



Real Estate
Developments



EVER on Baseline

180 Baseline Road, Sherwood Park

Future
Retail &
Professional
2027 est.



EVER on Baseline

180 Baseline Road, Sherwood Park



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.

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

Demographics (2019)



POPULATION

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



AVERAGE INCOME

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



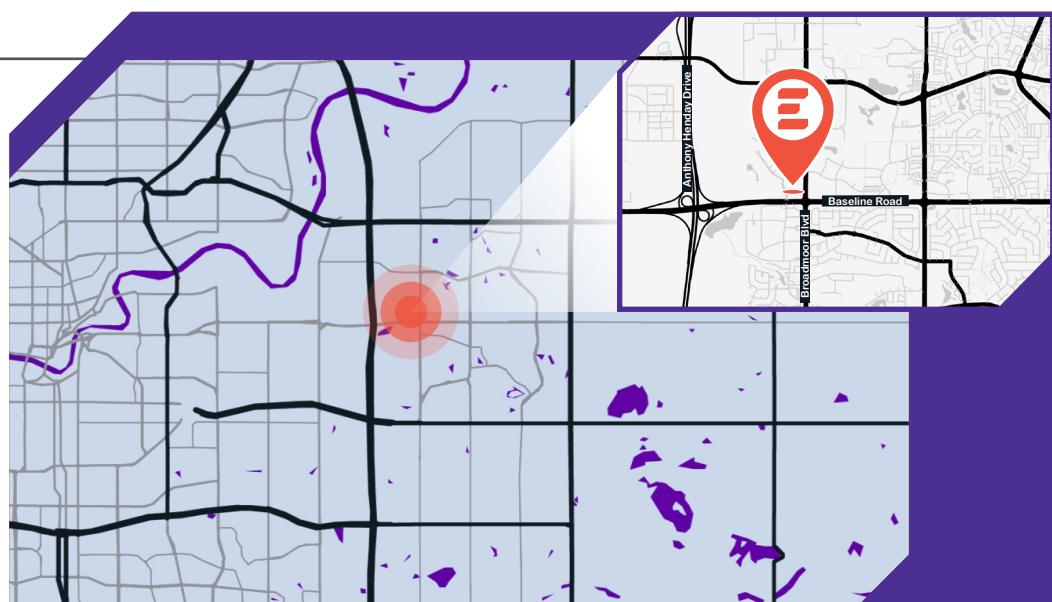
HOUSEHOLDS

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



VEHICLES PER DAY

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



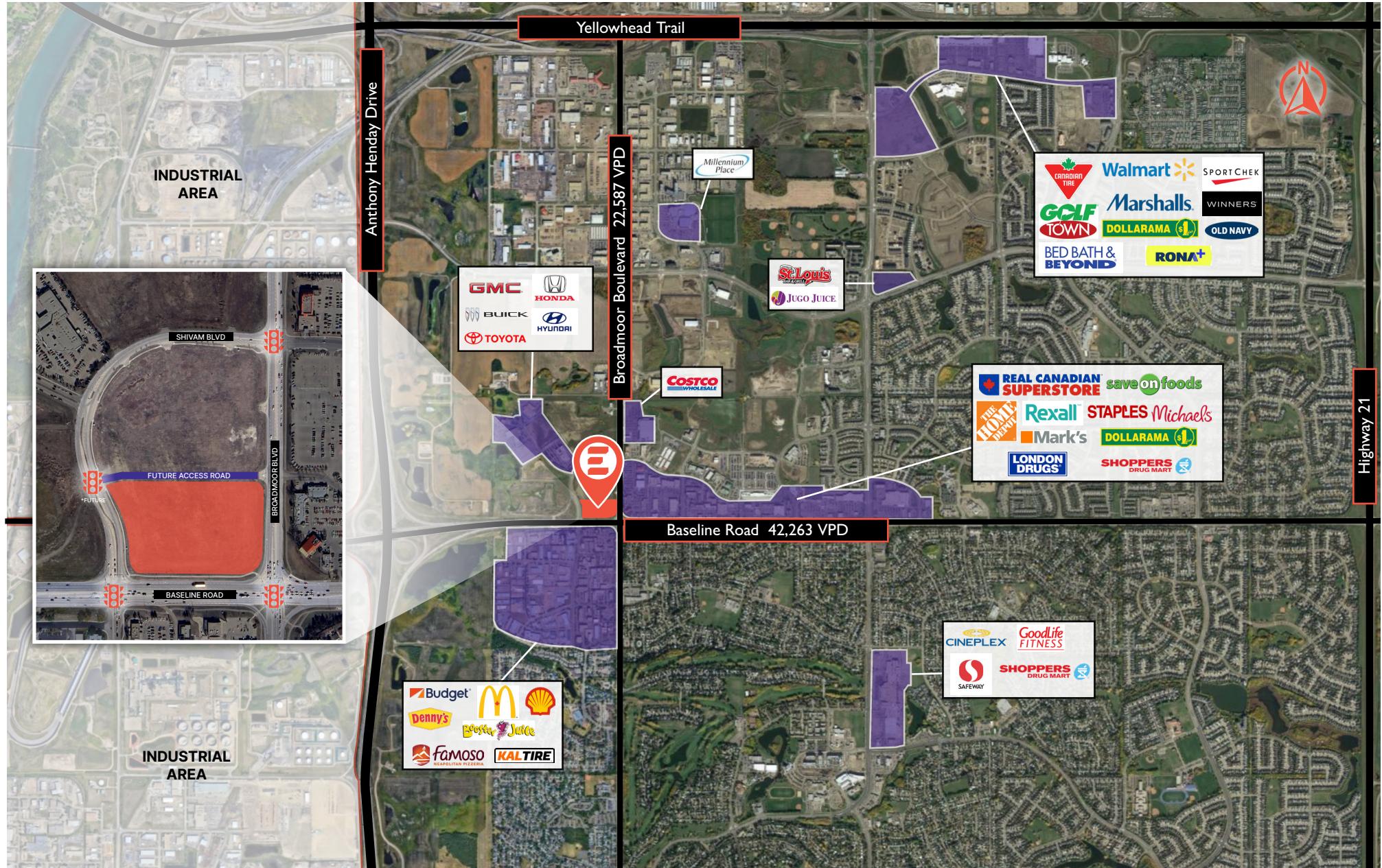
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EVER on
BASELINE

RE/MAX
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COMMERCIAL DIVISION



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RE/MAX
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COMMERCIAL DIVISION

FOR LEASE PENDING FULLY RESERVED

Building 1 - Big Box Store

100 PENDING 34,533 SF ±

Building 2 - Two-Storey Professional Building

201-209 PENDING 5,300 SF ±

211-213 2,572 SF ±

221 A 5,988 SF ±

221 B 1,562 SF ±

Building 3 - Retail and Professional

301-309 PENDING 6,421 SF ±

Building 4 - Standalone Drive-Thru

400 PENDING 2,108 SF ±

Building 5 - Standalone Drive-Thru

500 PENDING 1,857 SF ±

Building 6 - Standalone Drive-Thru

600 PENDING 3,094 SF ±

Building 7 - Standalone Drive-Thru

700 PENDING 4,142 SF ±

Building 8 - Retail and Restaurant

801 784 SF ± 809 1,061 SF ±

803 990 SF ± 811 1,061 SF ±

805 1,056 SF ± 813 1,033 SF ±

807 1,054 SF ±

Building 9 - Retail and Restaurant

901 1,031 SF ± 911 1,055 SF ±

903 1,063 SF ± 913 1,054 SF ±

905 1,066 SF ± 915 782 SF ±

907 1,056 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.

EB 26.01.15

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ZONING
C2 - Arterial Commercial

LEASE RATE
Market

DEVELOPMENT SIZE
77,737 SF +/-

LAND AREA
8.83 acres +/-



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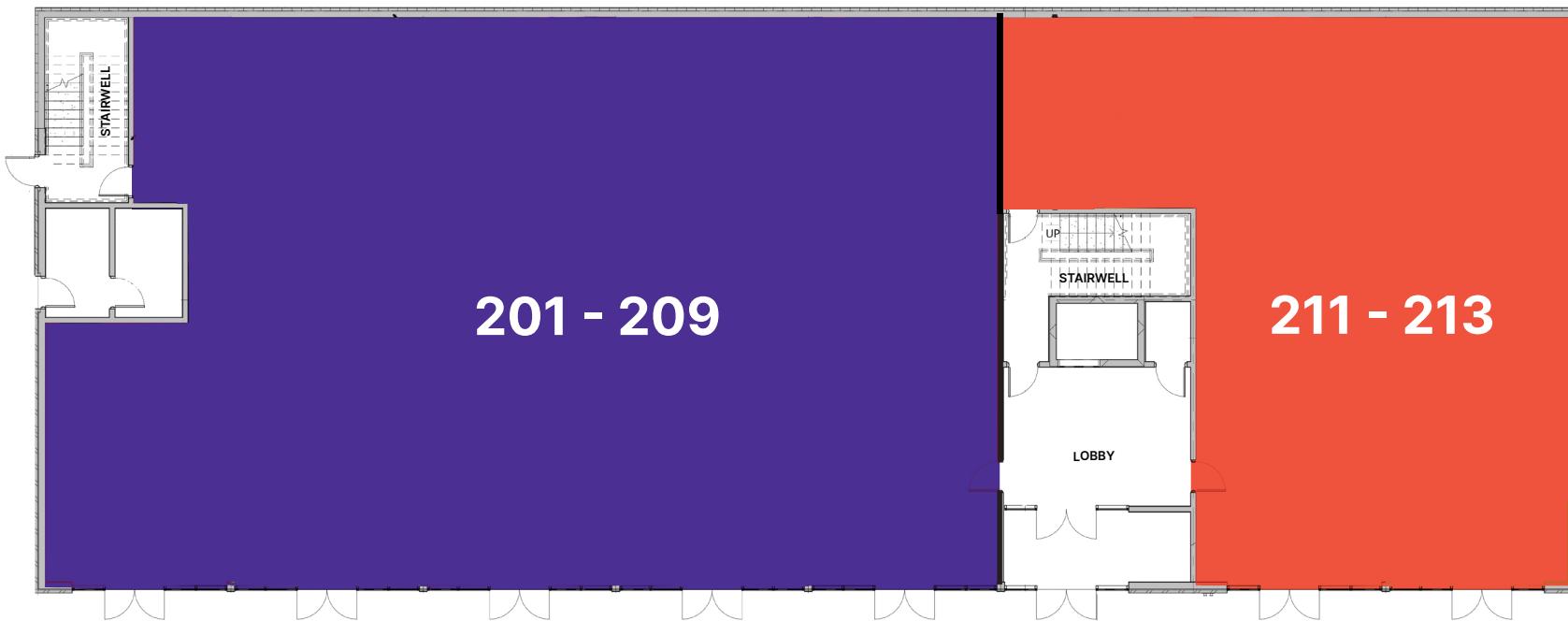
EVER Real Estate Developments Ltd. Suite 502, 4730 Gateway Blvd NW Edmonton AB T6H 4P1

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BUILDING 2 - MAINFLOOR PROFESSIONAL BUILDING

FOR LEASE PENDING LEASED



Front

BUILDING 2 - MAIN

Medical Professional

201-209	PENDING	5,300 SF ±
211 - 213		2,572 SF ±

HIGHLIGHTS

- Supported by adjacent professional users
- Frontage on Broadmoor Boulevard
- Pylon signs with exposure to Broadmoor Boulevard and Baseline Road

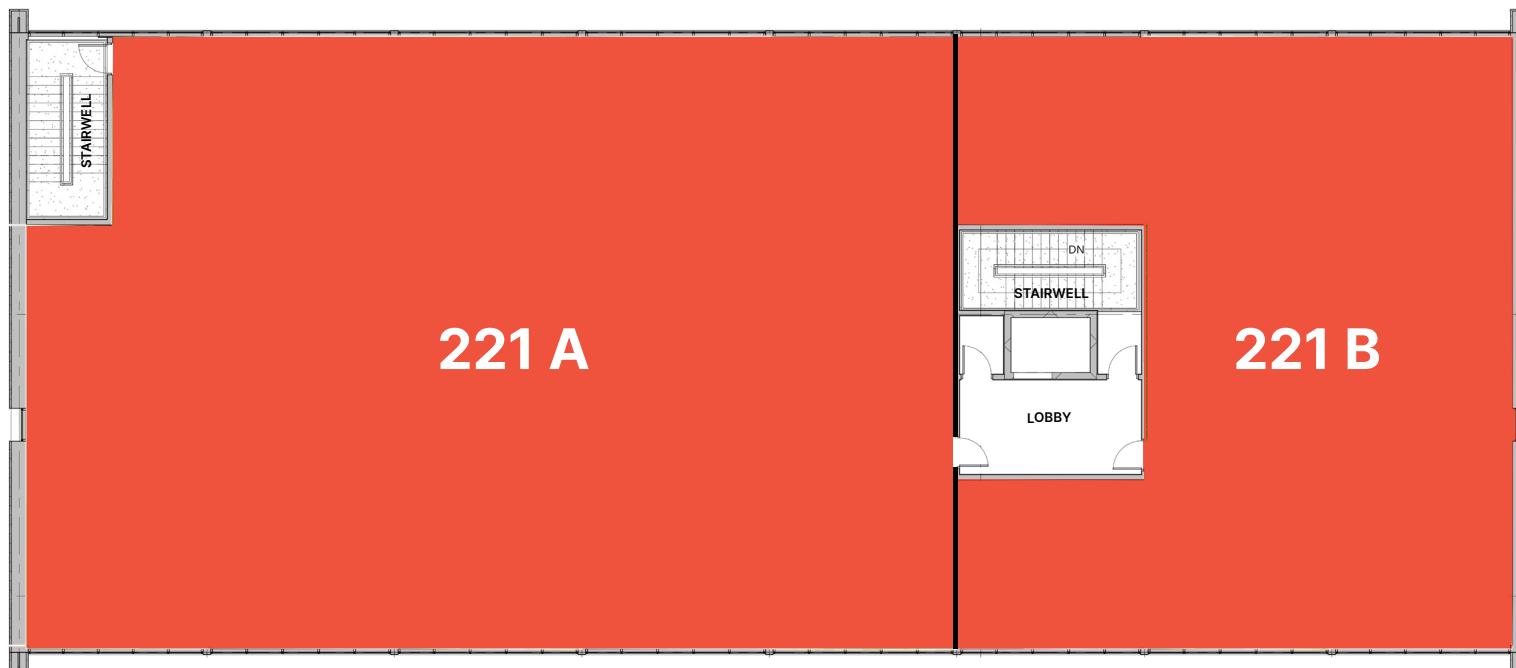
Units sizes are subject to change and will be confirmed upon completion of survey.
Demisable and contiguous options available.

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BUILDING 2 - SECOND STOREY PROFESSIONAL BUILDING

FOR LEASE PENDING LEASED



Front

BUILDING 2 - SECOND STOREY

Professional

221 A	5,988 SF \pm
221 B	3,153 SF \pm

HIGHLIGHTS

- Supported by adjacent professional users
- Frontage on Broadmoor Boulevard
- Pylon signs with exposure to Broadmoor Boulevard and Baseline Road

Units sizes are subject to change and will be confirmed upon completion of survey.
Demisable and contiguous options available.

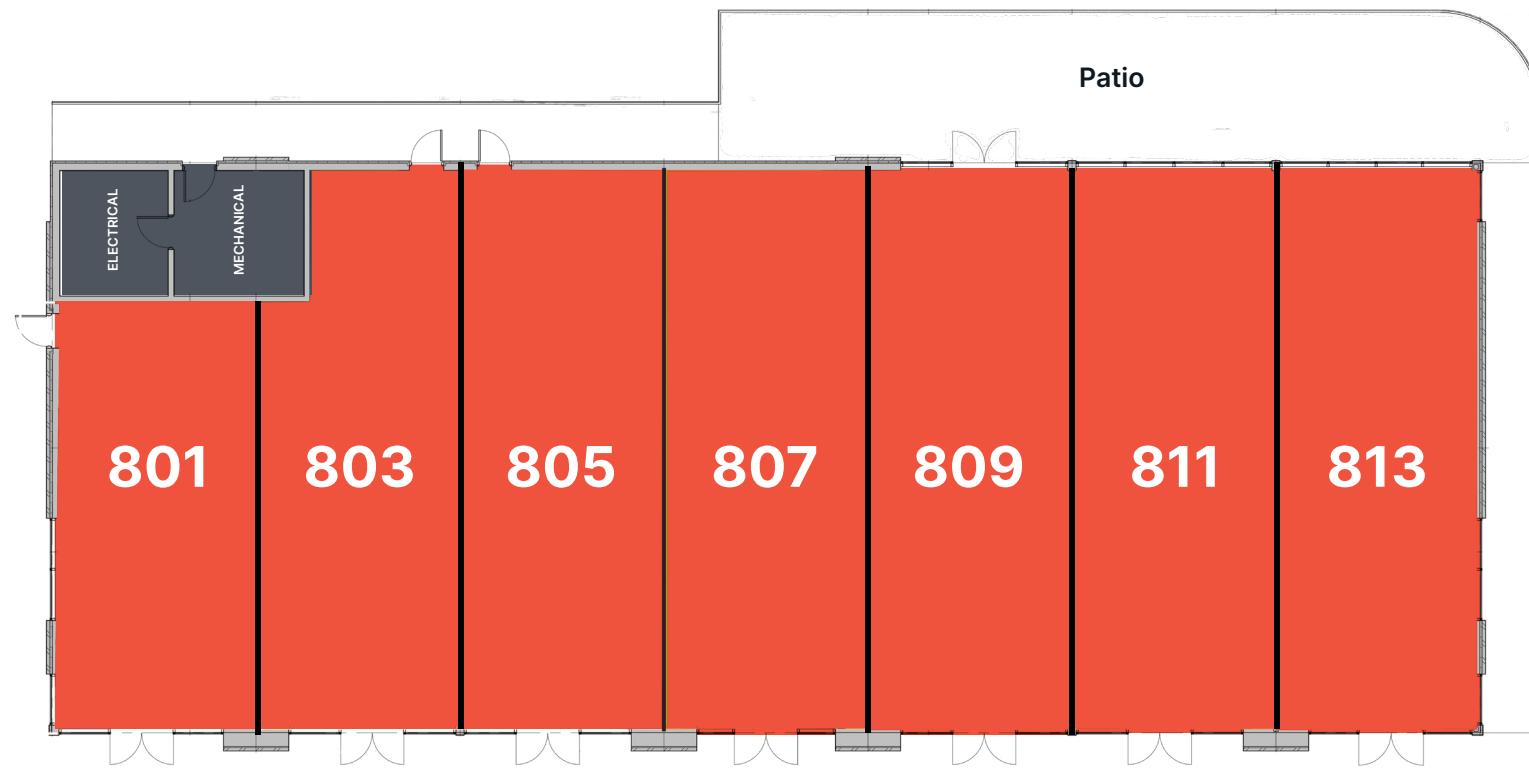
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BUILDING 8 - RETAIL & RESTAURANT

FOR LEASE PENDING LEASED



BUILDING 8

Retail/Restaurant

801	784 SF ±	809	1,061 SF ±
803	990 SF ±	811	1,061 SF ±
805	1,056 SF ±	813	1,033 SF ±
807	1,054 SF ±		

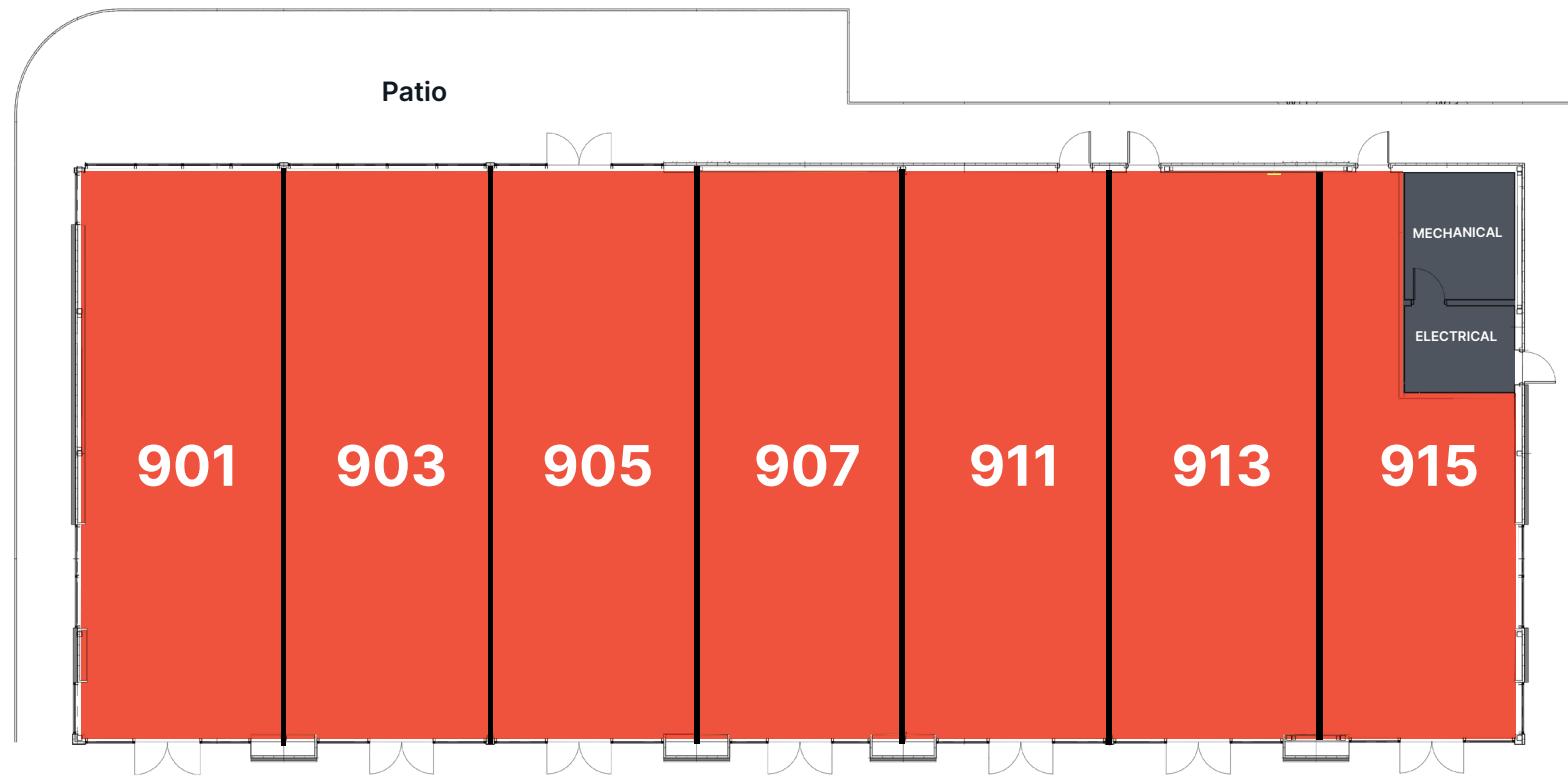
HIGHLIGHTS

- Visibility from Baseline Road and Shivam Boulevard
- Patio space available for restaurant users
- Pylon signs with exposure to Broadmoor Boulevard and Baseline Road

Units sizes are subject to change and will be confirmed upon completion of survey.
Demisable and contiguous options available.

BUILDING 9 - RETAIL & RESTAURANT

FOR LEASE PENDING LEASED



BUILDING 9

Retail/Restaurant

901	1,031 SF ±	911	1,056 SF ±
903	1,063 SF ±	913	1,054 SF ±
905	1,066 SF ±	915	782 SF ±
907	1,056 SF ±		

HIGHLIGHTS

- Visibility from Baseline Road and Shivam Boulevard
- Patio space available for restaurant users
- Pylon signs with exposure to Broadmoor Boulevard and Baseline Road