



Real Estate
Developments



RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION



EVER on Baseline

NWC of Baseline Road & Broadmoor Boulevard, Sherwood Park

**Future
Retail &
Professional**



EVER on Baseline

NWC of Baseline Road & Broadmoor Boulevard, Sherwood Park

High Exposure Future Retail Complex with Opportunity for Big Box Retailer

EVER on Baseline is a proposed development on one of Sherwood Park's main roadways. The project will be a welcome addition to the already established trade area at the intersection of Baseline Road and Broadmoor Boulevard. This corner site provides exceptional exposure and is less than a minute away from Anthony Henday Drive.

- Corner exposure and access on both Baseline Road and Broadmoor Boulevard
- Opportunities for a grocery/big box anchor, gas station, drive-thrus, retail and professional users
- Turn-key options available for businesses
- Site is in an established commercial trade area adjacent to neighbourhoods and commercial retail centres
- Multiple access points
- Minutes away from Anthony Henday Drive and Yellowhead Trail
- 10 minutes from Edmonton via Baseline Road



Demographics (2019)



POPULATION

1 KM	3 KM	5 KM
2,560	31,685	72,221



HOUSEHOLDS

1KM	3KM	5KM
1,039	12,391	27,038



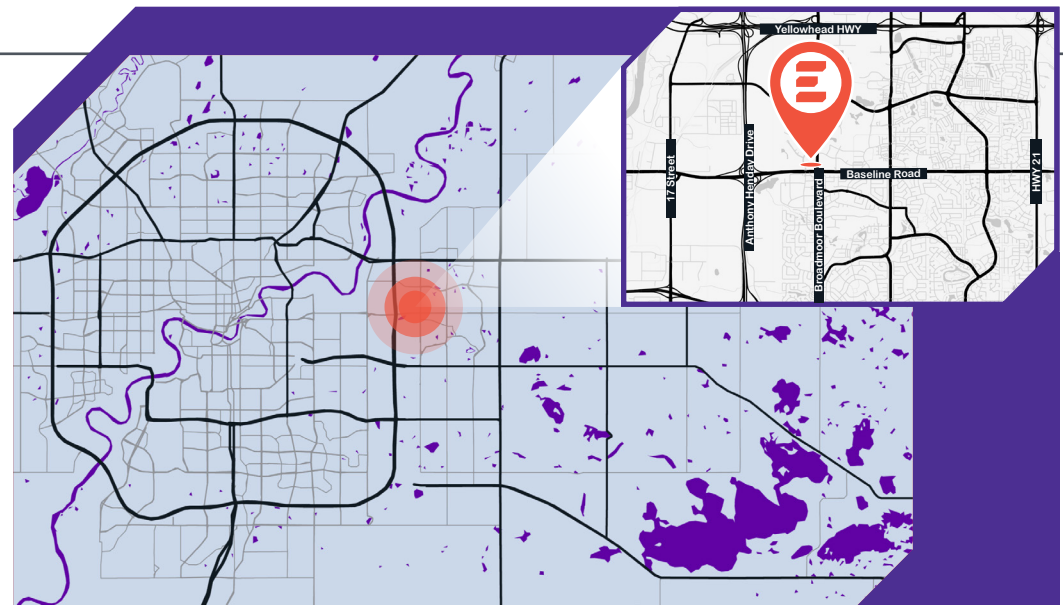
AVERAGE INCOME

1 KM	3 KM	5 KM
\$116,005	\$133,585	\$160,054



VEHICLES PER DAY

BASILINE ROAD	BROADMOOR BLVD	SHIVAM BLVD
42,263 VPD	22,589 VPD	7,779 VPD



Please note this development is currently in the design phase and plans are subject to change. Site plan and renderings are for discussion purposes only.

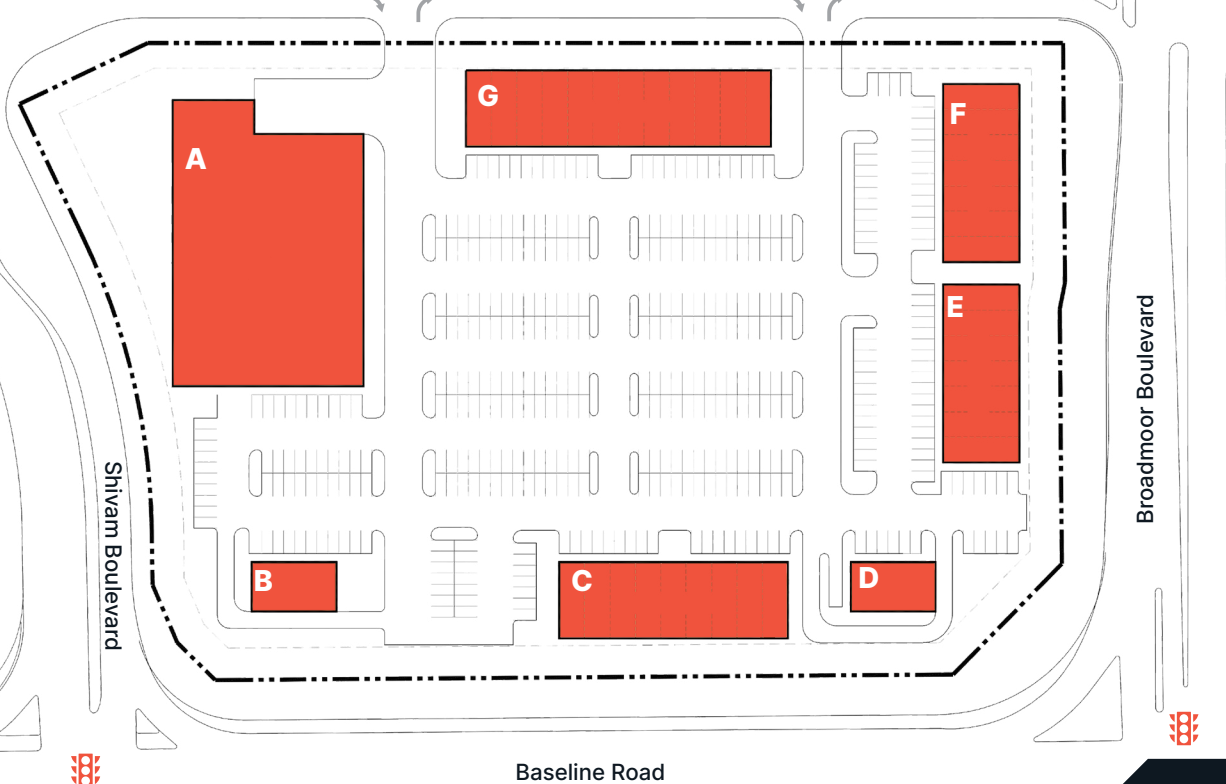


SITE PLAN

FOR LEASE PENDING LEASED

(Future Development by Others)

Future Access Road



ZONING
C2 - Arterial Commercial

PARKING
420 +/- Paved Surface Stalls (est.)

LEASE RATE
Market

DEVELOPMENT SIZE
76,189 SF +/-

LAND AREA
8.96 acres +/-

SITE PLAN HIGHLIGHTS

- Excellent exposure on Baseline Road and Broadmoor Boulevard
- 2 access points on the north side of the site (shared)
- Easy access to Anthony Henday Drive
- 420 surface parking stalls (est.)
- Two drive-thrus
- Opportunity for Grocery or Big Box store
- Surrounded by residential neighbourhoods and commercial retail centres

BUILDING A
Grocery / Box Store - 30,486 SF ±

BUILDING E
Single Storey CRUs - 8,138 SF ±

BUILDING B
Drive-Thru - 2,508 SF ±

BUILDING F
Single Storey CRUs - 8,138 SF ±

BUILDING C
Single Storey CRUs - 10,463 SF ±

BUILDING G
Single Storey CRUs - 13,950 SF ±

BUILDING D
Drive-Thru - 2,508 SF ±

Please note this development is currently in the design phase and plans are subject to change. Site plan and renderings are for discussion purposes only.

EB 24.04.12

Sign Up
Newsletter



Rahim Rahemtullah
Partner/VP Sales
E: rahim.r@everred.ca
D: 587.635.4202
C: 780.695.1200



Alexandria Wiemer
Sales Manager
Associate, RE/MAX Excellence
E: alex.w@everred.ca