, allowing us to understand the city's position relative to competitive forces and potential tenant prospects in the present and near future. The primary aim of a competitive evaluation is to establish a basis for demand and assess current retail performance (retail sales productivity).

A review of Beaumont's retail and office landscape reveals there are four (4) distinct commercial nodes (this does not include the proposed mixed-use residential development in Dansereau Meadows) shown in Figure 4.2. These nodes are delineated by their location within the city. New developments are occurring throughout the city; in the north with expansions to Montalet shopping centre, Dansereau mixed-use residential, and along 50th street north of TWP RD 510; in the south with expansions in the Montrose Business Park and the future business innovation park south of HWY 625; and throughout Centre-Ville with new mixed-use commercial and residential along 50th street and the proposed Esprit living complex.

The data from this study aims to gain valuable insights into the overall commercial inventory, the diverse range of categories, and the quality and performance of the retail infrastructure across different areas of Beaumont. This information will enable the city to make well-informed decisions and optimize strategies for maximizing opportunities in the market.

Commercial Market Context

Beaumont has an existing commercial inventory of approximately 603,843 sf of retail and office storefront, of which approximately 21.2% sits vacant (as of July 2023). This does not include the current planned expansions to the Montalet shopping centre, Montrose Business Park, the Business Innovation Park, nor planned developments in Centre-Ville. Planned expansion increase Beaumont's commercial space by approximately 93,915 sf to a total of 691,689 sf.

Asking lease rates range from \$18 to \$33 per sf for newer developments such as Bryant Heritage Plaza, which is favorable to comparable retail destination nodes in Southwest Edmonton. Retail operating costs range from \$7.3 to \$11.65 per sf depending on retail location, age, and size, however, the higher operating cost locations are typically correlated with lower asking lease rates.

Newer buildings that offer traditional ground level retail is priced at the higher end with an average lease rate of \$25 per sf and operating costs most frequently priced at \$9 per sf.

Whereas, second floor traditional office is priced substantially lower at approximately \$20 per sf in newer commercial developments.

With new developments starting in the Montrose Business Park and the Innovation Park to the South of Hwy 625 it is expected to increase the attractiveness of the city's south end retail developments. It is important to recognize that location and surrounding context are very important features when leasing, at present the South end of the city (Montrose and Chaleurouse) do not have the foot traffic and thus are not seen to be as attractive a location as others, particularly the Montalet and Gallerie area. However, this is expected to change as more opportunities are created through the AMTA partnership at the Innovation Park.

When compared to the outlying Edmonton subregion, an area that includes Leduc, Beaumont, Sherwood Park, and St. Albert, the average market rent in Beaumont is fairly competitively. New developments in the subregion cost on average \$24 per sf and \$20.4 per sf across all commercial real estate. When looking to the South Edmonton market, commercial rents decrease slightly to an average cost of \$19.26 per sf, however, for Class A properties rents are closer to \$28 per sf. Given the scale of new commercial development in Beaumont and the availability of commercial spaces, it is fair to compare against newer developments. Making Beaumont a cost competitive actor in the market for commercial real estate.

Commercial Market Nodes

Figures 4.1 and 4.2 illustrate the four major commercial nodes and upcoming projects in Beaumont. The following will provide brief summaries of the existing commercial nodes actively leasing or selling space in Beaumont as of July 2023.

Chaleurouse Business Park

- Commercial Inventory – 148, 570 sf
- Commercial Vacancy – 44%
- Commercial Lease Range – \$14 – \$33 psf/yr
- Occupancy Costs Range – \$0 – \$8.19 psf/yr
- Number of Retail Businesses – 46
- Number of Office Businesses – 13
- Average Business Size – 2,360 sf
- Distribution of Commercial Class – 100% Class A
- Top 3 Merchandise Categories by Floor Area –
 1. Supermarket – 31, 1185 sf
 2. Car Wash and Fueling Stations – 11, 840 sf
 3. Dentist Offices – 7, 160 sf
- Top 3 Office Categories by Floor Area
 1. Medical Services – 11,024 sf
 2. Educational Services – 10,764 sf
 3. Childcare Services – 5,349 sf
- Anchor Tenants – Jeb's NoFrills
- There is high availability of class A commercial real estate for both traditional retail and second floor office space. The large concentration of medical service and educational

centres provides an opportunity for developers or business owners to establish complimentary businesses for consumers to visit before or after a trip to the area.

Montrose Business Centre

- Commercial Inventory – 82, 204 sf
- Commercial Vacancy – 15.8%
- Commercial Lease Range – \$18 – \$26 psf/yr
- Occupancy Costs Range – \$0 – \$9 psf/yr
- Number of Retail Businesses – 23
- Number of Office Businesses – 15
- Average Business Size – 2, 163 sf
- Distribution of Retail Class – 100% Class A
- Top 3 Merchandise Categories by Floor Area –
 1. Childcare – 17, 868 sf
 2. Automotive Services – 133, 347 sf
 3. Fitness and Leisure – 6000 sf
- Top 3 Office Categories by Floor Area
 1. Childcare Services – 17, 868 sf
 2. Medical Services – 8,009 sf
 3. Finance, Insurance, and Real Estate Services – 1,368 sf
- Anchor Tenants – Fountain Tire, Beaumont Automotive, Anytime Fitness
- Similar to Chaleureuse Business Park, this node offers 100% class A retail at market competitive prices, however all currently constructed spaces only offer traditional ground level retail spaces. The concentration of medical services and childcare lends itself to the same sorts of complimentary opportunities, in addition to being conveniently located near a school. The lack of full and limited service restaurant locations on the city's south end could be an opportunity for a prospective business wishing to capitalize on the lack of concentration in the area.

Montalet 50 ST Commercial

- Commercial Inventory – 193,290 sf
- Commercial Vacancy – 0%
- Commercial Lease Range – N/A
- Occupancy Costs Range – N/A
- Number of Retail Businesses – 35
- Number of Office Businesses – 10
- Average Business Size – 4, 201 sf
- Distribution of Retail Class – 100% Class A
- Top 3 Merchandise Categories by Floor Area –
 1. Full and Limited-Service Restaurants – 41, 455 sf
 2. Supermarket – 39, 611 sf
 3. Drug Stores – 29, 095 sf
- Top 3 Office Categories by Floor Area
 1. Finance, Insurance, and Real Estate Services – 19,260 sf
 2. Medical Services – 12,004 sf
- Anchor Tenants – Sobeys, Home Hardware, Boston Pizza, Original Joe's

- The busiest and most concentrated retail node in the city is 100% occupied, signaling the strength of the development.

Centre-Ville

- Commercial Inventory – 179,779 sf
- Commercial Vacancy – 20.2%
- Commercial Lease Range – \$20 – \$25 psf/yr
- Occupancy Costs Range – \$8.43 – \$11.65 psf/yr
- Number of Retail Businesses – 68
- Number of Office Businesses – 31
- Average Business Size – 1, 787 sf
- Distribution of Retail Class –
- Top 3 Merchandise Categories by Floor Area –
 1. Full and Limited-Service Restaurants – 24, 585 sf
 2. Liquor Stores – 12, 798 sf
 3. Childcare – 7, 965 sf
- Top 3 Office Categories by Floor Area
 1. Medical Services – 26,992 sf
 2. Professional Services – 8,833 sf
 3. Finance, Insurance, and Real Estate Services – 8,610 sf
- Anchor Tenants – Chartier, Sea Change Brewery
- Beaumont is in the middle of a Centre-Ville revitalization, creating new opportunities for businesses to move into brand new class A retail spaces. The historical significance and desire on part of the city's residents and council to ensure this area remains prosperous should be a strong signal for would be businesses to seek space.

Figure 4.1 – Land Use Area

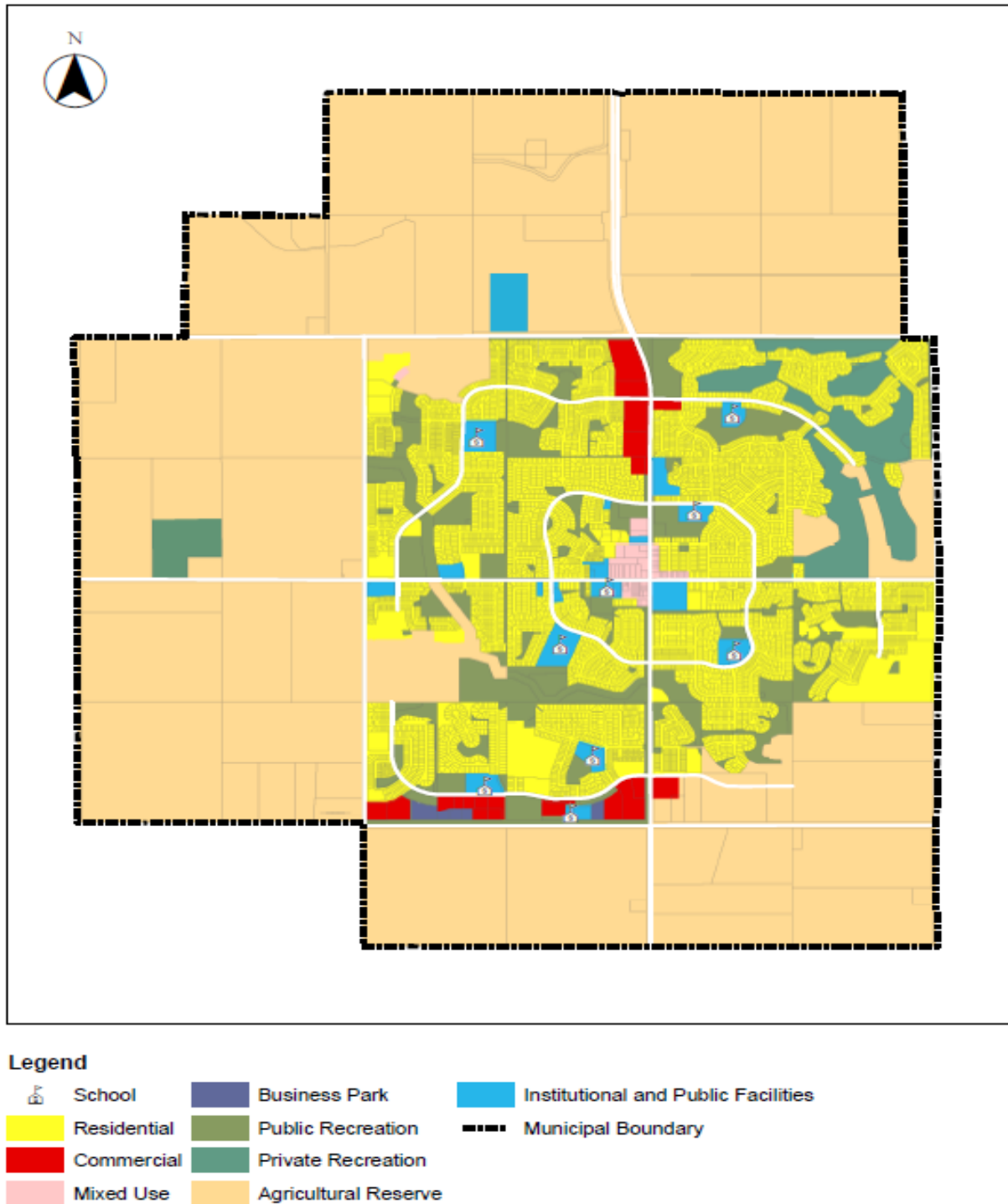
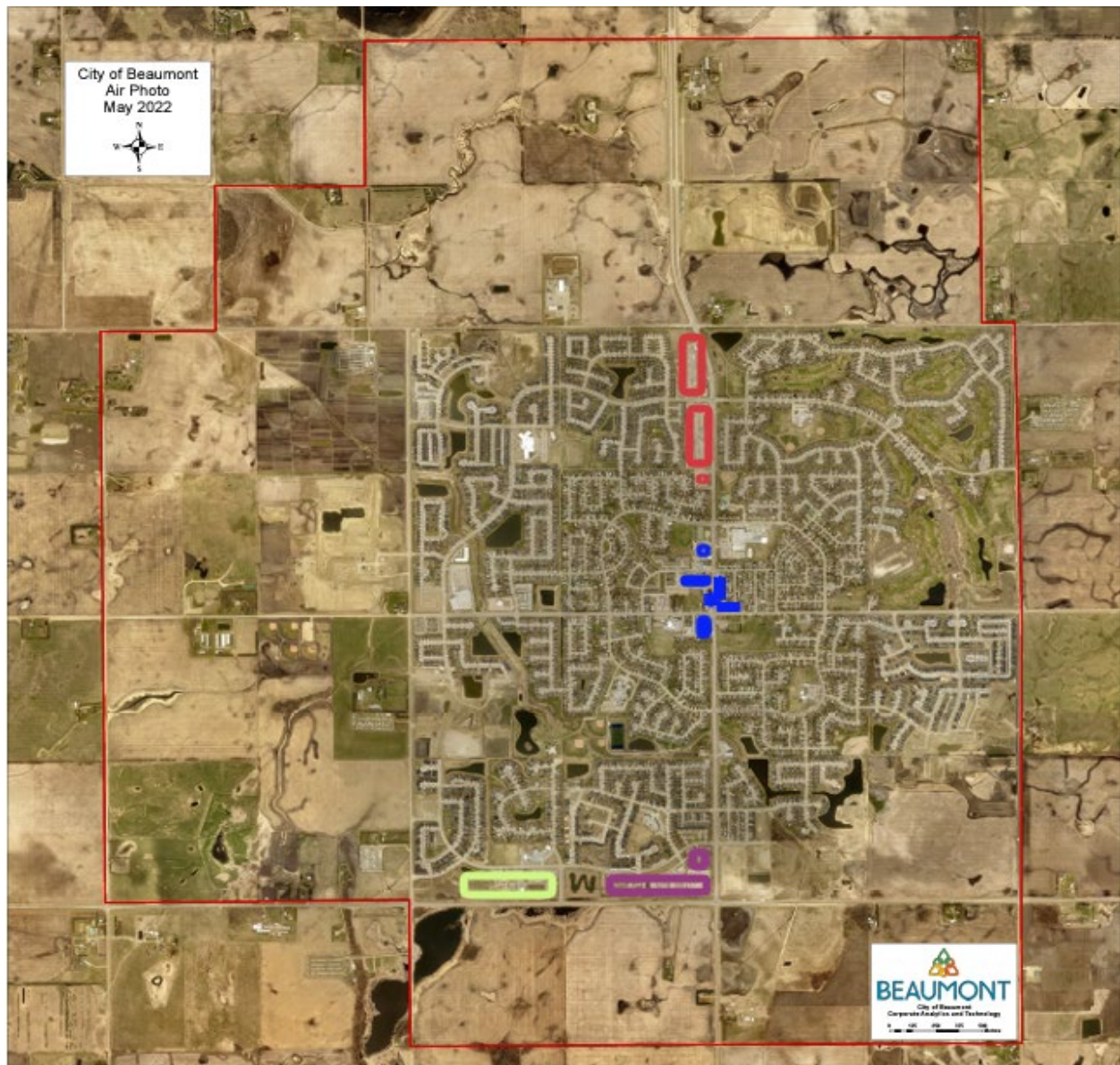


Figure 4.2 – Retail Shopping Nodes



Future Commercial Developments

Figures 4.3 outline the site plans and proposed developments of the respective commercial developments currently under construction or planned for the city of Beaumont.

Montalet & 50th

Continuing the development of the plaza style shopping centres located at the north end of 50th street, the Cameron Corporation is preparing the construct another building currently offering preleasing for up to 9,000 sf of retail space. The corporation is also planning to construct another commercial space along 50th street offering up to an additional 7,500 sf of space available to rent.

Montrose Business Centre Expansion

The city is continuing the development of the Montrose Business Park along the south end with significant land still available for purchase by developers. Available land is zoned as commercial and business park use, allowing for a large range of small and large retailers. The first of the new construction will be through Luthind Enterprises, constructing a mixed residential-retail building offering up to 10,000 sf of retail space.

Dansereau Meadows Mixed Use

Located in the northwest corner of the city with quick access from Range Road 243 and Township Road 510, the city has approved the first retail location for an expanding Dansereau Meadows neighbourhood. The city is working with developers to construct a three-story mixed use residential – retail building that is expected to feature a day care and up to 3,000 sf of available retail space.

Centre-Ville and Esprit

The most visible change to the city's landscape will be the development of the Esprit mixed-use residential and retail building that was approved in the fall of 2022. The six-story apartment complex will feature eighty dwelling units and up to 28,000 sf of new commercial real estate on the ground level.

Innovation Park

In 2023, the city of Beaumont announced a partnership with the AMTA to develop a best-in-class commercial transportation, law enforcement training, and technological innovation campus at the city's south end. The light industrial zoned park occupies a strategic location for upcoming commercial developments with direct access to the CANMEX trade corridor via highway 625 and the Queen Elizabeth 2.

La Rêve

A new neighbourhood currently under construction located along 50th Street towards Edmonton. La Rêve was designed as a mixed income community, with varied residential densities and housing to cater to the needs of new and existing residents. Commercial development is scheduled to occur along 50th street and will accommodate larger-scale commercial uses, while smaller neighbourhood commercial uses are planned along Range Road 240.

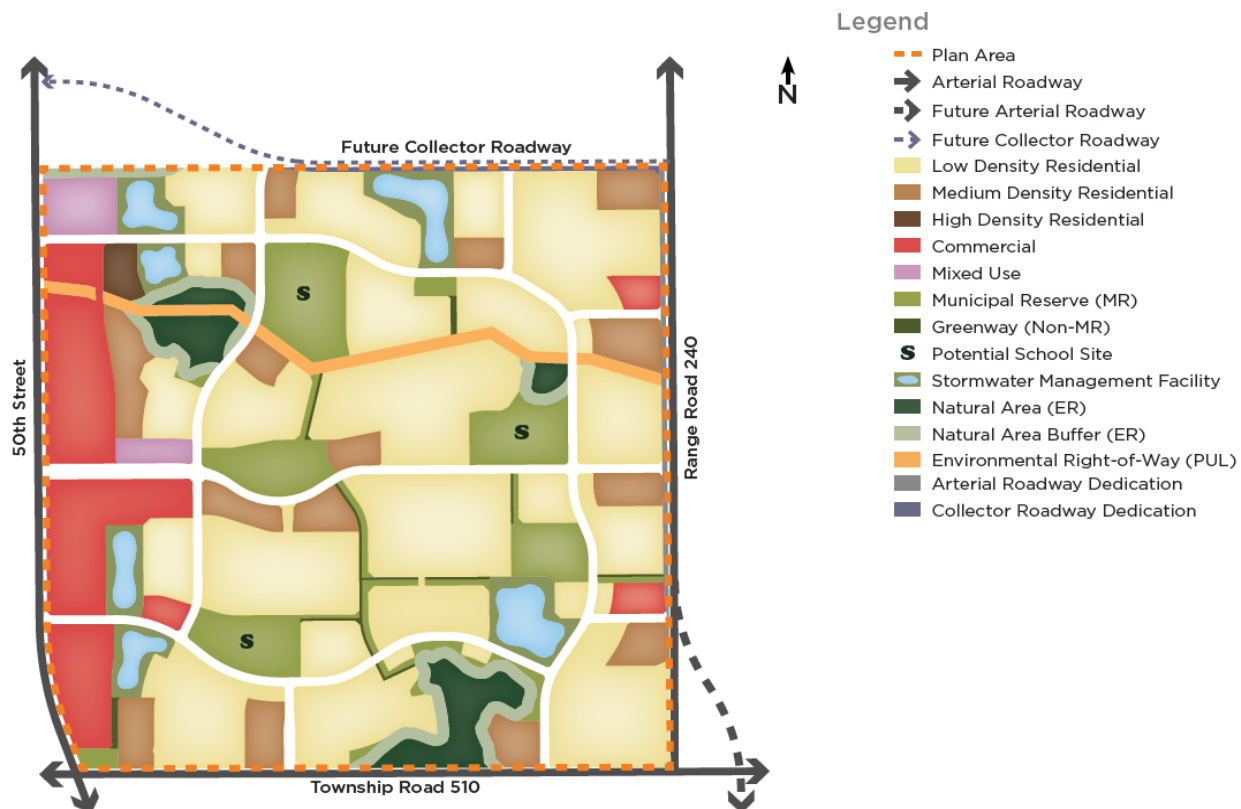
Montalet & 50th



Centre-Ville and Esprit



La Reve



Commercial Inventory

All retail and office commercial storefronts were documented in terms of the brand name, merchandise category, and approximated unit size. This work was conducted through on the ground fieldwork, existing building permit documentation, and GIS mapping provided by Accurate Assessment Group.

The commercial inventory was categorized in the same format as the retail spending categories (refer to table 3.7) such that a direct comparison is possible.

As documented in Table 4.2, Beaumont has an estimated commercial floor space of 603,843 sf. The entirety of Beaumont's commercial real estate is 245 unique storefronts (both occupied and vacant). All retail and office businesses are included in this count.

Beaumont and its potential trade area is approaching a population whereby several branded chains and retailers would have sufficient market support to warrant entry. A potential limitation to this is the types of available retail space may not fit the unique needs of many branded retailers that would need customized developments fit for their operations.

With the development of new projects, the spaces offered must incorporate a design that lends itself to the needs of new-to-market retailers. These spaces should prioritize quality and be strategic in their locations in areas that appeal to them, offering high visibility, excellent access, and significant foot traffic.

Table 4.2 – Retail and Office Inventory by Category and Node – Source: City of Beaumont and various brokerage firms and property management profiles

Merchandise Category	Centre-Ville	Retail Node (SF)			Totals (SF)
		Chaleureuse Business Park	Montalet 50 ST Commercial	Montrose Business Centre	
Grocery and Specialty Foods	6830	31185	40684	2056	80755
Alcohol, Tobacco, and Cannabis	13795	5118	8824	3586	31323
Pharmacy	2965	0	29094	3674	35733
Personal Services	5306	13421	2160	0	20887
Clothing, Apparel, and Footwear	2582	0	0	974	3556
Jewelry and Accessories	0	0	0	0	0
Health and Beauty	3047	2539	2141	969	8695
Home Electronics and Appliances	0	0	0	0	0
Home Furnishings and Accessories	3352	0	0	0	3352
Home Improvement and Gardening	0	0	12231	0	12231
Books and Media	1581	0	0	0	1581
Sporting Goods and Recreation	1200	2606	0	6000	9806
Toys and Hobbies	0	0	0	0	0
Specialty Retail	3308	16595	15057	1303	36263
Full Service Food and Beverage	22176	0	16120	2703	40999
Limited Service Food and Beverage	7414	2554	25335	5474	40777
Arts and Entertainment	5833	2053	0	2816	10702
Auto Parts and Accessories	0	1351	4000	13347	18698
Auto/RV/Motorsports Dealership	0	0	0	0	0
Vacant	27975	39569	0	6694	74239
Administrative Services	0	0	0	0	0
Childcare Services	7968	5349	0	17868	31186
Civic and Social Organizations	4215	0	0	0	4215
Finance, Insurance, and Real Estate Services	8610	1213	19260	1368	30451
Educational Services	3191	10764	0	0	13955
Funeral Services	0	0	0	0	0
Medical Services	26992	11024	12004	8009	58030
Public Service	7216	0	0	0	7216
Religious Organizations	1500	0	0	1338	2838
Professional Services	8833	0	0	969	9802
Fueling Station	3891	3229	6380	3054	16554
Total	179781	148570	193290	82203	603843

Figure 4.4 - Source: City of Beaumont



Figure 4.5 – Source: City of Beaumont

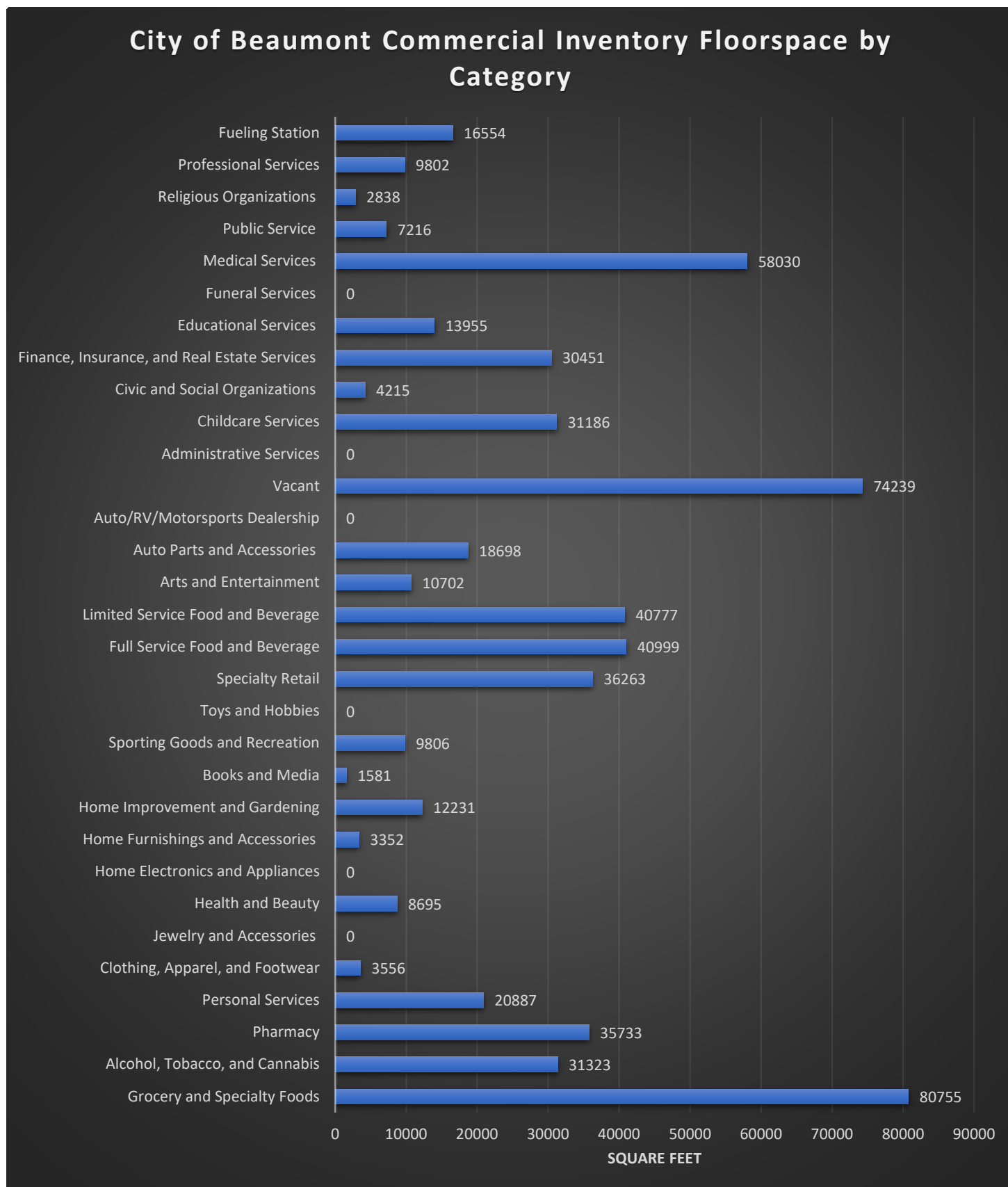


Figure 4.6 – Source: City of Beaumont

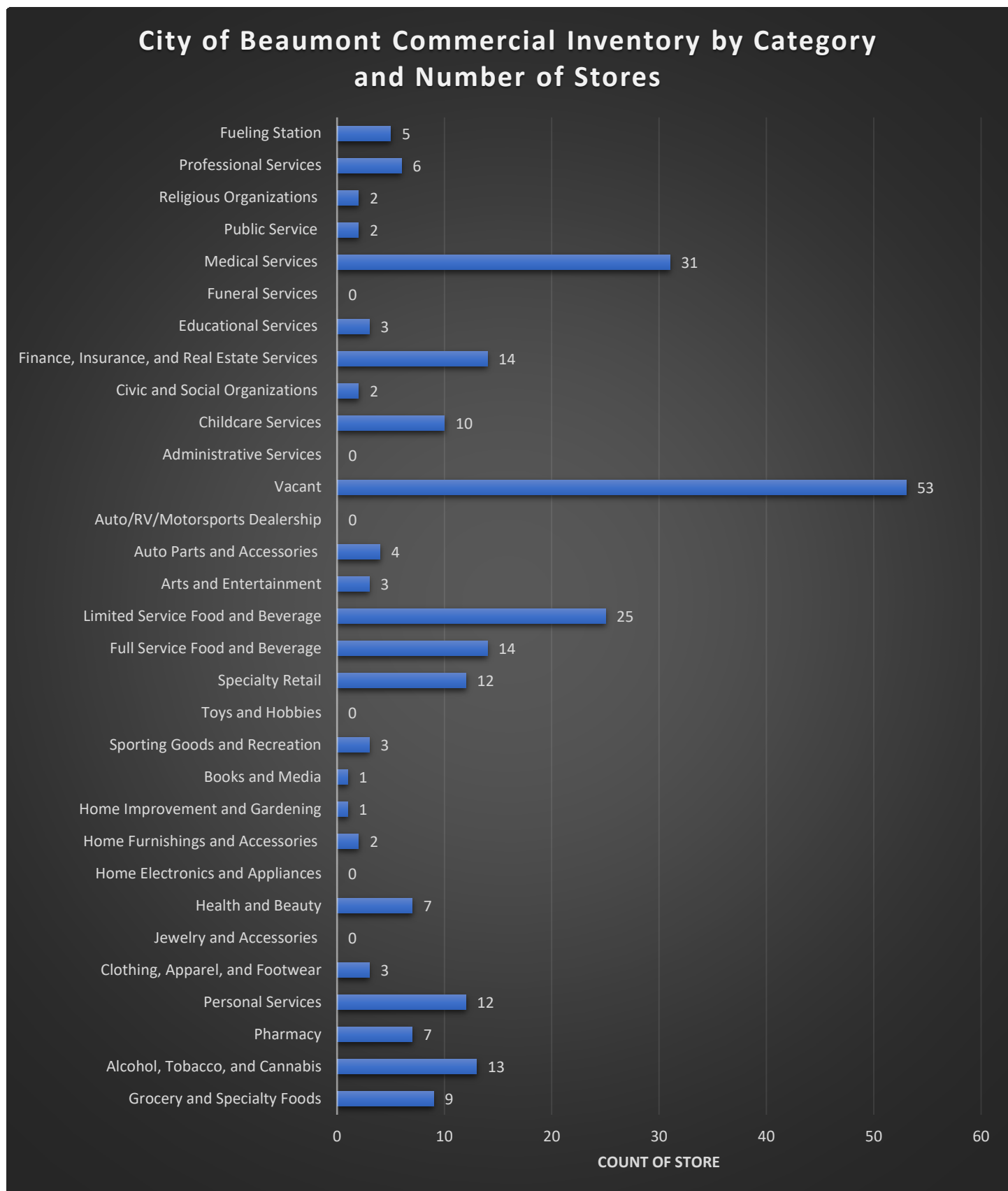


Table 4.3 – Office Inventory by Category and Node – Source: City of Beaumont

Office Category	Identified Node (SF)				Total (SF)
	Centre-Ville	Chaleureuse Business Park	Montalet 50 ST Commercial	Montrose Business Centre	
Administrative Services	0	0	0	0	0
Childcare Services	7968	5349	0	17868	31186
Civic and Social Organizations	4215	0	0	0	4215
Finance, Insurance, and Real Estate Services	8610	1213	19260	1368	30451
Educational Services	3191	10764	0	0	13955
Funeral Services	0	0	0	0	0
Medical Services	26992	11024	12004	8009	58030
Public Service	7216	0	0	0	7216
Religious Organizations	1500	0	0	1338	2838
Professional Services	8833	0	0	969	9802
Fueling Station	3891	3229	6380	3054	16554
Vacant	27975	39569	0	6694	74239
Totals	100391	71149	37644	39300	248485

Commercial Inventory by Node

Based on the fieldwork and inventory, Beaumont’s commercial storefront was broken into four clusters or nodes. The nodes were determined by their geographic location and municipal development plans that sub divides the city.

Montalet & 50th and Centre-Ville have the two largest commercial offerings with 193,290 sf and 179,781 sf respectively, but each differs starkly in their composition. Montalet & 50th offers mostly food and beverage options and is anchored by the Sobeys grocery store, where as Centre-Ville trends towards traditional office offerings, boasting the most medical services in any node in Beaumont.

To the city’s south end, Chaleureuse Business Park has the highest vacancy rate of approximately 44% (50% higher than the city average). With developments continuing to the south-end and budding neighborhoods such as Beaumont Lakes, the vacancy rate will decrease over time with the increase in foot traffic and residency. In the same vicinity, the Montrose Business Centre offers the city’s second lowest vacancy rate and the largest composition of childcare services.

Figures 4.4 & 4.5 illustrate a breakdown of the city’s retail inventory by node and by merchandise category respectively. These figures show where the respective concentrations of retail exist as well as which merchandise categories are in large supply or perhaps in some cases under supplied.

Categories that could be identified as potential opportunities for developers and the city include Toys and Hobbies, Home Electronics and Appliances, Home Improvement and Gardening, and increased full-service dining options for the city’s south end.

Table 4.2 provides a baseline for identifying where specific categories are being over/under supplied in the city’s commercial locations. As an example, almost half (44%) of the city’s alcohol, tobacco, and cannabis retail space is provided in Centre-Ville and 57% of all commercial childcare services are located in the Montrose Business Centre.

Commercial Inventory by Category

Retail categories were assigned to directly correspond to the categories of retail used in the expenditures data, therefore allowing for the calculations of retail inflow and leakage. Categories can be seen in table 4.2 and an overall inventory list by floorspace in figure 4.5.

Overall, the top 5 commercial categories by total floorspace are:

1. Grocery and Specialty Foods – 80,755 sf
2. Medical Services – 58,030 sf
3. Full-Service Food and Beverage – 40,999 sf
4. Limited-Service Food and Beverage – 40,777 sf
5. Specialty Retail – 36,263 sf

Specialty retail has the 5th most floor space amongst retailers in Beaumont, however, this category includes a variety of different merchants and should be unpacked more in Appendix A. Discount stores such as Dollar Tree and Dollarama account for 56% of the total floorspace.

Clothing, Apparel, and Footwear account for less than 1% of total floor space (3,556 sf) along with Jewelry and Accessories (0 sf). Existing retailers also serve niche markets in women's vintage/upcycling and made-to-order apparel. While outside trade areas may fill this demand (South Common and the Premium Outlet Collection at EIA) there is a lack of supply and could present an opportunity for prospective developers.

Books and Media is also an underrepresented category (1,581 sf), although, the book-industry continues to struggle as scaled vendors such as amazon can readily fill demand via ecommerce and same day delivery. Aside from retailers such as Shoppers Drug Mart that can fill multiple retail categories, albeit, with limited supply options, the supply of physical devices to access media and streaming devices is highly limited in Beaumont.

Health and Beauty are Personal Services are two categories that often overlap, when taken together they account for approximately 5% of the total available floorspace and 19 stores total. Taking into consideration Beaumont's demographic and income groups, this appears to be an underserved market. However, previous exploration into the availability of related services through home based business offerings illustrates more supply than offered via the storefront commercial market. Given the vacancy in commercial supply, this may be an opportunity for home based businesses to move into commercial store fronts.

Overall, Beaumont has a seemingly diverse offering of commercial storefronts given its market context but also a high rate of commercial vacancies (12.3% of total floorspace and 21.2% of all storefronts). Limited commercial supply options for Toys and Hobbies, Books and Media, Sporting Goods and Recreation, Health and Beauty, and Clothing and Apparel may be able to immediately fill the current vacant retail offerings to an extent. However, the lack of supply for retail categories such as Home Electronics, Appliances, Furnishings, and Accessories and Home Improvement and Gardening will most likely not be able to be filled until appropriate commercial building supply is developed to suit the needs of specific retailers.

Commercial Inventory per Capita

Retail space per capita is an industry measure of the ratio of retail space compared to a city's population. The measure of retail space per capita can be useful as an indicator as to whether a city's market is over or under supplied.

A typical benchmark for all retail space per capita in most urban markets in Canada is between 30 to 40 square feet. The majority of these markets that fall within the range of 30 to 40 sf are typically locally serving markets, meaning they have a limited regional trade area. Rather, these markets fill the demand of its own city in addition to communities that are within a convenient drive time distance.

When measuring the commercial inventory for Beaumont against the population of the city, the per capita ratio is 28.9, which if taken in isolation would suggest the city is approaching sustainability but is relatively undersupplied to meet the retail needs of residents. Although, this number is most likely a reflection of the retail leakage being lost to neighbouring municipalities in Leduc and Edmonton.

By 2033, assuming a conservative growth scenario based on an annual expected population growth of 2.05%, Beaumont will have a population of at least 28,000 or a growth of approximately 7,900 from the 2021 Census population estimate. Using these estimates and maintaining the current per capita ratio of 28.9, Beaumont could warrant an additional retail demand in the scale of over 228,000 sf over the next 10 years and an additional 430,000 sf by 2044. However, if Beaumont was able to capture some of the leakage and move into a more sustainable retail position (assuming a per capita ratio of 35) by 2033 it could command at least an additional 276,000 sf and 521,000 sf by 2044.

Per capita ratios are helpful for long term structural community planning because they provide a quantitative measure based on the actual amount of retail that could be supported within a community. City's influence the amount of commercial space through zoning and planning while supply and demand are determined through the market. The balance or equilibrium between the two should be understood as an indicator of market sustainability.

An alternative approach is to estimate demand through retail expenditure, applying how much a community spends against expected population growth and sale productivity. This figure is known as market share and is typically applied knowing that not all of a market's spending will stay within the community. For Beaumont, the subsequent sections will provide more detail on the market share approach to commercial demand.

It is also important to note that just because demand warrants an increase in commercial space, it does not mean that the space needs to be built. It is paramount that the city brings in the correct retail mix and that any new development does not impede the overall sustainability of the city nor decrease the aggregate welfare of residents. Recent macro-economic circumstances have led to an increased cost of living and a depression of real wage rates, creating structural imbalances for various employment classes, notably retail and service workers. Attracting and retaining employment in these areas will be critical to support the sustainability of future retail demand and given the proximity of Beaumont from other major population sources employment demand for retail will most likely come from within the

community. Overall demand will be driven by market forces; a combined impact of population growth, expenditure, employment, and tenant demands.

Summary and Implications

The commercial inventory analysis offers a mixed sentiment. The City of Beaumont can readily meet the needs of the day-to-day shopping and convenience retail of its population, however, there is a very apparent gap in comparison retail offered in the city.

Beaumont is a rapidly growing city and forecasting suggests a steady annual population growth rate will continue that exceeds provincial and national averages. The city has done well to ensure a robust commercial supply, as indicated by the availability of newly developed buildings. As Beaumont's commercial inventory continues to mature there should to be ample consideration not just to the availability of retail space but also to the curated development required by certain tenants.

Beaumont has an estimated commercial inventory of 603,843 sf with a vacancy rate of 21.2%. As the city looks to maximize its long-term sustainability, one of the first steps would be to decrease the commercial vacancy rate to a level more in line with comparable and proximate markets. South Edmonton has a vacancy rate of 4.1%, the entirety of the outlying Edmonton municipal region is 2.8%, and other municipalities such as Leduc are at 1.2%.

Future demand forecasts suggest that Beaumont could support almost 1 million sf of commercial space over the next decade, however, any supply increase would need to occur in line with market, consumer, and tenant demand perspectives to maintain a sustainable equilibrium.

Section 5 – Consumer Survey

As a fundamental component of the Retail Market & Gap Analysis, the city conducted a Consumer Survey in September 2023. This survey utilized a mixed methods approach to effectively capture a representative sample set. A set of respondents were interviewed at strategic locations in the community to determine their spending habits and preferences for merchandise categories, store types, and retailers within Beaumont. A Consumer Intercept Survey was conducted at the Beaumont Sport and Recreation Centre, Sobeys, Jeb's No Frills and Dollar Tree. Surveys were also carried out using scannable QR codes placed in various businesses throughout the city and hosted on Beaumont social media pages for a 10-day period. During this process, valuable information was collected such as data related to residents shopping frequency, expenditure patterns, and preferred store formats and types.

In total 407 respondents were surveyed, providing a sample size that ensured that study was statistically valid with a 95% confidence level and a 2.91% margin of error. Using R, the data has been prepared in correlation with the study's objectives. The questionnaire and complete consumer survey results are provided in **Appendix B**.

Respondent Demographics

Initial locations for the consumer intercept survey were chosen that provided a relevant cross-section of resident and consumer traffic flow. To increase representation for individuals that

would not have been present at the locations or during the survey times, QR codes were placed at 8 additional retailers in the city so allow for residents to complete the survey independently. Finally, to capture the most holistic sample size, surveys were hosted on Beaumont social media pages.

An important component to determining and validating the retail gap analysis is ensuring that a representative sample of the trade area is interviewed. Figure 5.1 demonstrates the distribution of respondent residences for the consumer survey. 92% of respondents live in the City of Beaumont, with a scattered representation from neighbouring communities and cities. The overall pattern is similar to what the expected secondary and maximal trade areas would indicate.

Figures 5.2 and 5.3 provide a glimpse of the respondent demographics, representing an age and household profile that is slightly skewed towards residents between the ages of 36-45 but does represent the average household size.

Figure 5.1 – Consumer Survey Respondent by Residence

Survey Respondent Residence	Count	Percentage
Beaumont	375	92.1%
Leduc	1	0.2%
Edmonton	10	2.5%
Sherwood Park	1	0.2%
Leduc County	12	2.9%
Strathcona County	4	1.0%
Part-time resident of Beaumont	3	0.7%
Other	1	0.2%
Total	407	100%

Figure 5.2 – Consumer Survey Respondents by Age Range

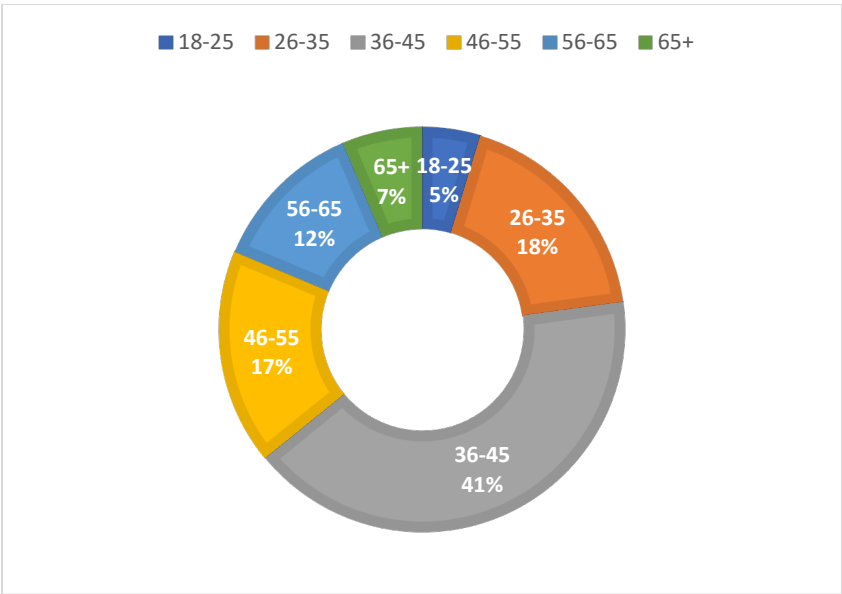
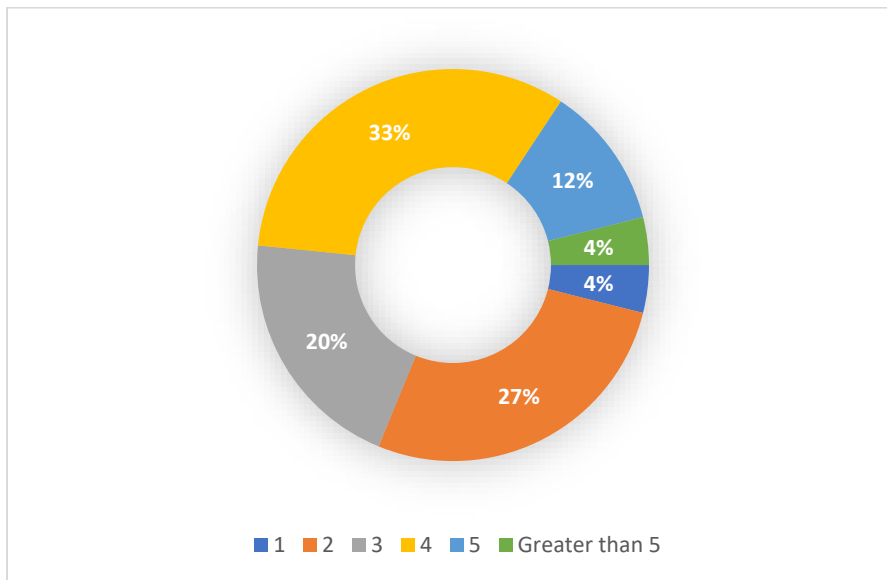


Figure 5.3 – Consumer Survey Respondents Household Size



Market Selection and Barriers

Tables 5.1 and 5.2 illustrate consumer's perceived barriers and preferences while shopping in Beaumont.

Table 5.1 – Consumer Survey Respondents Preference for Beaumont Shopping

What do you like most about the shopping opportunities in Beaumont?	Count	%
Nothing Specific	38	9.3%
Close to Home	221	54.3%
Close to Work	13	3.2%
Prices or Promotions	6	1.5%
Single Stop Shopping	2	0.5%
Not Crowded	18	4.4%
Meets my Needs	6	1.5%
Lack of Traffic	7	1.7%
Customer Service	2	0.5%
Supporting Local Business	77	18.9%
Selection of Available Products	0	0.0%
Other	17	4.2%
Total	407	100.0%

Table 5.2 – Consumer Survey Respondents Barriers to Shopping

What is your greatest barrier to shopping in Beaumont?	Count	%
Selection	170	41.8%
Parking	4	1.0%
Cost	97	23.8%
Hours	2	0.5%
Accessibility	9	2.2%
No Barriers	124	30.5%
Invalid	1	0.2%
Total	407	100.0%

It is worth reiterating that with respect to the City's current level of services, when thinking of new retail developments, the relative balance of supply and demand in addition to the long-term sustainability for growth should be weighed carefully. Beaumont has been relatively successful at attracting both new residents and retailers to meet immediate demand. While there are residents that want to continue the growth trajectory, at the same time, there are residents who feel the city should maintain the "small town" charm that builds the city's character.

It is expected that as Beaumont grows, residents will expect a greater level of goods and services. There is also the fiscal balance, that as the city continues to grow there must be additional avenues for the city to collect revenue other than residential property taxes to pay for and expand residential services.

The trend of the city to want greater selections reflects the aspirational nature of the Beaumont consumer. Residents are positively responding to the city's growth and the introduction of new stores they would be accustomed to seeing in other comparable markets and neighboring cities.

This is best depicted in Table 5.3 and 5.4, that shows the most requested new retailers and restaurants by city residents.

Table 5.3 – Consumer Survey Respondents What Restaurant Would You Want in Beaumont?

What Type of New Restaurant Would You Most Like to See in Beaumont?	Count	%
Affordable	4	0.98%
Asian	16	3.93%
BBQ	3	0.74%
Breakfast	34	8.35%
Buffet	1	0.25%
Café	5	1.23%
Diner	2	0.49%
Family Restaurant	49	12.04%
Fast-Food	23	5.65%
Fine Dining	9	2.21%
Fish and Chips	2	0.49%
Fried Chicken	8	1.97%
General Increase	16	3.93%
Greek	5	1.23%
Independent	7	1.72%
Indian	1	0.25%
Irish	2	0.49%
Italian	14	3.44%
Korean	2	0.49%
Locally Sourced	6	1.47%
Mexican	16	3.93%
Middle Eastern	2	0.49%
Mid-level Chain	30	7.37%
Non Chain	8	1.97%
None	72	17.69%
Opposed to New Restaurant	14	3.44%
Other	5	1.23%
Pizza	1	0.25%
Pub	5	1.23%
Seafood	3	0.74%
Sports Bar	4	0.98%
Steakhouse	20	4.91%
Vegan/Vegitarian	16	3.93%
Wine Bar	2	0.49%
Total	407	100.00%

Table 5.4 – Consumer Survey Respondent What Retailer Would You Want in Beaumont?

What Type of Retailer Would you Most Like to See Come to Beaumont?	Count	%
Any "Big Box" Store	9	2.21%
Automotive Parts	2	0.49%
Canadian Tire	26	6.39%
Clothing Store	94	23.10%
Department Store	39	9.58%
Discount Bulk Store	4	0.98%
Entertainment	9	2.21%
Furniture	1	0.25%
General Increase in Shopping	6	1.47%
Grocery Store	22	5.41%
Gym	1	0.25%
Health and Beauty	3	0.74%
Home Accessories	3	0.74%
Home Electronics	6	1.47%
Home Improvement	21	5.16%
Hotel	7	1.72%
Independent Retailer	3	0.74%
Invalid	7	1.72%
London Drugs	2	0.49%
Lumber Yard	5	1.23%
Mall	2	0.49%
Medical Clinic	3	0.74%
None	81	19.90%
Office Supplies	4	0.98%
Pet Store	1	0.25%
Sporting Goods	17	4.18%
Toys , Hobbies, Crafts	9	2.21%
Walmart	20	4.91%
Total	407	100.00%

The top five most in demand restaurant categories are:

1. Family Restaurants – that are affordable and have variety options for kids to adults;
2. Breakfast Restaurants – that are open 24 hours such as a Denny's;
3. Mid-level Chain Restaurants – such as an Earl's, Joey's, or Moxie's;
4. Fast-Food – most frequent requests were five-guys, KFC, or a Pita shop;
5. Steakhouse – The Keg was frequently mentioned in this category;

While almost 21% of respondents indicated that they were satisfied with the level of restaurants or opposed an increase in the level of service in the community, it is highly apparent that most residents desire an increase in dining options in the community.

The top five most in demand shopping categories are:

1. Clothing Store – the most requested addition across both restaurant and shopping propositions. There is a high demand from the consumer to be able to purchase clothing and shoes in their community for all age and gender groups;
2. Department Store – the most frequent requests focused on a winners/home sense store, this could be an avenue that would address multiple consumer demands;
3. Canadian Tire – was frequently requested and its count is independent from other home improvement or big box store counts;
4. Home Improvement – requests for a Home Depot or Rona were frequent in addition to a desire to purchase building supplies such as lumber;
5. Walmart – Similar to Canadian Tire, this was frequently referenced by residents;

Like restaurants, there is a sizable percentage (20%) that are uninterested in Beaumont increasing shopping opportunities in the community. Anecdotally, these can best be described as members of the community who are attached to the “small-town” charm that Beaumont provides and deliberately moved to the community to escape the “hustle and bustle” of Edmonton or other larger communities. While the economic picture becomes clearer, in that Beaumont can both handle an increase in storefronts and desire such, one should expect a degree of political deliberation to the long-term planning the city takes to economic and social organization.

Spending – Inside vs. Outside

Table 5.5 and Figure 5.4 depict the average spending allocation by all consumer respondents by the estimated percentage of their spending that occurs inside Beaumont compared to outside of Beaumont.

In preparing the data, we assume that if a resident did not respond to a merchandise category as having a spending value or an importance factor that they either do not spend in that category nor value it with any significance.

As consumer preferences are not monolithic – we cannot assume that each individual would have spending or importance tied to each merchandise category. For retail categories where consumers did not provide a response for importance factor, we treat those responses as a minimum value (1).

Using this approach, the mean average will decrease and pull down the overall importance of each category. This is justified because when valuing the significance of a merchandiser to the community we should take a holistic approach that accounts for the entirety of the community rather than the preferences of residents that would highly value a particular good.

Overall, respondents revealed they complete approximately 25% of their shopping across all merchandise categories in Beaumont, compared to 75% outside of Beaumont or online.

Unsurprisingly, Beaumont residents complete most of their comparison shopping outside of the city. 6 of the 19 different retail merchandise categories have a greater than 90% spend ratio outside of the city. Most notably, the lack of clothing stores for different demographic groups forces residents to complete over 93% of their purchases outside of the city.

A retailer such as Winners/HomeSense could be an optimal target for Beaumont, fulfilling the role of an affordable clothing retailer while also checking the boxes for other notable spending categories such as Books, Media, Home Furnishings, and Toys and Hobbies.

It is worth noting the spending allocation to Auto/RV/Motorsport Dealerships in Beaumont when the city does not have retail offerings for these products. Where residents indicated they have made purchases in this category inside of Beaumont it should be assumed that these transactions were the result of private sales. In other cases where spending occurs where there are not available retail storefronts, these sales can be attributed to home businesses, private sales, or purchases made from a retailer that sells these goods but would not be classified as such retailer (eg. Shoppers Drug Mart selling limited Jewelry and Accessories or Home Electronics).

Table 5.5 – Spending Allocation – Inside – Outside Beaumont

Retail Merchandise Category	Inside Beaumont	Outside Beaumont
Alcohol, Tobacco, and Cannabis	51.0%	49.0%
Auto Parts and Accessories	23.8%	76.3%
Auto/RV/Motorsports Dealerships	9.5%	90.5%
Books and Media	21.5%	78.5%
Clothing, Apparel, and Footwear	6.6%	93.4%
Entertainment and Leisure	16.4%	83.6%
Full-Service Food and Beverage	37.6%	62.4%
Grocery and Specialty Food	52.4%	47.6%
Health and Beauty	34.0%	66.0%
Home Electronics and Appliances	5.9%	94.1%
Home Furnishings and Accessories	3.9%	96.1%
Home Improvement and Gardening	22.7%	77.3%
Jewelry and Accessories	4.7%	95.3%
Limited-Service Food and Beverage	38.2%	61.8%
Personal Services	41.4%	58.6%
Pharmacy	63.2%	36.8%
Specialty Retail	11.7%	88.3%
Sporting Goods and Recreation	18.5%	81.5%
Toys and Hobbies	9.4%	90.6%

Figure 5.4 – Spending Allocation – Inside – Outside Beaumont

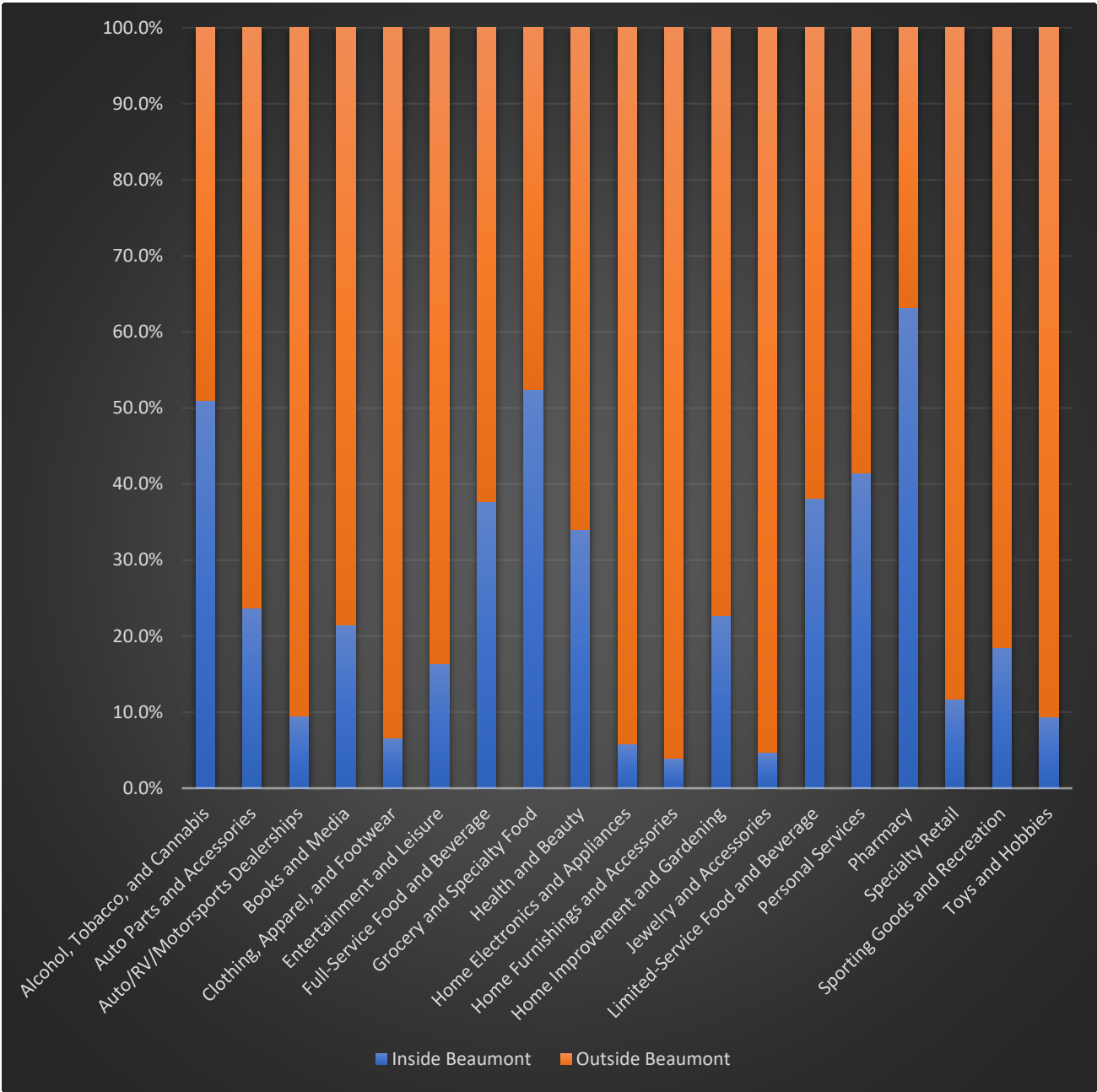
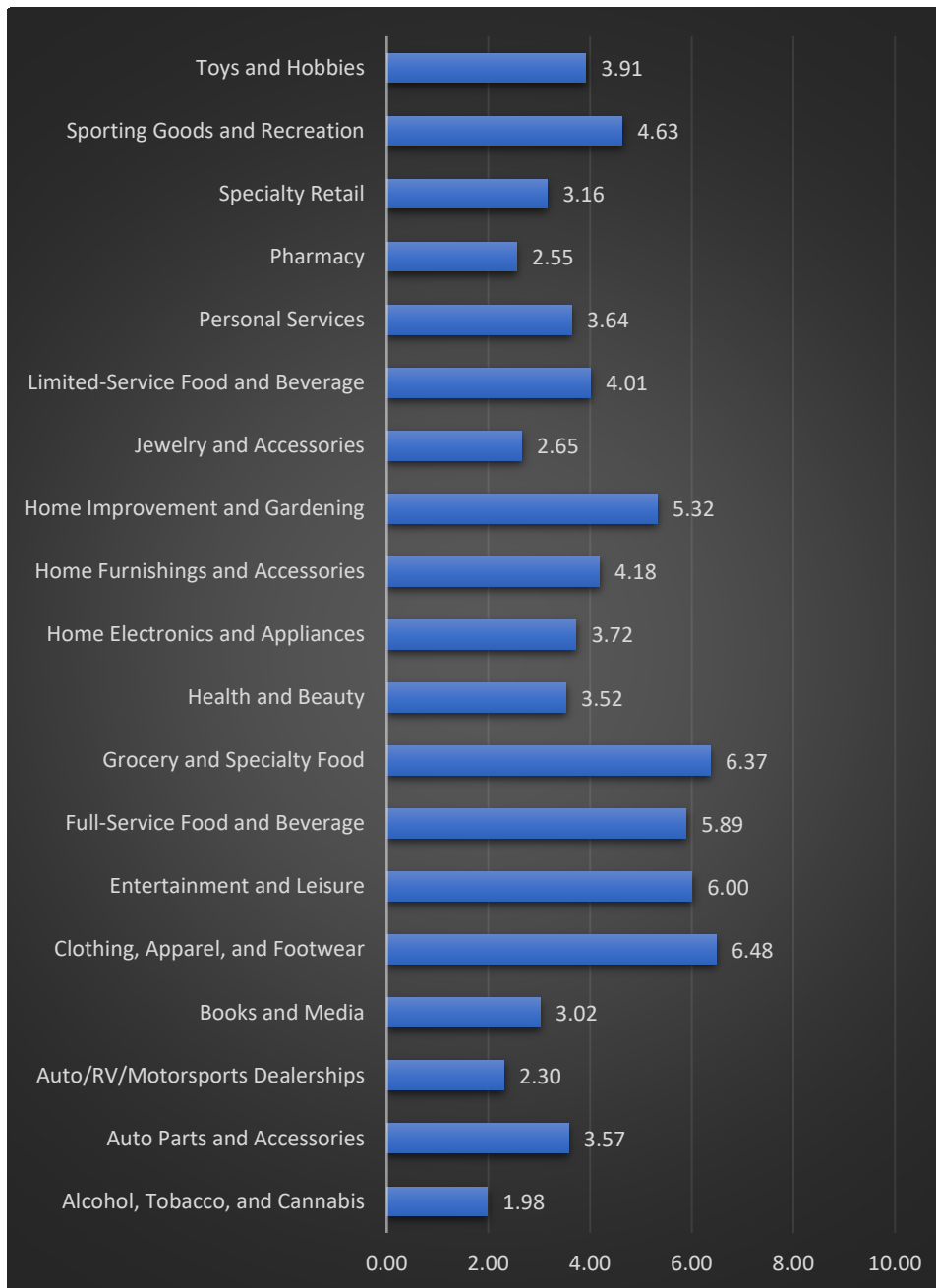


Figure 5.5 – Importance to Spending Inside Beaumont



Spending vs. Importance

Figure 5.6 examines the consumer survey responses by seeing what differences exist in the residences self-reported spending habits for specific retail categories compared to how important it is to have those merchandise categories available in Beaumont.

The initial process is to illustrate for all Respondents, the correlation or possibly lack thereof between the amount of spending in Beaumont on retail categories and the respondents' importance for a respective category in increasing their spending in the city.

The results illustrated in Figure 5.6 indicate that Clothing and Footwear are among the lowest spending categories inside Beaumont but are the most sought-after additions to the community with the highest importance rating. Likewise, Entertainment and Home Improvement have significantly low spending ratings but are the 3rd and 5th most important additions residents would like to see in Beaumont.

Grocery and Specialty Foods are the lone retail category that is both high spending and high importance to residents. This exemplifies the importance for selection and value amongst the Beaumont consumers. Supported through qualitative responses, the desire from residents to have increase grocery options stems from the current availability of products at prices the consumer expects or feels is “reasonable”.

Furthermore, when residents chose to dine out in restaurants or pubs they typically are doing so outside of Beaumont. Less than 40% of residents spending for full-service dining is done in Beaumont. Residents value this as the 4th most important category that could improve Beaumont’s retail options.

The most satisfied residents feel about any retail category is Beaumont’s selection of Alcohol, Tobacco, and Cannabis. While residents complete close to 50% of their purchases outside of the city, the sentiment is that there is sufficient supply to meet demand.

Respondents Cross-Tabulations of Spending Versus Importance

The process of cross tabulating the consumer survey responses for all respondents and breaking them down into age and household sheds some refined analysis to the retail market and can also help to further identify the types of tenants that would find Beaumont a strategic fit in their store network development strategy.

Spending & Importance by Respondent Age

Figures 5.7 and 5.8 depict the spending and importance ratings for respondents broken down by age group.

- 18-25
- 26-35
- 36-45
- 46-55
- 56-65
- 65+

Baby Boomers or those 55 years and older have the strongest spending profile within Beaumont across all demographic groups and across the majority of categories. However, they do not place as much emphasis on the importance of increasing retail opportunities.

Generally speaking, the older a resident is, the more likely they are to stay within the community to complete their shopping. However, residents between the below the ages of 55 deviate from this trend by completing most of their auto repairs and dining inside of Beaumont.

Figure 5.6 – Matrix – Spending Versus Importance Ratings Matrix for Beaumont

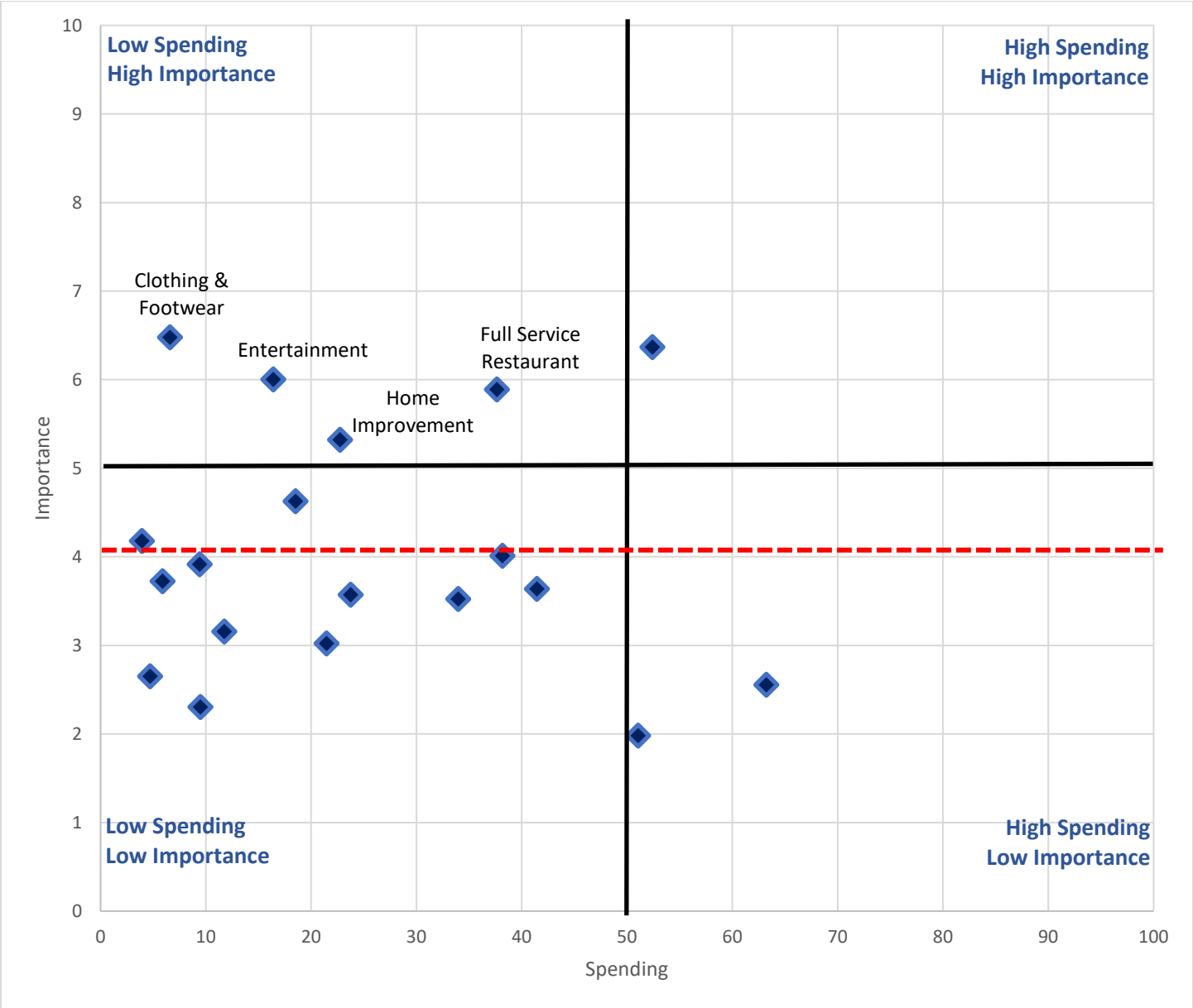


Figure 5.7 – Percentage Spending in Beaumont by Age Group

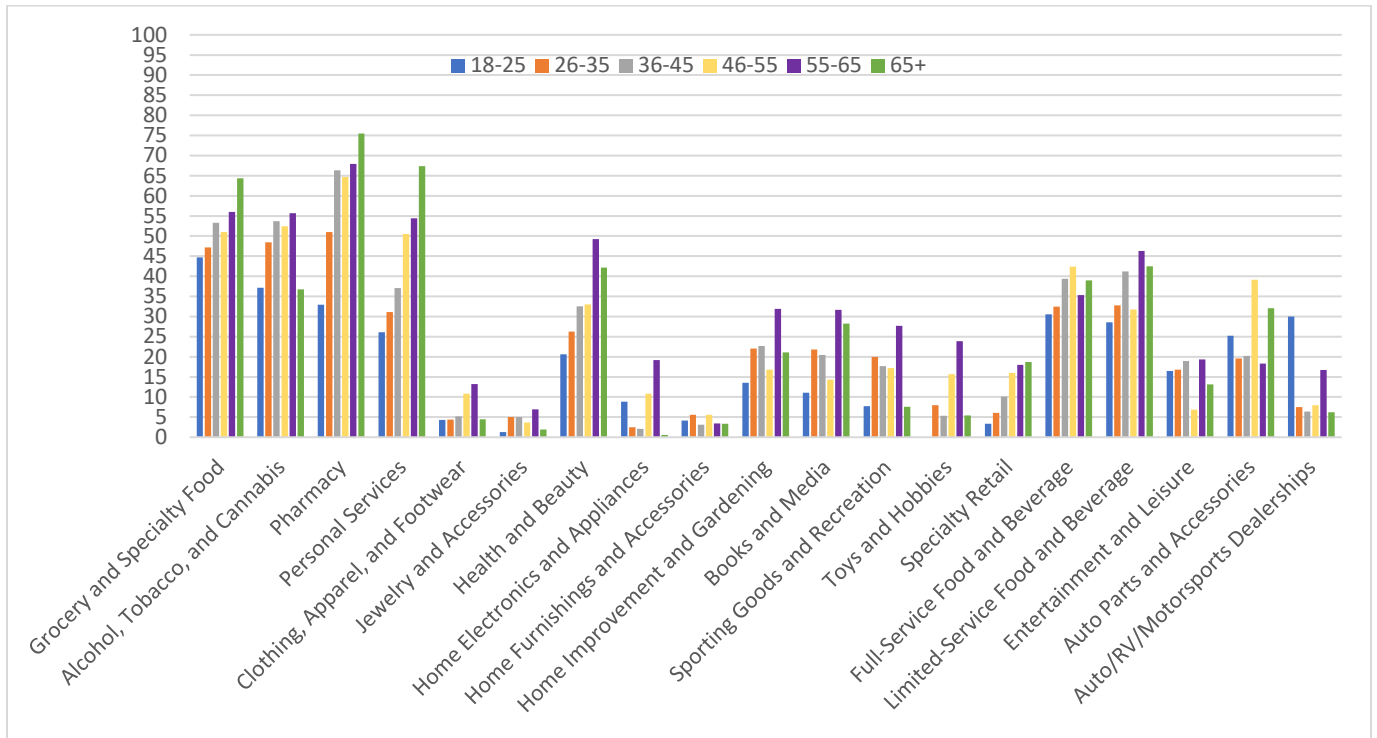


Figure 5.8 – Importance Rating to Increased Spending Categories by Age Group

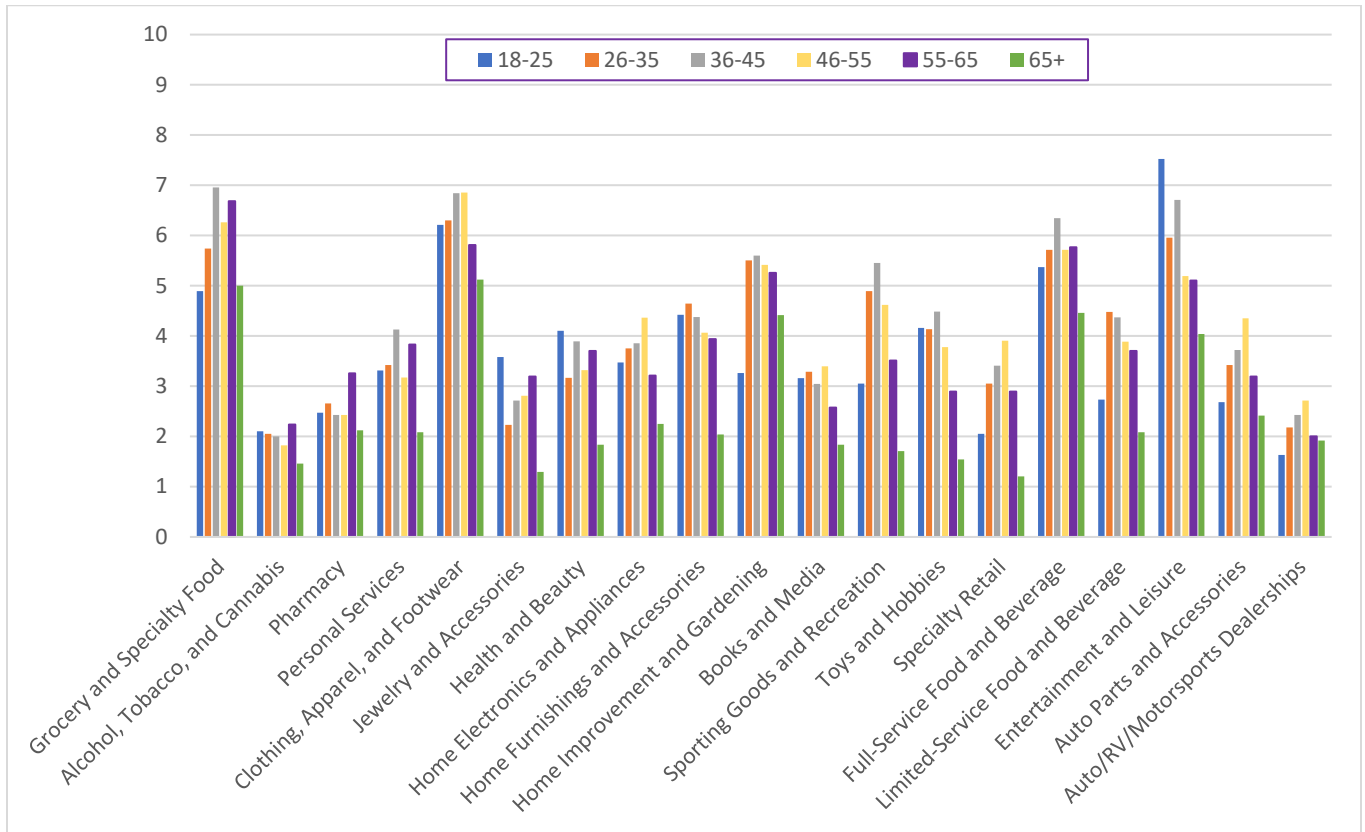


Figure 5.9 – Percentage Spending Inside Beaumont by Household Size

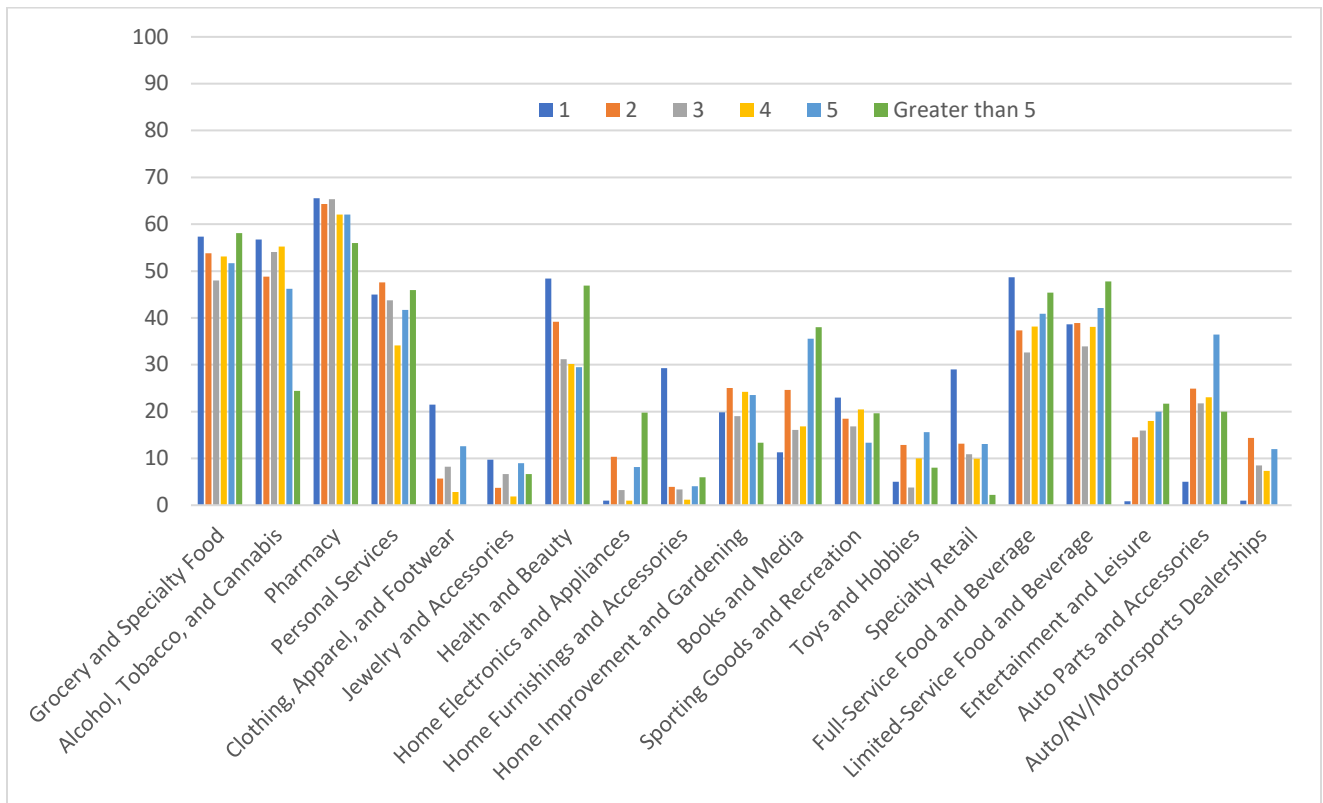
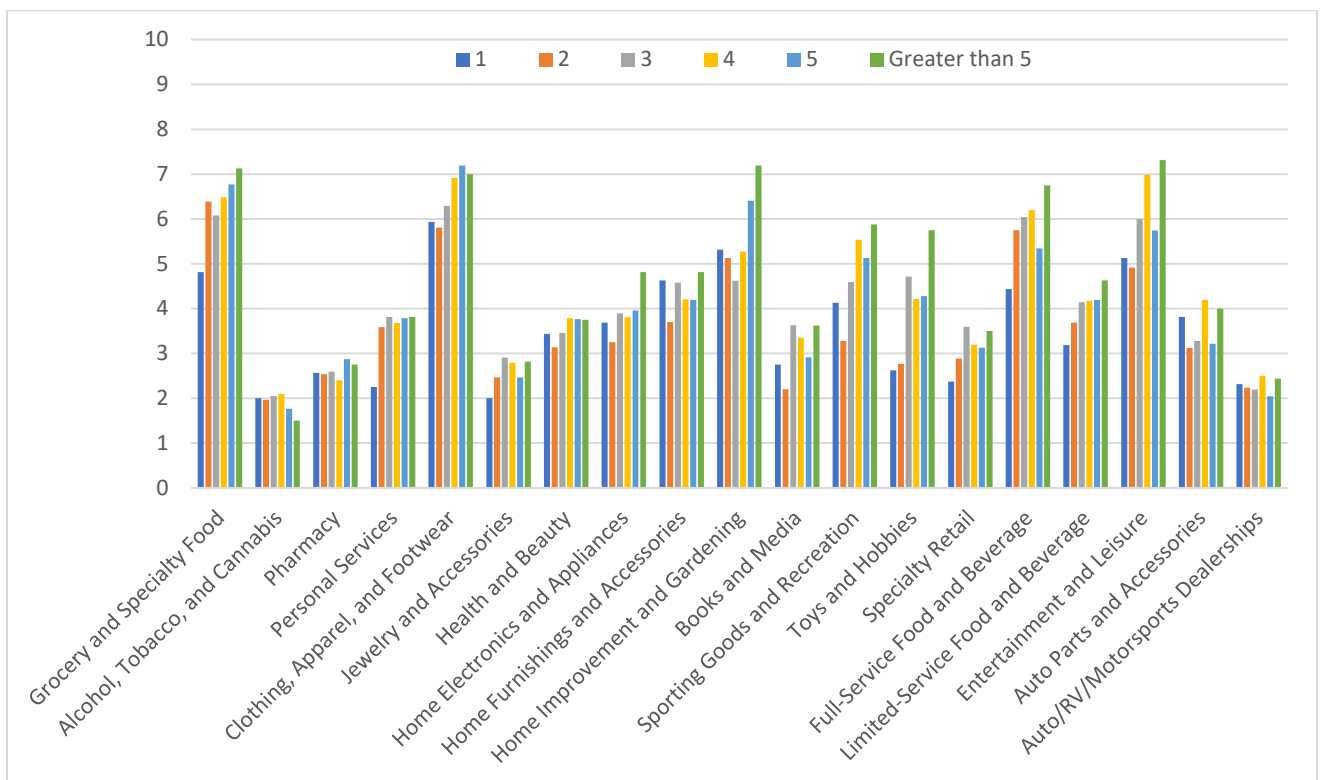


Figure 5.10 – Importance Rating to Increased Retail Categories by Household Size



While Baby Boomers are a strong retail segment today, they are not a growth demographic. Beaumont is increasingly a younger city with an average age of 36, 2 years younger than Edmonton. This pattern suggests that the older age cohort are generally satisfied with the level of service provided in the community, while the younger demographics require additional services to meet their needs in the city.

Residents between the ages of 18-35 complete less than half their shopping in any retail category, excluding pharmacies, inside Beaumont. If we extend the range to 18 – 45 there are only four retail categories with a greater than 50% spend inside the city (Grocery and Specialty Foods, Alcohol, Tobacco, and Cannabis, Pharmacy, and Personal Services). Together these age groups account for 45% of the population, yet they are routinely having to leave the community to access their retail needs.

Retail capitalization has primarily catered towards an older demographic, but as the demographics indicate, there should be an emphasis of growth towards the needs of the younger demographic of consumers that are left unsatisfied with the current retail offerings.

Summary and Implications

The consumer survey produced the first quantitative measure of retail spend and importance for Beaumont. This is extremely significant as it elucidates the desire of residents in a measurable format.

The majority of respondents indicated a desire to have more options for clothing and footwear, entertainment, home improvement, and full-service restaurants. The desire of residents to increase these categories were validated in their spending and importance sentiments.

Beaumont is strongly positioned to attract a consortium of various retailers, some of whom have already established themselves in similar jurisdictions across Alberta. Beaumont should see the consumer survey as a suggestion to target quality retailers that are the right fit for the community.

Section 6 – Retail Demand and Gap Analysis to Supply

This section will quantify how much retail floorspace the City of Beaumont and the neighbouring trade areas can support. The retail gap analysis will measure the difference between the supply and demand, presented in terms of inflow and outflow of retail sales.

Retail Floorspace Demand

Tables 6.1 show the retail floorspace demand estimates for Beaumont and the maximum trade area. This measure of demand can be used to justify the current supply of commercial inventory and draw attention to particular areas that are not in equilibrium as it relates to commercial offerings within Beaumont.

Commercial floorspace demand is measured by dividing Beaumont's retail spending potential by merchandise category sales productivity (measured in \$/sf), a metric frequently utilized in retail to quantify sales performances. To calculate demand, we need to estimate the expenditure in Beaumont and the associated trade areas. Expenditure estimates are derived through applying an estimated market share to each retail merchandise spending category. This reflects an

estimate of how much retail sales Beaumont could reasonably be expected to capture from the market.

Market share estimates are derived from the Consumer Survey, conducted in 2023, that asked respondents what percentage of their retail spending on a specific category was “inside of Beaumont” or “outside of Beaumont”. The new expenditure then has a category specific sales productivity applied that results in an estimated floorspace demand figure for each category and each trade area.

Beaumont Supply – Demand

Table 6.1 quantifies the amount of retail space that could be supported by Beaumont residents, independent of regional inflow. In isolation, Beaumont could reasonably justify approximately 422,173 sf of total retail space, using an estimated market share of 25%.

Since this study is analyzing Beaumont’s commercial market, the resulting market share and demand should be viewed as “retained” whereby, 25% of total spending by Beaumont residents is retained in Beaumont.

The remaining 75% is understood as market leakage, where residents of Beaumont spend their money elsewhere in neighbouring communities and online.

The results illustrated in table 6.1 show a market that does not satisfy the needs of the consumer. In only three categories, Grocery and Specialty Food, Alcohol, Tobacco, and Cannabis, and Pharmacies, is Beaumont able to retain more than 50% of total market spending. This is even starker when examining the city’s ability to retain comparison retail spending, falling between 4% and 41%. Healthy retention averages are in the range of 45 and 50%.

There is strong correlation between the lack of sales retention for most categories and the lack of representation of those merchandise categories in the community. Unsurprisingly, these sales leakages can be attributed to both a lack of supply and the proximity to larger shopping locales.

Table 6.1 – City of Beaumont Retail Floorspace Demand

Retail Spending by Merchandise Category	Beaumont Retail Sales Productivity (\$psf)	Retained Market Share	Retained Sales (\$)	Floorspace Demand (sf)
Grocery and Specialty Food	\$ 550	52%	\$68,720,566.74	124,946
Alcohol, Tobacco, and Cannabis	\$ 500	51%	\$3,793,988.44	7,588
Pharmacy	\$ 450	63%	\$2,591,911.47	5,760
Personal Services	\$ 225	41%	\$20,368,821.56	90,528
Clothing, Apparel, and Footwear	\$ 300	7%	\$3,116,582.90	10,389
Jewelry and Accessories	\$ 450	5%	\$226,951.40	504
Health and Beauty	\$ 400	34%	\$8,180,865.92	20,452
Home Electronics and Appliances	\$ 400	6%	\$1,849,212.16	4,623
Home Furnishings and Accessories	\$ 300	4%	\$1,700,546.98	5,668
Home Improvement and Gardening	\$ 250	23%	\$2,983,815.50	11,935
Books and Media	\$ 225	21%	\$2,787,514.61	12,389
Sporting Goods and Recreation	\$ 275	19%	\$4,812,561.48	17,500
Toys and Hobbies	\$ 275	9%	\$1,167,137.19	4,244
Specialty Retail	\$ 275	12%	\$1,911,664.11	6,952
Full-Service Food and Beverage	\$ 400	38%	\$14,912,819.86	37,282
Limited-Service Food and Beverage	\$ 450	38%	\$1,930,842.21	4,291
Entertainment and Leisure	\$ 200	16%	\$2,359,279.13	11,796
Auto Parts and Accessories	\$ 450	24%	\$8,175,942.01	18,169
Auto/RV/Motorsports Dealerships	\$ 425	9%	\$11,541,073.23	27,155
Total	\$ 358	25%	\$163,132,096.88	422,173

Retail Gap Analysis Quantification

The previous analysis quantified supply and demand exclusively in terms of retail floorspace. The next aspect of the analysis requires quantifying the supply and demand in terms of retail sales performance and spending patterns.

Retail surplus/inflow is calculated by estimating the annual retail sales for each merchandise category in Beaumont. The total estimated annual retail sales productivity was calculated by applying an industry baseline of merchandise specific retail sales productivity against the inventory (total sf of specific merchandiser floorspace). This analysis takes the approach of assuming retail locations are monolithic in their merchandise categories. Other approaches may impute assumptions around retail storefronts and their merchandise, applying a subjective sensitivity to weight the area devoted to each merchandise category for each retailer.

Table 6.2 illustrates the retail gap analysis on a category specific basis for Beaumont.

Retail Inflow and Leakage

Inflow and leakage are measured by applying a methodology that compares supply and demand generated by the spending patterns of residents in Beaumont and the greater trade area. It is a measurement that compares the balance between the volume of supply (retail sales) generated by each respective retail category in Beaumont and the demand (spending by households) within the same retail category.

Inflow, often referred to as a retail surplus, represents a market position whereby supply exceeds the area's demand such that retailers are attracting shoppers outside of the city and trade area.

Leakage, often referred to as outflow, represents a market position whereby demand exceeds the city's supply and forces shoppers to purchase goods and services outside of the city. Meaning that demand is leaking out from the city.

Table 6.2 illustrates a pattern of spending that articulates the idea that Beaumont is unable to fill the retail demand by its consumers and subject to economic outflow to neighbouring communities.

A positive value represents inflow to the city's retail opportunities where consumers are drawn into Beaumont from outside the delineated areas in figure 3.1. A negative value represents a leakage of retail sale, where consumers in Beaumont are drawn towards larger markets to maximize their consumer preferences. The retail gap therefore represents the difference between retail sales potential and the estimated actual retail sales.

For Beaumont, Table 6.2 depicts a pattern that most retail categories are not meeting the day-to-day needs of residents and the shortage of shops represents an opportunity for developers or retailers to capture a local market. The retail categories experiencing the most significant leakage (not including automotive sales) are Grocery and Specialty Foods, Clothing and Footwear, and Personal Services.

Beaumont's locational context creates defacto barriers that limits the potential to compete in the context of a larger market (Edmonton). While it is unrealistic to expect Beaumont to compete in the shadow of larger economic areas, it is reasonable for the city to attempt to capture leakage to meet the daily needs of consumers. The rapid growth of the city over the past decade, coupled with severe macroeconomic uncertainty over a two-year period, has resulted in a larger city that doesn't yet have the retail capacity to fulfil consumption demand. While development is likely to follow population growth, the lack of previous quantitative efforts may have put-off previous development due to an additional layer of uncertainty.

As Beaumont grows into a small-medium sized city it will be crucial to understand the types of retail opportunities that are both economically viable and important to consumers and the city's identity.

Summary & Next Steps

The current patterns of spending indicate a market that does not yet capture a sufficient amount of its consumers to be sustainable over the long term. This is not to paint a negative picture, rather to forecast a sense of optimism.

Beaumont has a leakage of \$491 million in retail sales leaving the city for other markets. It is imperative that the city recognize this as an opportunity and not as a negative.

The rapid pace of population growth has outstripped the capacity of development over the last few years. This growth has brought in new consumers that are young, educated, and selective in their consumption preferences. As the city grows and changes so too will its identity. This

leaves Beaumont in a unique opportunity to bring in the correct types of retailers and commercial opportunities to create a vibrant city that can maintain strong growth rates and retain a high level of socio-economic well-being that keeps families in the community.

Furthermore, as Beaumont grows and so does the communities in Edmonton's Southeast, there is a greater potential to capture more of the surrounding market and increase the city's trade area to attract higher rates of inflow. There are an additional 43,000 consumers in Beaumont's potential trade area, this is expected to increase to 50,000 by 2033. If developed strategically with the correct mix of retail opportunities, Beaumont could present a tradeoff for each of those consumers to select the longer drive across major infrastructure to visit Edmonton shopping destinations or shop in Beaumont.

Table 6.2 – Retail Inflow/Outflow Estimates

Retail Spending by Merchandise Category	Inventory (sf)	Estimate of Annual Retail Sales (Supply)	Beaumont 2023 Expenditure (Demand)	Inflow sales (Outflow)	Floorspace Demand (sf)	Floorspace Differential (sf)
Grocery and Specialty Food	80,755	\$ 44,415,382.49	\$131,107,045.00	-\$86,691,662.51	124,946	(44,191)
Alcohol, Tobacco, and Cannabis	31,323	\$ 15,661,663.79	\$7,433,587.00	\$8,228,076.79	7,588	23,735
Pharmacy	35,733	\$ 16,079,713.25	\$4,099,768.00	\$11,979,945.25	5,760	29,973
Personal Services	20,887	\$ 4,699,573.20	\$49,166,121.00	-\$44,466,547.80	90,528	(69,641)
Clothing, Apparel, and Footwear	3,556	\$ 1,066,757.34	\$47,279,431.00	-\$46,212,673.66	10,389	(6,833)
Jewelry and Accessories	-	\$ -	\$4,818,831.00	-\$4,818,831.00	504	(504)
Health and Beauty	8,695	\$ 3,478,148.10	\$24,081,690.00	-\$20,603,541.90	20,452	(11,757)
Home Electronics and Appliances	-	\$ -	\$31,447,358.00	-\$31,447,358.00	4,623	(4,623)
Home Furnishings and Accessories	3,352	\$ 1,005,603.02	\$43,450,099.00	-\$42,444,495.98	5,668	(2,316)
Home Improvement and Gardening	12,231	\$ 3,057,757.85	\$13,120,004.00	-\$10,062,246.15	11,935	296
Books and Media	1,581	\$ 355,677.27	\$12,987,284.00	-\$12,631,606.73	12,389	(10,808)
Sporting Goods and Recreation	9,806	\$ 2,696,682.65	\$25,980,409.00	-\$23,283,726.35	17,500	(7,694)
Toys and Hobbies	-	\$ -	\$12,408,103.00	-\$12,408,103.00	4,244	(4,244)
Specialty Retail	36,263	\$ 9,972,216.96	\$16,281,854.00	-\$6,309,637.04	6,952	29,311
Full-Service Food and Beverage	40,999	\$ 16,399,741.64	\$39,628,650.00	-\$23,228,908.36	37,282	3,717
Limited-Service Food and Beverage	40,777	\$ 18,349,548.76	\$5,058,251.00	\$13,291,297.76	4,291	36,486
Entertainment and Leisure	10,702	\$ 2,140,497.09	\$14,384,613.00	-\$12,244,115.91	11,796	(1,094)
Auto Parts and Accessories	18,698	\$ 8,414,143.39	\$34,425,019.00	-\$26,010,875.61	18,169	529
Auto/RV/Motorsports Dealerships	-	\$ -	\$121,711,070.00	-\$121,711,070.00	27,155	(27,155)
Vacant	74,239					
Total	429,597	\$ 147,793,106.81	\$638,869,187.00	(\$491,076,080.19)	422,173	(66,814)

Section 7 – Summary + Findings

The Market Analysis for Beaumont was an extensive process that summarized the following:

- A detailed tabulation of the city's existing retail and office inventory further allocated into retail categories and sensitized by node and estimated retail sales performance.
- A methodical and updated market area penetration resulting in a validated Retail Trade Area with population and detailed retail spending on a category-by-category basis.
- A quantification of the city's current retail supply versus demand in terms of supportable retail floorspace and resulting sales inflow and leakage estimates, as well as a forecast of future demand over the next 10 years.

The resulting market analysis revealed the following for Beaumont.

Key Findings:

When looking to similar jurisdictions in Alberta – Chestermere and Fort Saskatchewan – Beaumont is approaching the transition towards a strong independent community whose residents can self-support a number of branded retailers and consumer merchandises categories.

Beaumont's demographic profile is largely a young, family-oriented demographic with an affluent class of consumers that are willing to spend discretionary income.

Beaumont's retail trade market is primarily locally serving, providing convenience shopping for over 22,000 consumers. As the city expands, along with the greater Edmonton Metropolitan Region, Beaumont will have an opportunity to capture consumers at the margin. Those who will need to prioritize between consuming in the same city against commute time. As Beaumont expands north, this trade area could grow to over 75,000 consumers by 2033.

Beaumont has approximately 600,000 sf of total commercial space, including vacant locations. The lack of market capture with a market share of only 25% does suggest that the city could support additional retailers. However, this should be understood as an opportunity for retailers to attempt to capture a market that is fleeing elsewhere. The market flight is almost entirely due to a lack of supply across several retail merchandise categories.

Current vacancy levels of 21% should be addressed and brought in line with healthy rates comparable to neighbouring communities and similar jurisdictions. The high rate is partially attributable to the intermix of office buildings in traditional retail space and vis-versa, but nevertheless 53 of the 244 commercial spaces are vacant in the community.

This report provides a quantitative lens that can be used as a benchmark to economic development moving forward. The long-standing anecdotal sentiment in the community can now be supported with data-driven evidence that reinforces the need to attract the correct mix of retailers rather than attraction and growth for its own sake.

Appendix A: Retail and Office Inventory – August 2023

Business Name	Location Node	Location Sub-Node	Goods and Service Sub Node	NAICS Code	NAICS Description	Est. Area (SqM)	Est. Area (sf)	Address	Year Built
The Label Public Social House	Centre-Ville	Beau Village Shopping Centre	Full Service Food and Beverage	722511	Full-service restaurants	424.8	4572	5003 52 Ave	
Beau Villa Flowers and Gifts	Centre-Ville	Beau Village Shopping Centre	Specialty Retail	453110	Florists	158.7	1708	5007 52 Ave	
DynaLIFE Medical Labs	Centre-Ville	Beau Village Shopping Centre	Medical Services	621390	Offices of all other health practitioners	116.0	1249	5009 52 Ave	
Zaika of india	Centre-Ville	Beau Village Shopping Centre	Full Service Food and Beverage	722511	Full-service restaurants	181.2	1950	5009A 52 Ave	
Beauty Nails	Centre-Ville	Beau Village Shopping Centre	Health and Beauty	812115	Beauty salons	168.2	1811	5011 52 Ave	
Basile's 2 for 1 Pizza and Pasta	Centre-Ville	Beau Village Shopping Centre	Limited Service Food and Beverage	722512	Limited service restaurants	117.8	1268	5014 50 St	
Aurora Golf + Bar	Centre-Ville	Beau Village Shopping Centre	Arts and Entertainment	713992	Other sport facilities	541.9	5833	5015 52 Ave	
Great Canadian Liquor	Centre-Ville	Beau Village Shopping Centre	Alcohol, Tobacco, and Cannabis	445310	Beer, wine & liquor stores	589.5	6345	5015A 52 Ave	
Fern's Dog Grooming	Centre-Ville	Beau Village Shopping Centre	Specialty Retail	453910	Pet & pet supplies	59.5	640	5016 50 St	
vacant	Centre-Ville	Beau Village Shopping Centre	Vacant			191.7	2063	5017 52 Ave	
Range Road Veterinary Clinic	Centre-Ville	Beau Village Shopping Centre	Medical Services	541940	Veterinarian services	299.1	3220	5018 50 St	
Revive Health and Wellness Studio	Centre-Ville	Beau Village Shopping Centre	Medical Services	621390	Offices of all other health practitioners	148.3	1596	5019 52 Ave	
level up leadership and psychology	Centre-Ville	Beau Village Shopping Centre	Professional Services	611430	Professional and Management Development Training	152.0	1636	5021A 52 Ave	
Oxford Learning Beaumont	Centre-Ville	Beau Village Shopping Centre	Educational Services	611710	Educational support services	174.3	1876	5021B 52 Ave	
Vitality Health Foods	Centre-Ville	Beau Village Shopping Centre	Specialty Retail	446191	Food health supplement stores	89.2	960	5023 52 Ave	
Mario's Salon	Centre-Ville	Beau Village Shopping Centre	Personal Services	812116	Unisex Hair Salons	123.6	1330	5025 52 Ave	
Vacant	Centre-Ville	Beau Village Shopping Centre	Vacant			188.1	2025	5027 52 Ave	
ewyn weightloss studios	Centre-Ville	Beau Village Shopping Centre	Health and Beauty	812190	Other Personal Care Services	114.8	1236	5029A 52 Ave	
Butcher's Corner	Centre-Ville	Beau Village Shopping Centre	Grocery and Specialty Foods	451110	permarkets & other grocery (except convenience stor	196.3	2113	5029B 52 Ave	
City of Beaumont	Centre-Ville	Beau Village Shopping Centre	Public Service	913150	Municipal Regulatory Services	335.0	3606	5031 52 Ave	
City of Beaumont	Centre-Ville	Beau Village Shopping Centre	Public Service	913151	Municipal Regulatory Services	335.4	3610	5031B 52 Ave	
Style It Right Hair Design	Centre-Ville	Beaumont Place	Personal Services	812115	Beauty salons	54.3	584	4902 50 Ave	1976
l'ecole des petits playschool	Centre-Ville	Beaumont Place	Childcare Services	624410	Child daycare services	105.6	1137	4904 50 Ave	1976
Beaumont Tailors	Centre-Ville	Beaumont Place	Personal Services	313310	Textile & Fabric Finishing	92.2	992	4906 50 Ave	1976
Thai Healing Wellness and Massage	Centre-Ville	Beaumont Place	Medical Services	621390	Offices of all other health practitioners	61.7	664	4908 50 Ave	1976
Angie's Home Accents Inc.	Centre-Ville	Beaumont Place	Home Furnishings and Accessories	449129	Home Furnishings Retailers	165.8	1785	4910 50 Ave	1976
bee creative playschool	Centre-Ville	Beaumont Place	Childcare Services	624410	Child daycare services	84.8	913	4912 50 Ave	1976
Canada Post	Centre-Ville	Beaumont Place	Civic and Social Organizations	491110	Postal Service	115.7	1245	4914 50 Ave	1976
Supplement King	Centre-Ville	Beaumont Plaza	Grocery and Specialty Foods	446191	Food health supplement stores	154.3	1661	101 5302 50 St	2018
bee and key boutique	Centre-Ville	Beaumont Plaza	Clothing, Apparel, and Footwear	459510	Used merchandise retailers	105.2	1132	102 5302 50 St	2018
Kumon	Centre-Ville	Beaumont Plaza	Educational Services	611710	Educational support services	122.2	1315	103 5302 50 St	2018
sugar and spice	Centre-Ville	Beaumont Plaza	Full Service Food and Beverage	722511	Full-service restaurants	151.5	1631	104 5302 50 St	2018
banquet hall	Centre-Ville	Beaumont Plaza	Full Service Food and Beverage	722320	Caterers	180.3	1941	105 5302 50 St	2018
Beau village dry cleaners	Centre-Ville	Beaumont Plaza	Personal Services	812310	Drycleaning & laundry services	111.5	1200	107 5302 50 St	2018
oishii japanese	Centre-Ville	Beaumont Plaza	Full Service Food and Beverage	722511	Full-service restaurants	223.0	2400	108 5302 50 St	2018
radstyle	Centre-Ville	Beaumont Plaza	Sporting Goods and Recreation	451113	Cycling equipment & supplies specialty stores	111.5	1200	110 5302 50 St	2018
barberboss	Centre-Ville	Beaumont Plaza	Personal Services	812114	Barber Shops	111.5	1200	111 5302 50 St	2018
perfect daycare	Centre-Ville	Beaumont Plaza	Childcare Services	624410	Child daycare services	549.8	5918	114 5302 50 St	2018
Tipsy Liquor	Centre-Ville	Beaumont Plaza	Alcohol, Tobacco, and Cannabis	445310	Beer, wine & liquor stores	278.7	3000	115 5302 50 St	2018
buster's pizza and donair	Centre-Ville	Beaumont Plaza	Limited Service Food and Beverage	722512	Limited service restaurants	112.1	1207	118 5302 50 St	2018
Golden Palace	Centre-Ville	Beaumont Plaza	Full Service Food and Beverage	722511	Full-service restaurants	94.1	1013	119 5302 50 St	2018
Marble Slab Creamery	Centre-Ville	Beaumont Plaza	Limited Service Food and Beverage	722512	Limited service restaurants	92.9	1000	120 5302 50 St	2018
Matrix smoke and vape	Centre-Ville	Beaumont Plaza	Alcohol, Tobacco, and Cannabis	445310	Beer, wine & liquor stores	92.9	1000	121 5302 50 St	2018

Business Name	Location Node	Location Sub-Node	Goods and Service Sub Node	NAICS Code	NAICS Description	Est. Area (SqM)	Est. Area (sf)	Address	Year Built
Seachange Brewery	Centre-Ville	Beaumont Plaza	Full Service Food and Beverage	312120	Breweries	191.8	2065	123 5302 50 St	2018
Vacant	Centre-Ville	Beaumont Plaza	Vacant			154.3	1661	201 5302 50 St	2018
Vacant	Centre-Ville	Beaumont Plaza	Vacant			78.7	847	202 5302 50 St	2018
Vacant	Centre-Ville	Beaumont Plaza	Vacant			73.7	793	203 5302 50 St	2018
Vacant	Centre-Ville	Beaumont Plaza	Vacant			74.3	800	204 5302 50 St	2018
Vacant	Centre-Ville	Beaumont Plaza	Vacant			73.4	790	205 5302 50 St	2018
Vacant	Centre-Ville	Beaumont Plaza	Vacant			106.0	1141	206 5302 50 St	2018
innTech Future	Centre-Ville	Beaumont Plaza	Professional Services	541514	Computer systems design and related services	119.3	1284	207 5302 50 St	2018
ATB Financial	Centre-Ville	Beaumont town centre	inance, Insurance, and Real Estate Service	522111	Personal and commercial banking industry	139.4	12231	5000 50 St	1976
Thoroughfare Baked Goods	Centre-Ville	Beaumont town centre	Grocery and Specialty Foods	311811	Bakeries, manufacture of products for retail sale	135.6	1066	5000a 50 St	1976
Vacant	Centre-Ville	Beaumont town centre	Vacant			133.8	9116	5002 50 St	1976
Virtu Boutique	Centre-Ville	Beaumont town centre	Clothing, Apparel, and Footwear	459510	Used merchandise retailers	134.7	3973	5004 50 St	1976
Soluna Massage and Wellness	Centre-Ville	Beaumont town centre	Medical Services	621390	Offices of all other health practitioners	135.6	1366	5006a 50 St	1976
Vacant	Centre-Ville	Beaumont town centre	Vacant			137.0	1653	5008 50 St	1976
Jaswal Law	Centre-Ville	Beaumont town centre	Professional Services	541110	Offices of lawyers	135.6	1580	5008a 50 St	1976
Vacant	Centre-Ville	Commercial	Vacant			108.8	1005	101 5005 50 St	2022
Vacant	Centre-Ville	Commercial	Vacant			105.3	1438	102 5005 50 St	2022
Vacant	Centre-Ville	Commercial	Vacant			111.5	2016	103 5005 50 St	2022
Vacant	Centre-Ville	Commercial	Vacant			128.2	39608	104 5005 50 St	2022
Pizza Hut	Centre-Ville	Medina Centre - 1	Limited Service Food and Beverage	722512	Limited service restaurants	129.8	4950	101 5012 50 St	2017
Chartier	Centre-Ville	Medina Centre - 1	Full Service Food and Beverage	722511	Full-service restaurants	266.1	1500	102 5012 50 St	2017
Jef's Café	Centre-Ville	Medina Centre - 1	Limited Service Food and Beverage	722512	Limited-service eating places	116.7	1460	104 5012 50 St	2017
Maina's Donair	Centre-Ville	Medina Centre - 2	Limited Service Food and Beverage	722512	Limited service restaurants	119.4	1440	101 5010 50 St	2017
daisy chain book co.	Centre-Ville	Medina Centre - 2	Books and Media	459210	Book retailers and news dealers	146.9	1450	102 5010 50 St	2017
Towne Goods	Centre-Ville	Medina Centre - 2	Home Furnishings and Accessories	449129	Home Furnishings Retailers	145.6	1460	103 5010 50 St	2017
pharmacy	Centre-Ville	Medina Centre - 2	Pharmacy	446110	Pharmacies & drug stores	119.4	1475	104 5010 50 St	2017
Vacant	Centre-Ville	Medina Centre - 2	Vacant			143.0	1460	201 5010 50 St	2017
Vacant	Centre-Ville	Medina Centre - 2	Vacant			146.1	1335	202 5010 50 St	2017
Vacant	Centre-Ville	Medina Centre - 2	Vacant			112.2	2606	203 5010 50 St	2017
Vacant	Centre-Ville	Medina Centre - 2	Vacant			125.2	1267	204 5010 50 St	2017
Beaumont Registries Ltd.	Centre-Ville	Stand Alone Building	Civic and Social Organizations			275.9	1479.822404	5001 50 St	1969
Five-0 Bar and Grill	Centre-Ville	Stand Alone Building	Full Service Food and Beverage	722511	Full-service restaurants	347.5	1350.224923	5017 50 St	1987
Cordial Convenience	Centre-Ville	Stand Alone Building	Grocery and Specialty Foods	445120	Convenience stores	148.3	1360.12772	5019 50 St	2003
Husky	Centre-Ville	Stand Alone Building	Fueling Station	447110	Gas station with convenience store	361.5	1289.731746	5204 50 St	
Royal Le Page Gateway	Centre-Ville	unified	inance, Insurance, and Real Estate Service	531210	Offices of real estate agents & brokers	170.0	1237.742059	5009 50 St	2001
direct-line insurance	Centre-Ville	unified	inance, Insurance, and Real Estate Service	524210	Insurance agencies & brokerages	101.9	1354.745765	5009A 50 St	2001
chapel of restoration	Centre-Ville	unified	Religious Organizations	813110	Religious organization	139.4	2793.988227	5011 50 St	2001
Taylor Family Medical Clinic	Centre-Ville	unified	Medical Services	621110	Offices of physicians	139.4	2741.137427	5011A 50 St	2001
Alberta Tax Service Ltd.	Centre-Ville	unified	inance, Insurance, and Real Estate Service	541231	Tax preparation services	111.5	1284.134513	5013 50 St	1975
Beaumont Dental Centre	Centre-Ville	50th Ave Commercial	Medical Services	621210	Offices of dentists	218.5	1291.453972	4810 50 Ave	1989
Beaumont Chiropractic Centre	Centre-Ville	50th Ave Commercial	Medical Services	621310	Offices of chiropractors	109.3	1287.363686	4812 50 Ave	1989
Beaumont Animal Clinic/Pet Centre	Centre-Ville	50th Ave Commercial	Medical Services	541940	Veterinarian services	215.3	1296.082453	4816 50 Ave	1989
Naturopathie Integrative Clinic	Centre-Ville	Stand Alone Building	Medical Services	812190	Other personal services	122.2	1348.502697	4902 50 St	1974
Brightview Financial Services Inc.	Centre-Ville	50th Ave Commercial 2	inance, Insurance, and Real Estate Service	524210	Insurance agencies & brokerages	63.5	1350.978396	4916 50 Ave	1990

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Beaumont Health Centre	Centre-Ville	50th Ave Commercial 2	Medical Services	621110	Offices of physicians	265.8	1243.016375	4918 50 Ave	1990
Frequency Hearing	Centre-Ville	50th Ave Commercial 2	Medical Services	621340	Offices of physical, occupational, and speech therapists and audiologists	69.7	1213.953817	4920 50 Ave	1990
Super Value Liquor Beaumont	Centre-Ville	50th Ave Commercial 2	Alcohol, Tobacco, and Cannabis	445310	Beer, wine & liquor stores	320.5	1235.15872	4924 50 Ave	1990
Paton Law Office	Centre-Ville	Stand Alone Building	Professional Services	541110	Offices of lawyers	108.2	1165.300942	5001 49 Ave	1969
LABBAIR Internet	Centre-Ville	50th Ave Commercial 3	Professional Services	517911	Telecommunications Resellers	305.5	1165.946776	5001 50 Ave	1979
Beaumont Medical	Centre-Ville	50th Ave Commercial 3	Medical Services	621110	Offices of physicians	145.7	1228.808013	5002 50 Ave	1979
Vacant	Centre-Ville	50th St Commercial	Vacant			135.6	2680	5002a 50 st	1976
Beaumont Centre Pharmacy	Centre-Ville	50th Ave Commercial 3	Pharmacy	446110	Pharmacies & drug stores	156.1	2677.953273	5003 50 Ave	1979
beaumont eye clinic	Centre-Ville	50th Ave Commercial 3	Medical Services	623120	Offices of optometrists	71.3	1165.731498	5003A 50 Ave	1979
Bellevue Dental Group	Centre-Ville	Stand Alone Building	Medical Services	621210	Offices of dentists	389.8	1165.085664	5004 49 Ave	1994
Vacant	Centre-Ville	Beaumont town centre	Vacant			135.6	1164	5004a 50 st	1976
Vacant	Centre-Ville	Beaumont town centre	Vacant			136.6	1213	5006 50 st	1976
ABCU Credit Union	Centre-Ville	Stand Alone Building	Finance, Insurance, and Real Estate Service	522111	Personal and commercial banking industry	139.4	3924.198821	5007 50 Ave	1989
carriere insurance	Centre-Ville	Stand Alone Building	Finance, Insurance, and Real Estate Service	524210	Insurance agencies & brokerages	74.3	936.0296498	5007 50 St	1960
Home Hardware	Montalet 50 ST Commercial	Beaumont Shopping Centre	Home Improvement and Gardening	444110	Home centres	1136.3	937	100 5700 50 St	2013
Posh Nail	Montalet 50 ST Commercial	Beaumont Shopping Centre	Health and Beauty	812115	Beauty salons	99.0	936	100 5802 50 St	2014
Dollarama	Montalet 50 ST Commercial	Beaumont Shopping Centre	Specialty Retail	452999	All other miscellaneous general merchandise stores	846.9	950	105 5700 50 St	2013
Pet Valu	Montalet 50 ST Commercial	Beaumont Shopping Centre	Specialty Retail	453910	Pet & pet supplies	369.1	909	105 5802 50 St	2014
Domino's Pizza	Montalet 50 ST Commercial	Beaumont Shopping Centre	Limited Service Food and Beverage	722512	Limited service restaurants	126.9	3124	115 5802 50 St	2014
Healthstar Chiropractic	Montalet 50 ST Commercial	Beaumont Shopping Centre	Medical Services	621310	Offices of chiropractors	153.6	3036	120 5802 50 St	2014
Saigon Delights	Montalet 50 ST Commercial	Beaumont Shopping Centre	Full Service Food and Beverage	722511	Full-service restaurants	146.8	1171	130 5802 50 St	2014
Edo Japan	Montalet 50 ST Commercial	Beaumont Shopping Centre	Limited Service Food and Beverage	722512	Limited service restaurants	93.4	1133	132 5802 50 St	2014
Four20 Premium Market	Montalet 50 ST Commercial	Beaumont Shopping Centre	Alcohol, Tobacco, and Cannabis	459993	Cannabis retailers	133.6	1200	133 5802 50 St	2014
Wild Wing	Montalet 50 ST Commercial	Beaumont Shopping Centre	Full Service Food and Beverage	722511	Full-service restaurants	187.3	1380	135 5802 50 St	2014
Sobeys	Montalet 50 ST Commercial	Beaumont Shopping Centre	Grocery and Specialty Foods	451110	Supermarkets & other grocery (except convenience stores)	3679.7	2609	5802 50 St	2005
CIBC	Montalet 50 ST Commercial	Beaumont Shopping Centre	Finance, Insurance, and Real Estate Service	522111	Personal and commercial banking industry	459.9	1338	5808 50 St	
top donair	Montalet 50 ST Commercial	Montalet Gallerie	Limited Service Food and Beverage	722512	Limited service restaurants	120.6	1368	6306 50 St	
Dairy Queen	Montalet 50 ST Commercial	Montalet Gallerie	Limited Service Food and Beverage	722512	Limited service restaurants	253.1	1347	101	
Galerie Dental Care	Montalet 50 ST Commercial	Montalet Gallerie	Medical Services	621210	Offices of dentists	320.8	2611	101 6410 50 St	
Subway	Montalet 50 ST Commercial	Montalet Gallerie	Limited Service Food and Beverage	722512	Limited service restaurants	119.5	1330	102 6110 50 St	
starbucks	Montalet 50 ST Commercial	Montalet Gallerie	Limited Service Food and Beverage	722512	Limited-service eating places	148.7	1369	102 6306 50 St	
salon l'hirondelle	Montalet 50 ST Commercial	Montalet Gallerie	Personal Services	812115	Beauty salons	107.5	1341	103 6110 50 St	
Impact physio	Montalet 50 ST Commercial	Montalet Gallerie	Medical Services	621340	Offices of physical, occupational & speech therapists & audiologists	204.9	2816	104 6110 50 St	
Wok Box	Montalet 50 ST Commercial	Montalet Gallerie	Limited Service Food and Beverage	722512	Limited service restaurants	92.8	2850	104 6306 50 St	
Papa Johns Pizza	Montalet 50 ST Commercial	Montalet Gallerie	Limited Service Food and Beverage	722512	Limited service restaurants	91.1	1000	104 6410 50 St	
co-operators	Montalet 50 ST Commercial	Montalet Gallerie	Finance, Insurance, and Real Estate Service	524210	Insurance agencies & brokerages	124.5	1500	106 6110 50 St	
Ace Liquor Discounter	Montalet 50 ST Commercial	Montalet Gallerie	Alcohol, Tobacco, and Cannabis	445310	Beer, wine & liquor stores	256.1	5460	106 6306 50 St	
Great Clips	Montalet 50 ST Commercial	Montalet Gallerie	Personal Services	812116	Unisex Hair Salons	93.2	6000	106 6410 50 St	
Beaumont Smiles Dental	Montalet 50 ST Commercial	Montalet Gallerie	Medical Services	621210	Offices of dentists	207.5	1397	107 6110 50 St	
Fresh Baked Community Bakery	Montalet 50 ST Commercial	Montalet Gallerie	Grocery and Specialty Foods	311811	Bakeries, manufacture of products for retail sale	100.0	2864	107 6410 50 St	
BarBurrito	Montalet 50 ST Commercial	Montalet Gallerie	Limited Service Food and Beverage	722512	Limited service restaurants	105.5	1256	108 6410 50 St	
booster juice	Montalet 50 ST Commercial	Montalet Gallerie	Limited Service Food and Beverage	722512	Limited service restaurants	82.6	1285	109 6110 50 St	
Fire and Flower	Montalet 50 ST Commercial	Montalet Gallerie	Alcohol, Tobacco, and Cannabis	459993	Cannabis retailers	105.5	1581	109 6410 50 St	
pet planet	Montalet 50 ST Commercial	Montalet Gallerie	Specialty Retail	453910	Pet & pet supplies	182.8	1567	110 6110 50 St	

Business Name	Location Node	Location Sub-Node	Goods and Service Sub Node	NAICS Code	NAICS Description	Est. Area (SqM)	Est. Area (sf)	Address	Year Built
pet planet	Montalet 50 ST Commercial	Montalet Gallerie	Specialty Retail	453910	Pet & pet supplies	182.8	1567	110 6110 50 St	
Original Joes	Montalet 50 ST Commercial	Montalet Gallerie	Full Service Food and Beverage	722511	Full-service restaurants	563.4	1285	111 6410 50 St	
the vision gallery	Montalet 50 ST Commercial	Montalet Gallerie	Medical Services	623120	Offices of optometrists	228.4	1539.13155	112 6306 50 st	
Tim Horton's	Montalet 50 ST Commercial	Montalet Gallerie	Limited Service Food and Beverage	722512	Limited service restaurants	307.9	1572.499673	5900 50 St	
Rexall	Montalet 50 ST Commercial	Montalet Gallerie	Pharmacy	446110	Pharmacies & drug stores	989.8	1207.710749	5910 50 St	
TD Canada Trust	Montalet 50 ST Commercial	Montalet Gallerie	inance, Insurance, and Real Estate Service	522111	Personal and commercial banking industry	461.7	1347.318667	6000 50 St	
Sobeys Liquor	Montalet 50 ST Commercial	Montalet Gallerie	Alcohol, Tobacco, and Cannabis	445310	Beer, wine & liquor stores	324.6	1298	6100 50 St	
Shell	Montalet 50 ST Commercial	Montalet Gallerie	Fueling Station	447110	Gas station with convenience store	319.6	2724	6200 50 St	
Boston Pizza	Montalet 50 ST Commercial	Montalet Gallerie	Full Service Food and Beverage	722511	Full-service restaurants	600.2	3452.954823	6210 50 St	
Shoppers Drug Mart	Montalet 50 ST Commercial	Montalet Gallerie	Pharmacy	446110	Pharmacies & drug stores	1713.1	1286	6302 50 St	
RBC	Montalet 50 ST Commercial	Montalet Gallerie	inance, Insurance, and Real Estate Service	522111	Personal and commercial banking industry	371.6	1601	6304 50 St	
binhs nails	Montalet 50 ST Commercial	Montalet Gallerie	Health and Beauty	812115	Beauty salons	99.9	1157	6306 50 st	
Jiffy Lube	Montalet 50 ST Commercial	Montalet Gallerie	Auto Parts and Accessories	811111	General automotive repair	371.6	2205	6308 50 St	
Scotia Bank	Montalet 50 ST Commercial	Montalet Gallerie	inance, Insurance, and Real Estate Service	522111	Personal and commercial banking industry	371.6	999	6402 50 St	
McDonalds	Montalet 50 ST Commercial	Montalet Gallerie	Limited Service Food and Beverage	722512	Limited service restaurants	582.3	981	6404 50 St	2013
7-11/ Petro Canada	Montalet 50 ST Commercial	Montalet Gallerie	Fueling Station	447110	Gas station with convenience store	273.1	1340	6502 50 St	
Wendy's	Montalet 50 ST Commercial	Montalet Gallerie	Limited Service Food and Beverage	722512	Limited service restaurants	229.4	2757	6504 50 St	2020
NU look Salon and spa	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Personal Services	812115	Beauty salons	124.0	1003	101 5305 Magasin Ave	2018
Iron Lore Gym	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Sporting Goods and Recreation	713940	Fitness & recreational sport centres	242.1	2234	102 5305 Magasin Ave	2018
Divine Spine Beaumont	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Medical Services	621310	Offices of chiropractors	117.7	1076	104 5305 Magasin Ave	2018
La Collecte Market	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Specialty Retail	453999	All other miscellaneous store retailers	137.5	1135	105 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			125.4	889	106 5305 Magasin Ave	2018
Beaumont Family Counselling Centres	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Medical Services	621330	ffices of mental health practitioners (except physician	126.4	1135	107 5305 Magasin Ave	2018
shes crafting	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Specialty Retail	711511	Independent Artisans	119.8	1968	108 5305 Magasin Ave	2018
Insight Eye Care	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Medical Services	623120	Offices of optometrists	115.0	6064	109 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			125.9	2459	110 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			259.6	3314	111 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			254.7	10654	112 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			119.3	4970	113 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			120.0	3494	114 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			119.6	3440	115 5305 Magasin Ave	2018
Canna Cabana	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Alcohol, Tobacco, and Cannabis	459993	Cannabis retailers	120.4	6460	116 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			125.3	18440	117 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			125.5	4000	118 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			115.5	1075	119 5305 Magasin Ave	2018
beaumont denture	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Medical Services	621210	Offices of dentists	112.8	4000	201 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			114.8	4000	202 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			108.3	6268	203 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			108.3	2940	204 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			114.2	2469	205 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			249.0	1787	206 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			248.8	2703	207 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			108.3	974	208 5305 Magasin Ave	2018
Vacant	Chaleurouse Business Park	Bryant Heritage Plaza - 1	Vacant			108.2	1799	209 5305 Magasin Ave	2018

Business Name	Location Node	Location Sub-Node	Goods and Service Sub Node	NAICS Code	NAICS Description	Est. Area (SqM)	Est. Area (sf)	Address	Year Built
Vacant	Chaleureuse Business Park	Bryant Heritage Plaza - 1	Vacant			108.1	1303	210 5305 Magasin Ave	2018
Link Insurance	Chaleureuse Business Park	Bryant Heritage Plaza - 1	Insurance, and Real Estate Services	524210	Insurance agencies & brokerages	112.7	1249	211 5305 Magasin Ave	2018
Bright Eyes Daycare	Chaleureuse Business Park	Bryant Heritage Plaza - 2	Childcare Services	624410	Child daycare services	364.6	1459	101 5303 Magasin Ave	2018
Vacant	Chaleureuse Business Park	Bryant Heritage Plaza - 2	Vacant			87.0	1505	105 5303 Magasin Ave	2018
Vacant	Chaleureuse Business Park	Bryant Heritage Plaza - 2	Vacant			87.1	3465	106 5303 Magasin Ave	2018
Beaumont Laundromat	Chaleureuse Business Park	Bryant Heritage Plaza - 2	Personal Services	812310	Drycleaning & laundry services	87.0	1300	107 5303 Magasin Ave	2018
Dr. Dan Dental	Chaleureuse Business Park	Bryant Heritage Plaza - 2	Medical Services	621210	Offices of dentists	88.3	1960	108 5303 Magasin Ave	2018
Vacant	Chaleureuse Business Park	Bryant Heritage Plaza - 2	Vacant			84.4	1210	109 5303 Magasin Ave	2018
Vacant	Chaleureuse Business Park	Bryant Heritage Plaza - 3	Vacant			290.2	1460	101 5301 Magasin Ave	2018
Smile Buddy	Chaleureuse Business Park	Bryant Heritage Plaza - 3	Medical Services	621210	Offices of dentists	282.0	1425	102 5301 Magasin Ave	2018
Vacant	Chaleureuse Business Park	Place La Rose Du Marais	Vacant			120.8	11225.03634	101 5601 Magasin Ave	
Serenity Dental	Chaleureuse Business Park	Place La Rose Du Marais	Medical Services	621210	Offices of dentists	182.1	31184.98598	102 5601 Magasin Ave	
Vacant	Chaleureuse Business Park	Place La Rose Du Marais	Vacant			112.4	3229	103 5601 Magasin Ave	
Vacant	Chaleureuse Business Park	Place La Rose Du Marais	Vacant			135.6	1297	104 5601 Magasin Ave	
Montessori Early Learning	Chaleureuse Business Park	Place La Rose Du Marais	Childcare Services	624410	Child daycare services	132.4	2053.000634	105 5601 Magasin Ave	
Dollar Tree	Chaleureuse Business Park	Plaza Chaleureuse - 1	Specialty Retail	452999	All other miscellaneous general merchandise stores	1042.8	1239	5201 Magasin Ave	2004
No Frill's	Chaleureuse Business Park	Plaza Chaleureuse - 1	Grocery and Specialty Foods	451110	Permarkets & other grocery (except convenience stores)	2897.2	1239	5201 Magasin Ave	2004
Mobil	Chaleureuse Business Park	Plaza Chaleureuse - 1	Fueling Station	447110	Gas station with convenience store	300.0	1300	5205 30 Ave	2004
Uncle Sam's Discount Cannabis	Chaleureuse Business Park	Plaza Chaleureuse - 2	Alcohol, Tobacco, and Cannabis	459993	Cannabis retailers	120.5	1300	101 5003 30 Ave	2004
Prime Taekwondo	Chaleureuse Business Park	Plaza Chaleureuse - 2	Arts and Entertainment	713940	Fitness & recreational sport centres	190.7	1300	102 5003 30 Ave	2004
Fabutan/ Hush Lash Studio	Chaleureuse Business Park	Plaza Chaleureuse - 2	Health and Beauty	812115	Beauty salons	115.1	1300	103 5003 30 Ave	2004
B and B Hair	Chaleureuse Business Park	Plaza Chaleureuse - 2	Personal Services	812115	Beauty salons	115.1	1300	105 5003 30 Ave	2004
Superior Water	Chaleureuse Business Park	Plaza Chaleureuse - 3	Specialty Retail	453999	All other miscellaneous store retailers	120.8	2525	101 5001 30 Ave	2004
DVD Pawns and Loans	Chaleureuse Business Park	Plaza Chaleureuse - 3	Specialty Retail	522298	All Other Nondepository Credit Intermediation	120.8	4844	103 5001 30 Ave	2004
MD Spa and Laser Clinic	Chaleureuse Business Park	Plaza Chaleureuse - 3	Health and Beauty	812115	Beauty salons	120.8	969	105 5001 30 Ave	2004
Panago	Chaleureuse Business Park	Plaza Chaleureuse - 3	Limited Service Food and Beverage	722512	Limited service restaurants	120.8	969	106 5001 30 Ave	2004
The Barber Shop Club	Chaleureuse Business Park	Plaza Chaleureuse - 3	Personal Services	812114	Barber Shops	120.8	969	107 5001 30 Ave	2004
Great Canadian Liquor	Chaleureuse Business Park	Plaza Chaleureuse - 3	Alcohol, Tobacco, and Cannabis	445310	Beer, wine & liquor stores	234.6	968.7519375	109 5001 30 Ave	2004
Lube City	Chaleureuse Business Park	Stand Alone Building	Auto Parts and Accessories	811111	General automotive repair	125.5	969	5005 30 Ave	2004
A and W Canada	Chaleureuse Business Park	Stand Alone Building	Limited Service Food and Beverage	722512	Limited service restaurants	116.5	958	5007 30 Ave	2004
Rims and Rovers Auto and Pet Wash	Chaleureuse Business Park	Stand Alone Building	Personal Services	811192	Car washes	800.0	947	5401 Magasin Ave	
École Quatre-Saisons	Chaleureuse Business Park	Stand Alone Building	Educational Services	611110	Elementary and secondary schools	1000.0	969	5505 Magasin Ave	
Montrose Dental Care	Montrose Business Centre	IronCo Centre	Medical Services	621210	Offices of dentists	242.4	958	100 6202 29 ave	
Living Hope	Montrose Business Centre	IronCo Centre	Religious Organizations	813110	Religious organization	124.3	1098	102 6202 29 ave	
Eagle Eye Accounting	Montrose Business Centre	IronCo Centre	Insurance, and Real Estate Services	541212	Offices of Accountants	127.1	2970	104 6202 29 ave	
MedEx	Montrose Business Centre	IronCo Centre	Pharmacy	446110	Pharmacies & drug stores	125.1	1351	106 6202 29 ave	
Leaf MedEx Medical Centre	Montrose Business Centre	IronCo Centre	Medical Services	621110	Offices of physicians	242.5	1254	108 6202 29 ave	
Beaumont Wellness Centre	Montrose Business Centre	IronCo Centre	Medical Services	621310	Offices of chiropractors	123.6	3740	110 6202 29 ave	
AbEx Pharmacy	Montrose Business Centre	IronCo Centre	Pharmacy	446110	Pharmacies & drug stores	127.1	1596	112 6202 29 ave	
Vacant	Montrose Business Centre	IronCo Centre	Vacant			124.6	3891	114 6202 29 ave	
Turning Pointe	Montrose Business Centre	IronCo Centre	Arts and Entertainment	611620	Athletic instruction	261.7	8611	116 6202 29 ave	
Rise and Shine Daycare OSC	Montrose Business Centre	IronCo Centre - 2	Childcare Services	624410	Child daycare services	264.8	10764	1 6204 29 Ave	2019
Pizza 64	Montrose Business Centre	IronCo Centre - 2	Limited Service Food and Beverage	722512	Limited service restaurants	92.9	9311	2 6204 29 Ave	2019
Vacant	Montrose Business Centre	IronCo Centre - 3	Vacant			139.4	4036	101 6302 29 Ave	

Seeds and Sprouts Early Learning and OS	Montrose Business Centre	IronCo Centre - 3	Childcare Services	624410	Child daycare services	507.3	2000	103 6302 29 Ave	
Anytime Fitness	Montrose Business Centre	IronCo Centre - 4	Sporting Goods and Recreation	713940	Fitness & recreational sport centres	557.4	3054	102 6304 29 Ave	
GP Liquor	Montrose Business Centre	Montrose Village	Alcohol, Tobacco, and Cannabis	445310	Beer, wine & liquor stores	166.1	1830	101 6002 29 Ave	2012
Porter's Pub	Montrose Business Centre	Montrose Village	Full Service Food and Beverage	722511	Full-service restaurants	251.1	1097	102 6002 29 Ave	2012
Red Wing Sporting Goods Ltd.	Montrose Business Centre	Montrose Village	Clothing, Apparel, and Footwear	458119	All other clothing retailers	90.5	1500	104 6002 29 Ave	2012
Switch Vapour House	Montrose Business Centre	Montrose Village	Alcohol, Tobacco, and Cannabis	445310	Beer, wine & liquor stores	167.1	1500	105 6002 29 Ave	2012
Phone Garage - Bell	Montrose Business Centre	Montrose Village	Specialty Retail	443143	Appliance, television and other electronics	121.1	1200	106 6002 29 Ave	2012
Montrose OSC	Montrose Business Centre	Montrose Village	Childcare Services	624410	Child daycare services	116.1	2352	107 6002 29 Ave	2012
Montrose Pet Clinic	Montrose Business Centre	Montrose Village	Medical Services	541940	Veterinarian services	135.5	1176	109 6002 29 Ave	2012
TeaBox/PizzaBox	Montrose Business Centre	Montrose Village	Limited Service Food and Beverage	722512	Limited service restaurants	139.9	2317	110 6002 29 Ave	2012
Sunshine Patch Daycare	Montrose Business Centre	Montrose Village	Childcare Services	624410	Child daycare services	321.9	1315	111 6002 29 Ave	2012
rising star daycare	Montrose Business Centre	Plaza Champs Vallee	Childcare Services	624410	Child daycare services	450.0	683	101 6102 29 ave	
Vacant	Montrose Business Centre	Plaza Champs Vallee	Vacant			90.0	2861	104 6102 29 ave	
Vacant	Montrose Business Centre	Plaza Champs Vallee	Vacant			90.0	750	105 6102 29 ave	
Naco commercial proptert solutions	Montrose Business Centre	Plaza Champs Vallee	Professional Services	531310	Real estate property managers	90.0	3450	106 6102 29 ave (Unit 6)	
Little Ceaser's	Montrose Business Centre	Plaza Champs Vallee	Limited Service Food and Beverage	722512	Limited service restaurants	90.0	1165	109 6102 29 ave (unit 3)	
Urban Brows	Montrose Business Centre	Plaza Champs Vallee	Health and Beauty	812115	Beauty salons	90.0	3288	110 6102 29 ave (Unit 4)	
AbEx Pharmacy	Montrose Business Centre	Plaza Champs Vallee	Pharmacy	446110	Pharmacies & drug stores	89.0	1568	112 6102 29 ave (unit 5)	
Vacant	Montrose Business Centre	Plaza Champs Vallee	Vacant			88.0	1460	Unit 1 6102 29 ave	
Vacant	Montrose Business Centre	Plaza Champs Vallee	Vacant			90.0	1680	Unit 2 6102 29 ave	
spice valley grocery	Montrose Business Centre	Plaza Champs Vallee	Grocery and Specialty Foods	445120	Convenience stores	89.0	768	Unit 6 6102 29 ave	
spice valley convenience	Montrose Business Centre	Plaza Champs Vallee	Grocery and Specialty Foods	445120	Convenience stores	102.0	4196	Unit 7 6102 29 ave	
Fountain Tire	Montrose Business Centre	Stand Alone Building	Auto Parts and Accessories	811111	General automotive repair	865.0	1460	6201 29 Ave	2012
Beaumont Automotive	Montrose Business Centre	Stand Alone Building	Auto Parts and Accessories	811111	General automotive repair	375.0	1470	6203 29 Ave	
Tim Horton's	Montrose Business Centre	Stand Alone Building	Limited Service Food and Beverage	722512	Limited service restaurants	185.8	1500	6001 29 Ave	2008
Esso	Montrose Business Centre	Stand Alone Building	Fueling Station	447110	Gas station with convenience store	283.7	800	6001 29 Ave	2008

Appendix B: Consumer Survey Questions and Results

Question 5

Respondent	Are there any barriers that prevent you from shopping in Beaumont?
1	
2	No
3	
4	No
5	N3eds canadian tire
6	
7	No
8	too expensive for the same things in edmonton
9	no
10	n0
11	
12	
13	
14	
15	Prices
16	No
17	Quality, selection
18	No
19	Stroller accessibility
20	N0ne
21	No
22	Not enough variety
23	
24	Limited options for home improvements
25	Nothing aside from Sobeys being expensive
26	cost
27	What I'm buying may not be available In Beaumont
28	lack of availability of sporting stores
29	Limited options
30	
31	Price, selection
32	Prices and product availability
33	
34	There are no affordable clothing stores, only 2 grocery stores
	The grocery shopping is awful. The sobeys is awful, produce is usually not fresh, bad quality. Limited selection on dry goods. Usually out of something I'm looking for. And the store it self needs to be bigger and updated. It's old and crammed with stuff which makes it hard to find things
35	

36 Not enough options

37

38

39 Not really

40 Lack of options

41 No

42 Main Street too congested, stuff needs to be down the hill

43 Nothing

44 No

45 No

46 no options and its expensive

47 large retailer's

48 variety

49

50 none

51 No

52 Not enough businesses for products i need

53 more upscale and family restaurant options will be nice.

54 Home depot

55

56 Lack of available products

57 High prices

58

59

60 Lack of options

61 Price/cost

62 Not enough retail and clothing options, non-fast food restaurants

63 Variety

64 Product availability

65 Types of products available

66 Prices

67 Pricing, availability & hours

Ice on sidewalks during winter, cost, having to rely on others to get

68 groceries

69 Lack of selection

The prices at Sobeys are way too high. Home Hardware never has the on

70 sale items.

Sometimes the stores here don't have items I am looking for or at the

71 prices I need.

72 Lack of options other than grocery, handmade goods and drugstores

73 Prices

74 Unavailability of specific items

75 Variety and pricing, not open late

76

77 Selection

78 Selection

79

80 None

81 Sobeys price, crazy. 50th street ridiculous parking, i refuse to park along
the 50th street and take out my kids from the car.

82

83 Besides grocery stores, i need to shop elsewhere for everything else

84

85 Prices

86 Shopping in Beaumont is very limited. And prices are high due to high
commercial rent costs.

87 I support Beaumont business first. Unless their prices are ridiculously
high compared to elsewhere (eg. Gas prices).

88 Lack of options

89 Lack of options

90 Expensive grocery stores

91 Yes, limited selection of products in stores and higher prices. Don't
always have stock, or you pay a higher amount.

92 Lack of some specific items

93 Types of stores available

94 Price gouging by local businesses. Gas is always significantly more
expensive than neighbouring municipalities. Lack of big box stores to buy
clothes, shoes, etc.

95 Availability of products

96 Not enough choice / options

97 Increased cost of products compared to other locations

98 Have to go into city for things not available here.

99 Supply, not meeting all the categories of needs

100 Prices. Sobeys prices are outrageous, gas is typically higher

101 Limited options for groceries, limited options for clothing

102 Pricey and lack of selection

103 Not much to shop at

104 No

105 Options

106 Same old tiring stuff that can be purchased/visited in Edmonton.

107 Yes, price and variety

108 The lack of retail stores

109 Lack of selection

110

111 Need more places to buy things. No where to buy men's clothes,
electronics, furniture, etc.

112 Price point- if I want something unique it's here, but if I want something
 cheap I go to the city
 113 Prices are higher at businesses in Beaumont
 114 Lack of selection
 115 No just not always what im looking for
 116 Types of stores and prices
 117 Specialty items, home items.
 118 Prices
 119 No
 120 Not enough options
 121 No kids clothes, no shoes, no kids games - sends me to Walmart
 122
 123
 124
 125 Some stores don't have what I need (staples for office supplies as an
 example).
 126 Certain items not found in Beaumont
 127
 128 Costs seem to be higher here and I believe it is due to high rent
 129
 130 Yes, no descent clothing
 131 No
 132 Prices are higher, even the difference in Beaumont and Ellerslie Sobeys
 is insane
 133 Not the variety of shops
 134 Not enough selection.
 135
 136 Beaumont doesn't have all the stores I like to shop at. More expensive
 than other stores.
 137 Cost of items, not enough selection
 138 Pricing. Quality, Lack of selection.
 139 Price-always waaaaay more than in Leduc or the City and options. Very
 few. How many pizza places does this town need?!?
 140 opening hours don't always work for me as I am out of the city during
 the day
 141
 142 I find prices cheaper at Walmart and Superstore
 143 Prices
 144 Over priced grocery store, no clothing or shoe stores for lower income
 folks
 145 Higher prices than Edmonton or Leduc, lack of selection
 146 Items needed not available
 147 Lack of choice

148 None

149 Not much selection for clothing, hardware, prices are higher than
Edmonton

150 Variety. We have lots of pizza places and liquor stores but not a lot of
variety in retail shopping

151 Lots of unavailability

152

153 Prices

154 expensive as i am a student on limited income.

155 Yes, we need to have another option for groceries apart from sobey's.

156 Costs

157 Price, many franchise stores charge significantly more than their
Edmonton counterparts.

158 Minimal selection. End up driving to the city for better prices and
selection.

159 There are not a lot of options

160 Lack of availability

161 Lack of options

162 Lack of options

163 No

164

165 Too expensive

166 Limited grocery selection

167

168 No parking to access Main Street business so I avoid them

169 Selection

170 Lack of variety

171 Prices. Gase and groceries are higher in beaumont than leduc and
edmonton

172 Lack of selection and price

173 Cost, lack of choice, quality

174 Not enough services

175 No

176 The price of items compared to 20min down the road

177 Prices

178 Product availability, prices

179 Lack of certain types of stores

180 Lack of services

181 Prices and types of stores

182 Lack of selection

183 No

184 No diversity in current stores. Liquor. Gas. Fast food. High prices

185 Price of items here are often more expensive

186	Expensive
187	Prices
188	Selection
189	Selection
190	
191	Selection
192	No
193	There is nothing but fast food, nail salons, pot shops, liquor stores and pizza stores here
194	No
195	Lack of specific items
196	Price
197	Prices and lack of products I'm shopping for
198	Lack of variety of stores for every need
199	None
200	Higher prices for groceries, gas in Beaumont. Lack of competition and variety in Beaumont.
201	Lack of supply
202	yes
203	Prices too high!
204	Lacks to meet my needs, finding myself either driving into leduc or Edmonton for majority of my needs.
205	Not everything is available
206	Price of goods
207	No
208	Not enough selection
209	No parking, or simply no supply of the goods im looking for.
210	Difficult to find regular everyday items at the stores we have
211	Priced more than city
212	
213	None
214	No
215	At times the selection and costs
216	
217	Hours of operation
218	Prices/selection
219	None
220	
221	
222	Price sometimes.
223	No
224	Lack of variety
225	Yes lots, the selection is very limited

226 Everything is on one side of town.
 227 Prices and product selection
 228 Not much options
 229 Often it is limited in certain retail sectors
 230
 231 What I want isn't available.
 232 Lack of clothing stores, or a one stop shop kind of like Walmart.
 233
 234
 235 Nothing to shop for
 236 Not enough diversity or selection
 237 Prices and options
 238 No
 239 Choice and availability
 240 No barriers just nothing interesting
 More expensive in Beaumont, less selection, mostly only the necessities
 241 here
 242 Things are more expensive here and there is a lot less here
 243 Again, lack of clothing and footwear stores
 244
 245 Not everything is here
 246
 247 Prices, lack of variety of services, no major store
 248 Limited options
 249 Yes lack of
 250 No
 251 Limited options.
 252 the prices are higher than compared to Edmonton.
 Lack of options. There are only high end stores for clothes. No place to
 buy anything for kids. No place to buy sports gear/clothes. In a town
 with so many kids in sports, to have to drive to Edmonton or Leduc all
 the time is tiresome.
 253
 254 Nothing to buy
 255 No
 256 selection
 257 Selection
 258
 259 Selection, and high prices
 260 No
 261 Prices are higher in Beaumont with limited selection.
 262 There is nothing here I want to shop for.
 263 Can't always get products needed or cost is too high
 264 Aside from grocery, there's nothing useful

265 Lack of selection, too expensive, too boutique
 266 N/a
 267 Diversity of shops
 Cost of items can be greater than if I purchased in Edmonton or
 268 Leduc/Nisku
 269 No
 270 Selection of goods very limited
 Stores don't have what I need at prices I can afford or at all. Ie clothing
 271 and shoe stores
 272
 273 Selection
 274
 275 No
 276 N/A
 277 No
 278 Variety, competitive city prices, quantity, selection and hours .
 279 Limited options
 280 No retail
 281
 282 No
 283 Accessible parking spots
 284 Grocery items are more expensive then in Edmonton.
 285
 286
 287 Not knowing where everything is located. Google is not always up to
 date.
 Not enough variety, limited selection in current stores and limited store
 288 front options to choose from.
 Doesn't provide all the necessities I'm looking for, but mostly the price of
 289 items can be found cheaper outside of Beaumont.
 290 price of goods and services
 291
 292 Lack of options
 293 Prices
 For those easy grab items Beaumont is fine but for big grocery trips I go
 294 into Edmonton, \$200 plus trips.
 295 Prices are way higher than the city. Groceries and gas specifically.
 296 Not many options
 297 no
 298 Public transportation as I dont drive and have a toddler
 299 Yes. The lack of options.
 Limited selection of stores, so a walk down main street to shop is a short
 300 visit.

301
302 Options and pricing
303 none

There isn't a hotel, so when family visits, we spend more time in
Edmonton or Leduc, which is disappointing since Beaumont is closer to
304 home.
305 Limited options in terms of clothing, footwear, school supplies etc.
306
307 no
308
309 Not many stores I like
310 lack of everything
311 Some prices are higher and don't always have what I am looking for.
312 Options
313
314 Selection.

Lack of bigger stores eg Canadian Tire, Superstore, Winners; shoe and
315 clothing stores
316 not enough options
317 n/a
318 Limited Stores
319 no
320 lack of choice, online shopping not available.
321 High prices at some stores
322 no
323 Selection
324

No but with retailers accessible on the boundaries of Beaumont and
Edmonton, it usually doesnt make sense to make the extra mile to
325 Beaumont
326 cost
327 selection of retailers
328 Lack of options

Walkability. It should be easier to access by walking/biking. Most places
are centred around large roadways & large parking lots that are not as
329 safe as they could be.

No decent grocery stores - Sobeys is way over priced and No Frills is bad
quilty on fresh food. There are no clothing stores here. No car parts. Gas
330 is more expensive here they every twon near by.
331
332 Selection

Gas prices through the roof, Sobeys is also a rip off, no reason to shop in
333 Beaumont retail space also is far to expensive for what it is.

334 Price, selection, quality
 335 no
 336
 337 lack of options
 338
 339
 340 Cost
 341 Lack of restaurants, lack of larger retailer stories.
 342
 343 Higher prices
 Not many stores in Beaumont. Prices are significantly higher in
 344 Beaumont than in Edmonton (for gas, hardware, food)
 345 Lack of options
 346 Lack of products and high prices
 347 Not enough options
 348 Not enough selection
 349 Overpriced
 350
 351 Cost and too many of the same services
 352 Not enough stores.
 353 Pricing
 354
 355 Edmonton is right beside Beaumont. So is Leduc.
 356 No
 357 Cost
 358 Not available/prices
 359 Cost
 360 No but not everything is available.

 There are very few stores, and there's a lack of diversity between what
 361 we do have. It makes actually shopping in Beaumont extremely difficult.
 362 Not having child care and not all businesses are super child friendly
 363 No
 364 Prices are higher (gas, groceries).
 365
 366
 367 Parking. Availability of stores.
 Would love to support our local businesses but find the prices way to
 368 high so I travel to Edmonton
 369 2 bad food stores.
 370 Limited choice
 371
 372 Nothing retail mall like

373 Lack of affordable options
 374 Selection for clothes
 375 Sometimes price
 376 Price
 377 Prices are higher
 378 No
 379 Lack of variety
 380 No
 381
 382 No
 383 lack of selection
 384 Expensive. Not a lot of options.
 385 Sometimes poor product quality and selection
 386 Few Options
 387 Sometimes lack of goods, especially in the hardware area.
 388 Lack of options for essentials
 Yes, we only have liquor store, drug stores, pizza places and fast food
 389 place to eat. Very little selection.
 390
 391 Higher prices, lack of selection
 Variety. We have a couple grocery stores, too many fast food places,
 392 dollar stores, a book store and a couple local artist stores
 393
 394 Lack of affordable selections
 395
 396 Yes. Building materials
 397 Lack of choice and options
 398 Price, minimal choice
 399 No affordable clothing/shoe stores
 400 Not enough
 401 No
 402 No
 403 No
 404 Price and selection
 405 Prices
 406 No selection and no local bus
 Grocery stores don't have as good of selection for dietary restrictions
 and the prices are usually higher. Due to this I usually drive into
 Edmonton to shop for food. I also feel that stock doesn't rotate on some
 407 items and often find expired refrigerated products on shelf

Question 6

Respondent	What type of restaurant that is not already present would you most like to see in Beaumont?
1	
2	Western food
3	
4	Arby's
5	brewhouse
6	Olive garden
7	fresh not greasy food
8	earls, joeys, keg
9	lots
10	More heathy restaurant alternatives
11	More dining
12	Keg
13	
14	
15	
16	mexican
17	Non chain restaurants
18	Earls
19	chicken ff
20	chartiers to stay
21	Arabic food
22	Family-friendly
23	
24	Montanas
25	Healthy fast food i.e., KB & CO, Chopped Leaf
26	pub with music
	Nothing chain or franchise. Prefer higher quality food options that offer local or organic food. Farm to table types.
27	
28	none I eat at home.
29	Chopped Leaf, blaze pizza
30	
31	None
32	Tapas, Breakfast or Pancake House, Diner, Italian
33	Fine dining
34	Family sit-down restaurant.

35 We have enough unhealthy fast food shops. I'd say a
 36 coffee shop with soup/sandwiches. Nice sit down
 37 restaurants, steakhouse, Italian or Greek. Or another
 38 chain like earls etc.
 39 Something family friendly
 40 Moxies, earls,
 41 Nothing
 42 family friendly restaurants
 43 none
 44 Family style, diner, mom and pop types down the hill
 45 where there is more parking available
 46 Vietnamese
 47 not sure
 48 another family restaurant
 49 none
 50 italian sit down
 51 none
 52 none
 53 Fish and chips frm newfoundland
 54 joeys
 55 Halal resurebts
 56 healthy fastfood
 57 Keg
 58 Wine and tapa or Saint Hubert
 59
 60 Five guys/Panda Express/popeyes
 61 None as nobody can afford to eat out
 62 Italian fine dining, date night spot
 63 Basic good home style cooking
 64 All day family restaurant
 65 None. Good choices
 66 Five Guys Burgers and fries
 67 Breakfast - ex) Denny's, Smitty's, Cora's
 68 Affordable, tasty basic food such as Rickies, IHop
 69 Mexican
 70 Like a Rickie's All Day Grill, or a Montanas
 71 Thai, Greek, five guys
 72 Family style, open for breakfast
 73 Dutch restaurant

74 Something allergen friendly, perhaps Thai. Not another
75 pizza place please.
76 Breakfast places!!
77 Dining like Milestones, Joey, Local. Also Burger King
78 Themed
79
We dont like boston pizza so when we go out we do OJs.
We love the ojs here but it would be nice to have another
80 pub style place
I can't afford good groceries i really don't care about
81 restaurants
82 A true Mexican option
83 Mexican
84 A pita place - like pita pit.
85 Harvey's
KFC/Taco Time. More sit down affordable Family
86 restaurants. Less bar atmosphere.
87 I'm good with what's here.
88 Casual non-chain sit down restaurants
89 Sit down
90 None, there's a variety already
91 More sit down restaurants, less fast food.
92 Good family sit in restaurant
93 Local pub
94 Less pizza places
95 Steakhouse
96 Italian, Greek
97 Mexican, brunch
98 More family restaurants
99 Mexican
100 Breakfast options
101 Joeys or eals
A QUIET family sit down restaurant with decent prices. A
beef place like Westaskawin's Hucklebery cafe and a
102 smokehouse.

103 Sit down reasturant that doesnt take itsself too seriously
104 Nice dinner restaurant
105 Khazana
A High class restaurant...a proper size restaurant...as
106 Chartier is closing.
107 Anything other than pizza and donairs

108 Keg, cactus club
 We have all types but a few more sit down choices a little
 109 classier than BPs but not as ritzy as Chartier
 110
 Thai restaurant. A nice chain restaurant like Earls or
 111 Joeys.
 112 Extreme pita or more healthy options
 113
 114 More casual sit down restaurants (Earls, Moxies ect)
 115 Moxies
 116 Pita pit
 117 Steak house
 118 Family dining
 119 Something fine dining to replace Chartier
 120 Steak restaurant Earls Moxies
 121 Thai
 122 Better Chinese and additional Indian
 123 Not another chain!!!!
 124 Somewhere that offers breakfast.
 Earls or Joeys. Nice enough to dress up with a large
 125 menu.
 126 Something to fill Chartier boots
 127 Cora's, bbq type restaurant, a steak restaurant,
 128 Italian or steakhouse
 129 Family dine in options
 130 We have enough restaurants
 More cafes, fewer chains, more tea or coffee with
 131 pastries, a seafood restaurant
 132 Pasta
 133 More mid casual and upscale
 134 No more pizza! We need a family sit down restaurant.
 135 Breakfast
 136
 More farm to table independently owned restaurants
 137 (only Chartier fits that, but is specifically French Canadian)
 138
 139 Wrap or more sit-down style
 140 Thai
 141 A breakfast restaurant, a fried chicken restaurant
 142 Swiss chalet, Montanas
 143 Fine Dining
 144 Family diner similar to Red Robin,

145	Budget friendly
146	Chachis
147	Family friendly, farm to table,
148	KFC
149	N/A
150	Retro style dinner or a breakfast restaurant
151	
152	
	Breakfast. While I raise Five-0 serves breakfast, it's not the vibe. Is like a place with lots of windows and sunshine (Chateau on the Hill in the old days).
153	
154	mary brown's or a nice sit down restaurant
155	Multi- cultural- Caribbean, African, Spanish etc.
156	Sports bar, brunch place
	I would love to see more locally owned, non franchise options.
157	
158	Authentic restaurant. No more pizza
159	Steak house
160	Denny's
161	Hotpot
162	More places to shop and less food fast
163	Chop Steakhouse, fatburger
164	
165	Kid friendly sit down, like East Side Marios
166	Something that is NOT a chain. Vegan, bistro
167	
168	Breakfast and family friendly
169	
170	Breakfast/brunch spots
	IHop (all day breakfast) type, Montana's, other family casual dining
171	
172	Seafood restaurant
173	Thai, Greek, casual breakfast
174	A good steak house
175	Breakfast foods
176	Less are needed.
177	A breakfast place
178	Thai
179	
180	Italian
	Unique ones like chartier. If my friends from outside of Beaumont and I are going to a chain, we go to Edmonton.
181	Unique ones encourage them to come here

182 Irish style pub
 183 Steak House or Mexican
 184 Italian.
 185 I don't know
 186 Steak house
 187 Non-chain with kids play area that serves alcohol
 Breakfast, and a sit down restaurant that's not over
 188 priced, pita pit
 189 BBQ house
 190 A really good breakfast place; Cora's for example
 191 Pub / bar
 192 Kfc, arbys, harveys, cropped leaf, dennys,
 193 Anything but fast food
 194 Greek
 195 Greek
 196 Save Chartier!
 197 Family dinner with breakfast and western food
 198 Affordable family that is not fast food
 199 Steakhouse Type or Varsity/Red Robin Type
 200 Affordable options
 201 Earls, Joey Tomato, Cactus club
 202 an actual fancy restaurant
 Good mom and pop restaurant that doesn't break the
 203 bank like Chartier did!!
 Less fast food and more sit down options, and not just
 204 pub food.
 205 A few more Asian of different types
 A brunch spot that is kid friendly, a cozy coffee shop, a
 206 wine bar
 207 Adult sports bar, steak place,
 208 Mexican
 209 No more restaurants
 210 More family friendly restaurants. More franchises
 211 Not pizza
 Privately owned - we have enough chains and fast food!!!
 Perhaps a diner/breakfast hub and/or a bar & grill that
 212 isn't a dive
 213 Mexican
 214 German
 215
 216
 Not fast food. Somewhere to sit when eating. PLEASE NO
 217 MORE PIZZA

218 Mexican
 Small town, home cooking; good food, good value; no
 more of what we already have ie: enough fast food - need
 219 good food
 220
 221 Fish and chips shop
 222 Breakfast place
 223 Family friendly
 224 Earls
 Family sit down. (steak house, breakfast place something
 225 other than pizza and fast food)
 226 nothing
 227 Dennys / Ricky's
 228 A fine dine restaurant
 229 More family dining
 230 Family restaurant
 231 Sit down dining
 232 More family friendly sit downs.
 233 Taco time,
 234 Family sit down
 235 Seafood
 Breakfast- like Cora's, pasta/italian, healthy fast food-
 236 freshii
 237 Independently owned and good food. Not fast food
 238 The keg
 239 Diner
 240 Maybe like a burger place like 5 guys
 As Chartier is leaving, something nice like that. Something
 that isn't a chain, that people can go go to enjoy nice
 241 food and environment
 242 Something that is nice and not a chain, like CHARTIER
 Family sit down. Home cooked meals. Nothing fancy
 243 Canadian cuisine.
 244
 245 More fine dining
 246 A good Thai place
 247 Mexican, sawmill type, I hop, family
 248 Chopped leaf, healthy options
 249 Keg
 250 KFC, Popeyes
 251 Greek, Lebanese, Italian, Wraps

MORE VARIETY. we only have bps, Oj's, porters,
 seachange. I'd like some more NON chain restaurants. I
 understand that rent in beaumont is double to triple the
 cost in edmonton and I'm really wanting some
 252 transparency as to why that is. I
 253 Mexican that is not fast food
 254 Family
 255
 A bakery, a breakfast place, or another specialty option
 256 like oshii for japanese, or chartier for french canadian,
 257 Chicken,
 258
 259 Steak house with a lounge like Chop
 260 Earls or Joeys type of restaurant
 More full service restaurants rather than more pizza
 261 places
 262 The keg
 263 Non chain restaurants
 264 Patios!!
 265 More chain dine in restaurants, more pubs, bbq
 266 N/a
 267 Breakfast/mornings
 A good sandwich option (ie Farrow) or Fried Chicken (ie
 Northern Chicken) and another option for Families aside
 268 from BP
 269 None we have a perfect mix
 270 Good Italian restaurant. Not just pizza or chain.
 271 Family, something dining that is not Boston Pizza.
 272 Fine dinning
 273 Olive Garden or Earls
 274 Great breakfast spot!
 Something not as "bar/lounge", but not as fancy as
 275 Chartiers
 276 Quiznos
 277 Italian
 dine in AND kid friendly - there's really only one for that
 278 and BP's is boring after awhile .
 279 Steakhouse, Mexican
 280 Earls or joeys something like that
 281
 282 Less pizza joints. Maybe something authentically Mexican

283 Family restaurant, eat in. Seafood restaurant. I think we
 284 need a Food Bank although I congratulate the
 285 KarmaPantry very highly for their work.
 286 friendly and "date night" restaurants.
 287 Chopped Leaf
 288 Joey's/Moxies style
 289 Speak easy
 290 More sit down options, like Montanas, Swiss Chalet or
 291 something like that. Family friendly and affordable.
 292 More family, sit down dining options.
 293 Chicken and Seafood
 294 KFC
 295 More places for adults to gather for food, etc
 296 nothing in particular
 297 Maybe an authentic Mexican restaurant, not a chain.
 298 A better asian restaraunt. Or another casual pub chain
 299 like OJ's
 300 Freshii
 301 Nandos
 302 Filipino
 303 Mexican restaurants, authentic italien restaurants, afro-
 304 caribbean restaurants
 305 Basic/simple breakfast/lunch spot. More options for
 306 dinner. Chartier and Original Joes are really the only
 307 decent options for dinner time.
 308 Irish pub
 309 Local family restaurant
 310 Mexican food!
 311 European type restaurants like Bianca or Thai and Lao
 312 cuisine
 313 Chinese.
 314 More options for family sit down restaurants
 315 A vegan restaurant
 316 family restaurants are needed
 Chopped Leaf
 Healthy eating overall. Or more vegetarian options. (If it
 has to be a chain, maybe a Chopped Leaf).
 The Keg; Earls; Swiss Chalet; diner
 dennys

317 higher quality food (joeys, earls, local)
 318 Sit down restaurants. Like Montanas, earls, moxies. etc
 319 buffet all you can eat type
 320 family friendly
 321
 322 Mr Mikes Steakhouse
 Things we've had- boutique shopping opportunity that is
 323 unique
 BREAKFAST!! Like a Humptys or Rickys. Browns Social in
 324 Camrose is amazinggg
 325 more cafes, thai/indo cuisine
 326 something that serves breakfast
 327 More sit down resturants
 328 More of steakhouse or social house
 A larger brand name like Earls. There is nowhere other
 329 than fast food places to eat south of 50 Ave.
 330
 331 KFC , Montana's , Swiss Chalet , Ricky's
 Anything full service that is not a chain or fast food
 332 restaurant
 Joeys, browns, a social house compared to just having
 333 original Joes
 334 Sit down restaurants, not just fast food
 335 none
 336 Breakfast
 337 none, but NO CHAINS
 338 A family restaurant
 339
 340 More unique restaurants like chartier
 341 Earls
 342
 343
 344
 345 Italian (chartier type)
 346 Greek
 347 Family style/not fast food
 348 Good breakfast place
 349 Opa
 350 More family sit down, and breakfast
 351 KFC, Taco Bell, Panda Express
 352 Burger King and more restaurants
 353
 354

355 We go to Edmonton.
 356 Better cafe
 357 Greek, Diner, sit down breakfast that opens before 8
 358 More independently owned- cosy coffee shop/ bistro
 359 A casual local spot similar to Dogpatch, Pals or Pip etc.
 360
 Cafes, diners, restaurants - honestly anything besides the
 361 fast food.
 362 Kid friendly cafe.
 363 A nice restaurant like Joeys or The Keg
 364 Nice pizza place like Famoso.
 365 Breakfast place
 Smittys or Denny's definitely need a breakfast or brunch
 366 restaurant
 367 Breakfast
 368 I do not dine out
 369 Joeys
 More options that aren't fast food. Or fast food with
 370 servers(BPs). Something like joeys or cactus club
 371
 372 Heathy food.
 373 Just no more fast food!
 374 Tapas bar or wine bar
 375 Allergen friendly restaurant
 376 Italian
 377 Not another chain restaurant
 378 Popeyes or taco bell
 379
 380 Fried chicken - NOT KFC
 381 Thai food
 382 Mexican
 383 Swiss Chalet, Earls, The Keg
 384 Something that is 100% gluten free.
 385 Italian pasta and pizza (famosso, sorrentinos)
 386 Korean Restaurant
 I would like to see a reasonably priced diner-like
 restaurant. Currentlywe only have fast food or expensive
 chain restaurants. With the exception of Chartier which I
 387 wouldn't call reasonably priced.
 388 Korean or Italian food
 389 A family restaurant that is a nice quiet setting
 Thai, Italian, salad and sandwiches (freshi or chopped leaf
 390 type or Chiachis)

391	No more restaurants
392	All day breakfast? Another economical, family friendly one (like montanas), another ethnic one we don't have (Greek, Ukrainian, etc)
393	KFC/TACO Bell
394	Family dining; not 5-0 or Boston pizza, but like a Denny's or a Humpty's.
395	Seafood
396	Hamburger place, five guys or harveys
397	Authentic Italian restaurant; good deli and cafe. Like sunterra or fife and dekel. Or for Italian something like Sicilian pasta kitchen or Vaticano.
398	Healthy options, steak house, Mexican
399	Family restaurant
400	More local like Chartier with gluten free options
401	Home cooking
402	Earls/Joey's type of restaurant
403	Sit down breakfast spot like a Ricky's
404	Something similar to Chartier but more affordable.
405	Family restaurant
406	Montanas, Dennys
407	Health food restaurant

Question 7

Respondent	What type of retailer that is not already present would you most like to see in Beaumont?
1	
2	
3	Sport chek
4	M&M's
5	
6	
7	not sure
8	more clothing stores, lumber mart, stores that have all thigs like food and clothes
9	none
10	clothing stores
11	
12	home sense
13	hotel lumbar yard

14

15

16 sports store

17 Winners

18 Canadian Tire

19

20 clothing for ages

21 Real canadian superstore

22 Automotive

23

24 outdoor equipment, camping, sports

25 Home Depot, Winners

26

A high end baby/child boutique (like Petite Nordique or Baby Laurel & Co). More upscale offerings, cafes, restaurants, clothing and other wares.

27

28 sporting stores: like Cabelas, Canadian tire etc..

29 Sporting goods store

30

31 Shoe store, gluten/sugar free foods

Canadian Tire, Co-Op, Fresno Bros, Sports Store, indoor playground

32

33 Shoe store

A Giant Tiger, Walmart. Somewhere to pick up clothing etc. Not everyone has a vehicle to get to Edmonton.

34

35 Winners/homesense

Superstore with bakery and meat ... I hate no frills for that reason. Go to edmonton to shop instead.

36

37

38 Homesense, once upon a child, Costco

39 nothing

40 Ricky's, marks male store

41 No

Women's clothing shop not a department store that's affordable for everyone, not boutique or thrift

42

43 home decor

44 not sure

45 none

46 clothing

47 canadian tire

48 kids clothes, costco

49

50 hardware related stuff

51
 52 Larger box stores to help offset high property taxes
 53
 54 clothing
 55
 56 Superstore
 Larger clothes store. Gap, Walmart, old navy. Something
 57 with shoes
 58
 59 KFC
 60 Giant tiger/COOP
 61 One that can support our economy
 62
 63 Dept store like Giant Tiger
 64 Motor lodge with restaurant
 65 Lumber yard
 66 Clothing
 67 Department or sporting goods store
 68 Affordable women's clothing
 69 Sports store
 A video game store. There's thousands of kids here. It has
 70 to be able to make it!
 71 Winners
 Some type of clothing all around store, similar to fields or
 72 saan
 73 Kids clothing store and adult clothing store
 74 Marks, hotel / motel
 75 Children's clothes like Children's Place, Gap, etc
 76 Affordable clothing!!
 Mens and women's clothing and children's clothing i.e.
 77 H&M, Ricki's, Tommy, Carters, Children's Place
 78 Clothing at a fair price
 79
 80 Not walmart but something similar
 A doctor's office that actually accept patients. MIC or
 Insight. A bigger Dynalife. Save on foods, competition
 might be good. Some people would appreciate a bowling
 81 place
 82 Canadian Tire or a Peavy Mart
 83 Clothing/homegoods
 84 Canadian Tire
 85 Hotel
 86 Walmart. Super Store. Canadian Tire. Costco.

87 I'm good with what's here.
 88 Trendy, younger clothing
 89 Winners, clothing stores, Canadian tire
 90 Clothing or sporting goods
 Lumber yards, hardware stores, clothing, office supplies,
 91 flower shops, home decor
 92 Canadian Tire
 93 Rona, Canadian tire
 Walmart, Canadian Tire, Coop grocery, Home
 94 Depot/Lowe's
 95 Canadian tire / winners or something of the likes
 96
 97
 98 Hotel/Bowling Alley/Movie Theater/Clothing

 99 Other chain stores, like clothing not just boutique pricing
 100 Not sure
 101 Need more than just one
 102 A bigger home hardware and a quality sports shop.
 103 Board game store
 104 Clothing/Housewares
 105 Homesense
 Shoe store, a winners/HomeSense, another flower store,
 106 a bowling alley, a INDOOR FARMERS MARKET,
 107 Clothing- not high end
 108 Reitmans, Ricki's, La Senza, Old Navy, London Drugs
 We have a little bit of everything but somehow I am still
 109 at Walmart and Canadian Tire and South commons
 110 Giant tiger. Kids clothing.

 Electronics, furniture, men's clothing stores, shoe store,
 111 home renovation store (Home Depot, Canadian Tire, etc)
 112
 113 Big box stores like Walmart, Canadian Tire
 114 Hotel
 115 Any kids clothing store, a lumber yard, walmart
 116 Canadian Tire and a superstore not No Frills
 117 London Drugs
 118
 A kid's play place, or somewhere fun to hold birthday
 119 parties for kids
 Winners marks Canadian tire pet smart Home Depot
 120 Walmart

121 We need grocery competition. A well stocked hardware
122 store.
123
124 Sporting goods
125 Office supplies
126
127 Canadian tire, specialty clothing stores, another grocery
128 store
129 Sports store
130 Clothing, cinemas and home decor
131 Clothing
132 Housewares, shoes
133 Not sure mainly shop online
134 Walmart, more women's clothing, clothing, shoes, craft
135 supplies, sporting equipment
136 Bulk Barn; Giant Tiger;
137
138 Cineplex staples Canadian tire
139 Independent sports store, independent kids/teens
140 clothing
141 Any options! Just variety
142 day spa
143 Full hardware store, clothing retailer
144 Costco, Childrens place
145 Michaels
146 Sephora, any clothing stores that are not specialty
147 clothing, shoe stores, pet store that isnt overpriced
148 Canadian Tire, Walmart, Home Depot
149 Canadian Tire
150 home items/decor.
151 Walmart
152
153 Some big box stores like Rona, Walmart, Winners, Staples
154 Gift shops
155 Canadian Tire, Home Depot,
156 Clothes retailer
157
158 Something where I could get kids clothing and toys. But
159 not "special" high priced clothing, like socks and
160 underwear. Even if another No Frills became a small
161 Superstore, that would be perfect.
162 art and craft supplies

155 Marks, Sports check, clothing stores
 156
 157 Hardware store with lumber yard. Clothing for men,
 158 women, and kids.
 159 Clothing.
 160 Affordable kids toys and clothes
 161 Shoe store
 162 A mall
 163 Mens Clothing
 164 Better hardware store, clothing store, walmart
 165 Clothing
 166 Wine bar
 167
 168 Department store, somewhere to get essentials
 169 Clothing
 170 Clothing
 171 Giant tiger, M&M's, Bowling, KFC
 172 Home Depot/Canadian Tire
 173 Plus sized clothing, children's clothing/toys, bulk barn
 174 Office supplies
 175 Beauty
 176 Affordable groceries
 177 Wal mart
 178 Not sure
 179 Clothing store
 180 Lumber yard
 181 A Home Depot or bigger home hardware
 182
 183 Saturday automotive - tire change. Italian or German deli.
 184 Napa auto parts.
 185 Quality affordable groceries
 186 Michaels, winners or Marshall's
 187 Shoes
 188 Boutique women's and children's clothing
 189 A superstore, Canadian tire, Home Depot, Walmart
 190 Electronics
 191 Office supplies like Staples
 192 ?
 193 London drugs,
 194 Staples, movie theatres, bowling alley
 195 Baby/child
 196 Movie theater, hotel

196	Canadian tire
197	Clothing stores & toy store (not boutique style & prices)
198	
199	Sporting Goods
200	Bigger chains like Walmart, Canadian Tire
201	Another larger grocery store to give competition
202	chain clothing stores
203	Clothing and amenities
204	Canadian tire, Home Depot, tool rental services.
205	Hardware, Grocery,
206	Kids clothing, office supplies,
207	
208	A really good sports bar
209	Home goods, (affordable) clothing, children's goods (such as accessories, clothing and/or toys), electronics.
210	Canadian tire, Walmart, giant tiger, more grocery stores.
211	
212	Thrift shop, clothing boutique, home decor, organic cosmetics, wine bar, antique store
213	Butcher
214	Sporting goods
215	There aren't any options for cost effective children's clothes
216	
217	
218	Recreation such as bowling.
219	No box stores, please. Small town retailers like Freson Bros, Peavy Mart for largest scale retailers. Would love to see Beaumont be known for and affordable for more boutique businesses.
220	
221	Electronics
222	Furniture or plus size women's clothing or shoes.
223	
224	Children's store, clothing, toys, locally made
225	Canadian tire, walmart,
226	Clothing
227	
228	A brewery
229	Automotive and home improvement
230	

231 There's almost no retail establishments here. We can't
 buy socks.
 232 Kids play space
 233 Sports shop
 234 Canadian Tire
 235 Clothing
 236 Clothes store (marks),
 237 Groceries clothing shoes etc
 238 Superstore
 239 Grocery
 Something where you can go for clothes, home goods.
 240 Like a winners.
 241 Anything AFFORDABLE. So expensive here
 MOTEL/HOTEL, activity places like a small theatre like
 242 Leduc, or bowling or something
 243 Clothing and shoes
 244 Canadian Tire, larger lumber yard,
 245 home goods
 246 Lumber yard
 247 Canadian Tire, Giant tiger, Fields, winners Walmart
 248 Anywhere to buy things like underwear or shoes
 249 Canadian Tire
 250 Clothing , Walmart
 251 Walmart, Canadian Tire, Indoor Play Cafe
 I knew the owners of F45 in Walker lakes- they wanted to
 open a gym in beaumont but the rent for retail spaces is
 so grossly high, they could not have made it work. I would
 252 have loved to have them here.
 Clothes for all family members not just high end women's
 253 clothing
 254 Somewhere to buy socks and underwear
 255
 a winter home for the Beaumont Farmer's market so it
 can grow and develop a following, a clay & cupcakes like
 options for going somewhere to do an activity with family
 or a spouse, a place to learn or do art, a bakery, a place
 like the RAM shop with local to Alberta or
 256 Beaumont/Edmonton souvenirs and arts/crafts.
 257 Household goods/electronics
 258 Affordable clothing such as Giant Tiger.
 259 reasonably priced footwear
 260 Walmart, sports store

261 Walmart, Canadian Tire, Winners (like Camrose and
 Sylvan Lake have)
 262 Canadian tire for sure.or Home Depot. Our home
 hardware has next to nothing in it. Too small.
 263 Men's wear
 264 Winners, Chapters, Gap, Sport Chek, high end grocery,
 more coffee shops,
 Athletic apparel, sports consignment store lile Totem,
 265 Marks work warehouse, Winners, Staples,
 266 Knitting and quilting supplies
 General shopping like Canadian tire, walmart; clothing's
 267 and sporting goods
 Some sort of family/teen entertainment - small movie
 268 theatre, arcade
 269 Senior healthcare
 270 Shoes
 Clothing, shoes, yarn/fibre, craft, home repair/reno,
 271 lumber, bulk barn,
 272 In side shopping mall
 273 Any of the box stores
 274
 275 Clothing, accessories, shoes
 276 Canadian tire, Home Depot, Winners
 277 Clothing for whole family - with reasonable prices
 278 Big box store or HW Produce
 Affordable clothing store that includes kids clothes and
 279 shoes
 280 Clothing or shoes
 281 Coop grocery
 282 Save on foods

 Not a retailer but I would like to see a 24 hr. Walk in
 Medical Clinic for triage. More doctors. A community
 of 23,000 with older population where we look after the
 medical needs of the residents better than we currently.
 I DO NOT support a Walmart/Canadian Tire retail store in
 our community. More personal, small, unique niche
 businesses with great personal customer service
 283 experiences.
 Clothing for adults and kids - its bizarre that you have to
 284 driving to another city to buy children's clothes
 285
 286 Winners/Marshalls/Homesense
 287 Opa

288 Another grocery store option
 Clothing retailer that is not a boutique...something more
 289 affordable for families
 290 Shoe store
 291 Canadian Tire
 292 Shoe Store for kids and adults
 larger home building supply store (including full lumber
 293 selection)
 294 Winners/Homesense.
 295 Home improvement.
 296 Kids clothing stores
 297 not sure
 298 Walmart
 299 Any clothing retail like Simons, H&M, Zara
 Home goods store. More clothing options. Would like to
 300 see more boutiques.
 301
 302 Something more like Walmart
 303 local produce grocer
 304
 305 Winners, Marshalls, Homesense, Walmart, Staples,
 Sportcheck
 Home Depot, garden nursery, bulk barn, home sense,
 306 furniture store, sport equipment
 307
 308
 309 A place for young adults to get together
 Home improvement / restaurants/ social activities for
 310 family's (theaters) /
 Walmart, Canadian Tire or larger store which provides
 311 more options than Sobeys or No Frills
 312 Box Stores
 313 more grocery stores and clothing retail stores
 314 Unsure.
 315 Winners/Home Sense
 316 save on foods or coop
 317 walmart, something with clothing
 318
 winners, h&m, zara, carters kids clothes, yoga,
 319 somewhere to buy socks that isnt the dollar store
 320
 321
 322 Golftown

323 Butterfly boutique comeback! Unique stores like you see
 324 on Whyte Ave that make us a destination for lunch and
 unique shopping
 325 clothing store (not boutique), furniture, technology store
 326 like Staples/Bestbuy
 327 clothing, hardware...
 328 Walmart, Giant Tiger, larger big box stores
 A brand name clothing store with a variety of
 329 kids/mens/womens clothing (ie. H&M)
 Walmart, H&W, Canadian Tire, Michaels, Winners,
 330 furniture store, car dealership.
 331
 332
 333 Nil Edmonton is close enough, majority of the population
 works outside of Beaumont
 334 Movie theatre, entertainment type retailers
 335 none
 336 Hardware
 337 --
 338 Department store
 339
 340
 341
 342 Athletic
 Bigger supercenters. Walmart superstore hardware
 343 stores
 Clothing stores (non-boutique), one stop shop like
 Walmart and some home/garden stores like Canadian
 344 Tire/Home Dept
 345 Freson brothers, allstars (kids play place), hotel,
 Department type store. Giant tiger, even a real hardware
 346 store.
 347 Crafting store like Michael's
 348 Clothing stores
 349 Winner/homesense
 350 Quilting/crafts. Clothing
 351 Big box store like Canadian Tire
 352 Giant Tiger and a mall
 353 Lumber yard
 354 Walmart, superstore, costco
 355 None. Never shop in Beaumont.

356 Michaels/winners
 357
 358
 359
 360 Winners, liquidation
 Clothing (adult, kids, baby); jewelry; artisan; hobby;
 361 music; sport equipment; again, anything.
 362 Bulk barn type of store
 A clothing store for teens and young adults would be
 363 perfect

 364 None. I do not like the big box stores being in town here.
 365
 Theatre, bowling lanes, breakfast restaurant, coop
 366 grocery store
 367 Sports
 368 All in one i.e. Walmart/Homesence
 369 Walmart
 Something like Walmart or Canadian tire, a video game
 370 store
 371 Giant Tiger
 372 Retail
 "Stuff" store with affordable clothing for all ages and
 373 genders, similar to winners
 374 Winners
 375 Bulk barn
 376 Winners or similar discount clothing type store
 377 Sports equipment store
 378 Winners or Marshall's
 A place we can get basic clothing (ex socks, underwear,
 379 childrens clothes)
 380 computer retail
 381 Music store
 382 Superstore
 383 Winners, Canadian Tire
 384 A bigger box store with a variety of items
 385 Marshalls
 386 Not Sure
 387 A better hardware store.
 388 Marks Work Wearhouse
 389 Clothing store
 390 Lower end clothing and shoes, maybe a variety store?
 391 Hotel, Walmart, Canadian tire, winners, staples

392 Home goods store like homesense, craft store, anything
 393 that gives kids something to do (like a movie theatre or
 394 bowling alley or arcade),
 395 Giant Tiger
 396 Full clothing. I don't want to leave town to buy
 397 underwear.
 398 Equine vet supplies
 399 Home Depot, lowes,
 400 More boutiques and clothing stores.
 401 Bulk barn, child play zone with parent cafe
 402 Clothing/shoes
 403 Local clothing stores
 404 Canadian tire
 405 Winners/Marshall's
 406 Winners
 407 Department store, maybe CTire
 408 SAS shoesii
 409 Walmart type store (convenience for clothing, groceries,
 410 housewares), lumber yard
 411 I would like to see better grocery store options