



Real Estate  
Developments



# EVER on Baseline

NWC of Baseline Road & Broadmoor Boulevard, Sherwood Park

**Future  
Retail &  
Professional  
2027 est.**



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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, drive-thrus, retail, medical 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



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. Renderings may not reflect most current iteration of site plan presented.

### 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



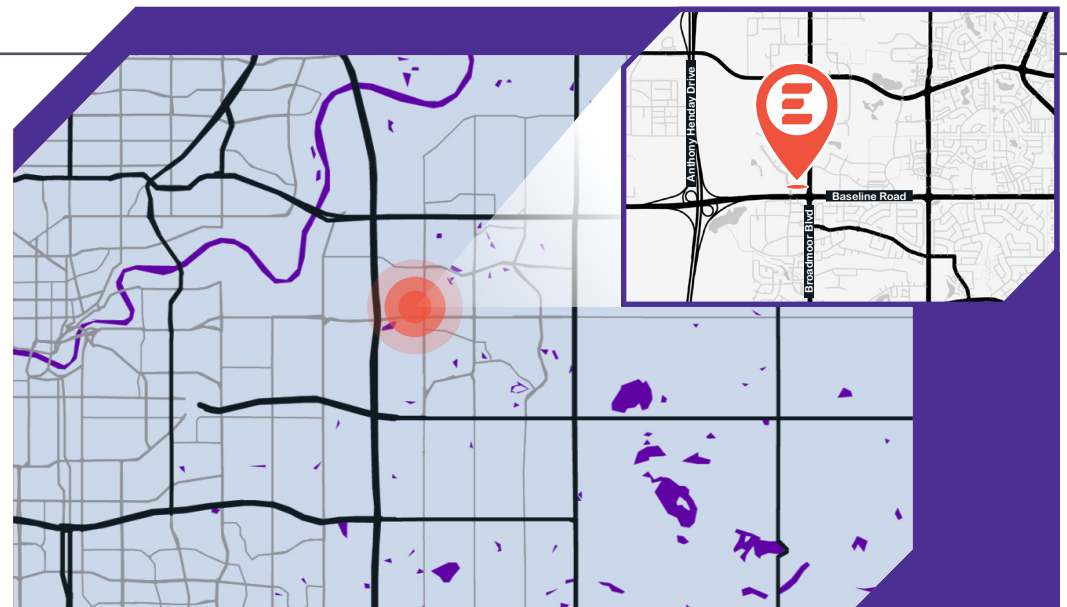
#### AVERAGE INCOME

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



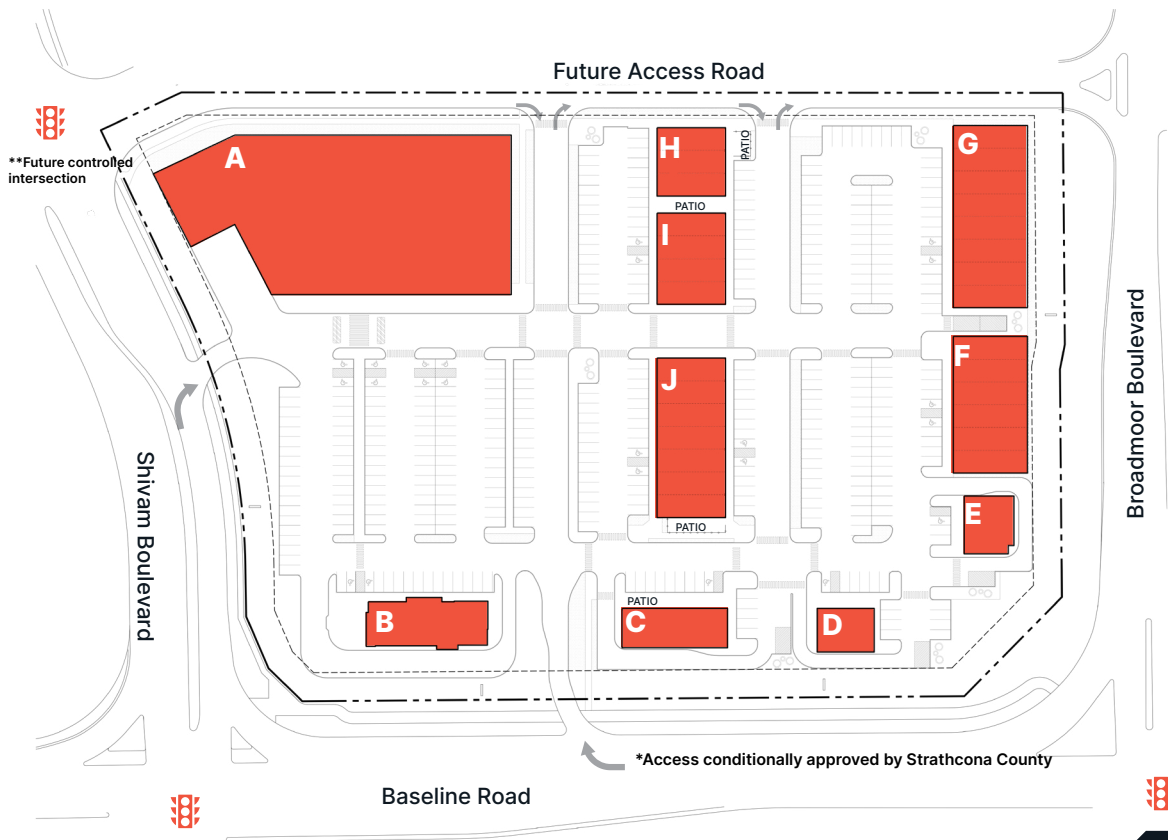
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# SITE PLAN

FOR LEASE PENDING LEASED



**ZONING**  
C2 - Arterial Commercial

**PARKING**  
387 +/- Paved Surface Stalls (est.)

**LEASE RATE**  
Market

**DEVELOPMENT SIZE**  
81,222 SF +/-

**LAND AREA**  
8.83 acres +/-

## SITE PLAN HIGHLIGHTS

- Excellent exposure on Baseline Road and Broadmoor Boulevard
- \*Access from Baseline Road with additional access from Shivam Boulevard and North access road
- Easy access to Anthony Henday Drive
- 387 surface parking stalls (est.)
- Four drive-thrus
- Opportunity for Grocery or Big Box store
- Surrounded by residential neighbourhoods and commercial retail centres

**BUILDING A**  
Grocery / Box Store - 36,140 SF ±

**BUILDING F**  
Single Storey CRUs - 7,558 SF ±

**BUILDING B**  
Drive-Thru - 4,142 SF ±

**BUILDING G**  
Single Storey CRUs - 10,075 SF ±

**BUILDING C**  
Drive-Thru - 3,094 SF ±

**BUILDING H**  
Single Storey CRUs - 3,460 SF ±

**BUILDING D**  
Drive-Thru - 1,857 SF ±

**BUILDING I**  
Single Storey CRUs - 4,650 SF ±

**BUILDING E**  
Drive-Thru - 2,108 SF ±

**BUILDING J**  
Single Storey CRUs - 8,138 SF ±

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\*Right-in access from Baseline Road has been conditionally approved by Strathcona County.

\*\*Future controlled intersection, to be complete following construction of future access road north of the property.

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