



Real Estate  
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**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION



# EVER on Baseline

180 Baseline Road, Sherwood Park

**Future  
Retail &  
Professional  
2027 est.**



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# EVER on Baseline

180 Baseline Road, 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

## 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



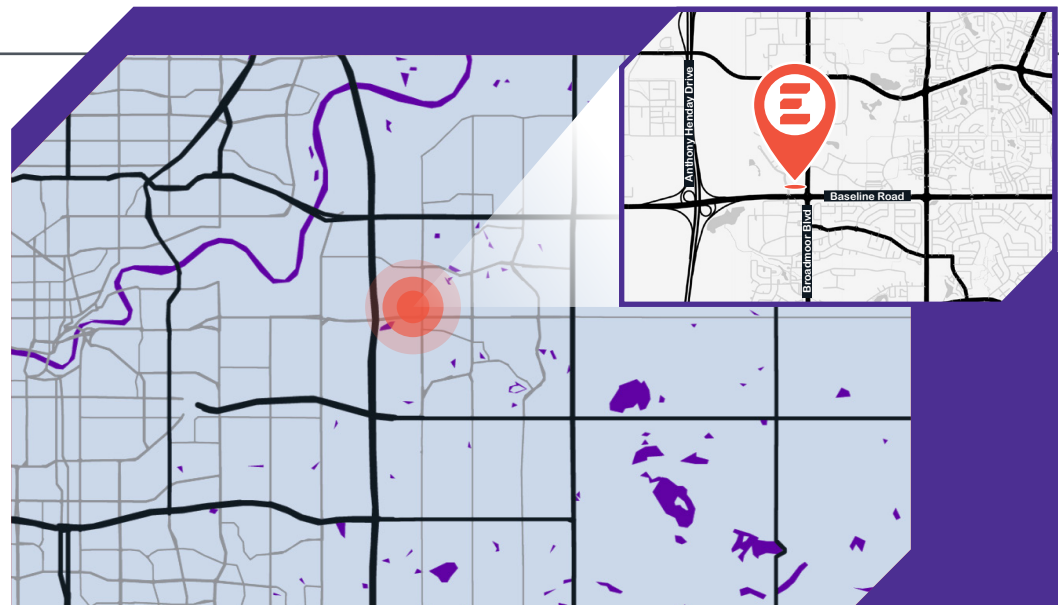
### AVERAGE INCOME

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

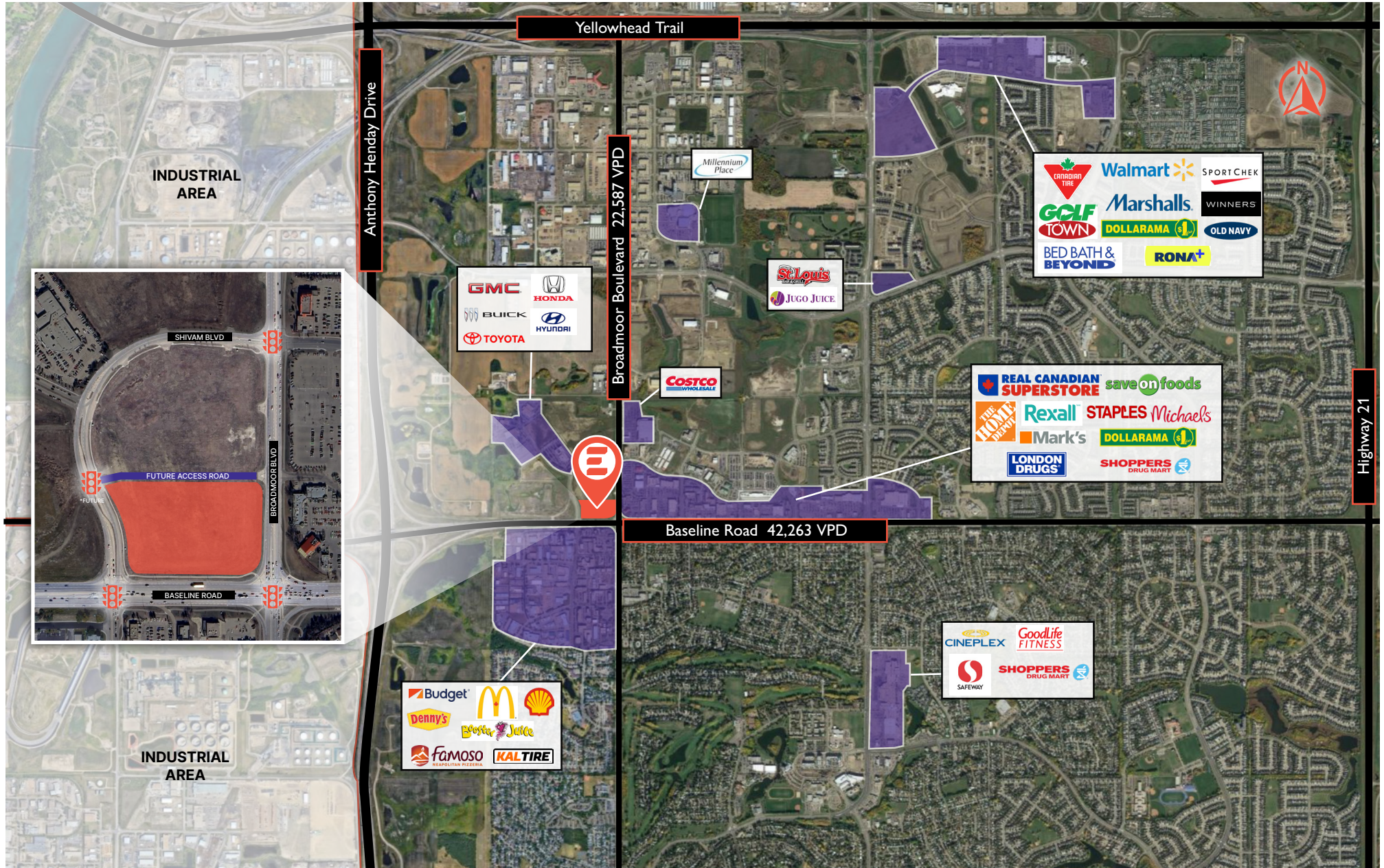


Please note this development is currently in the design phase and plans are subject to change. Site plan and renderings are for discussion purposes only. Renderings may not reflect most current iteration of site plan presented.

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# Future Retail & Professional 2027 est.



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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 ±

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.

\*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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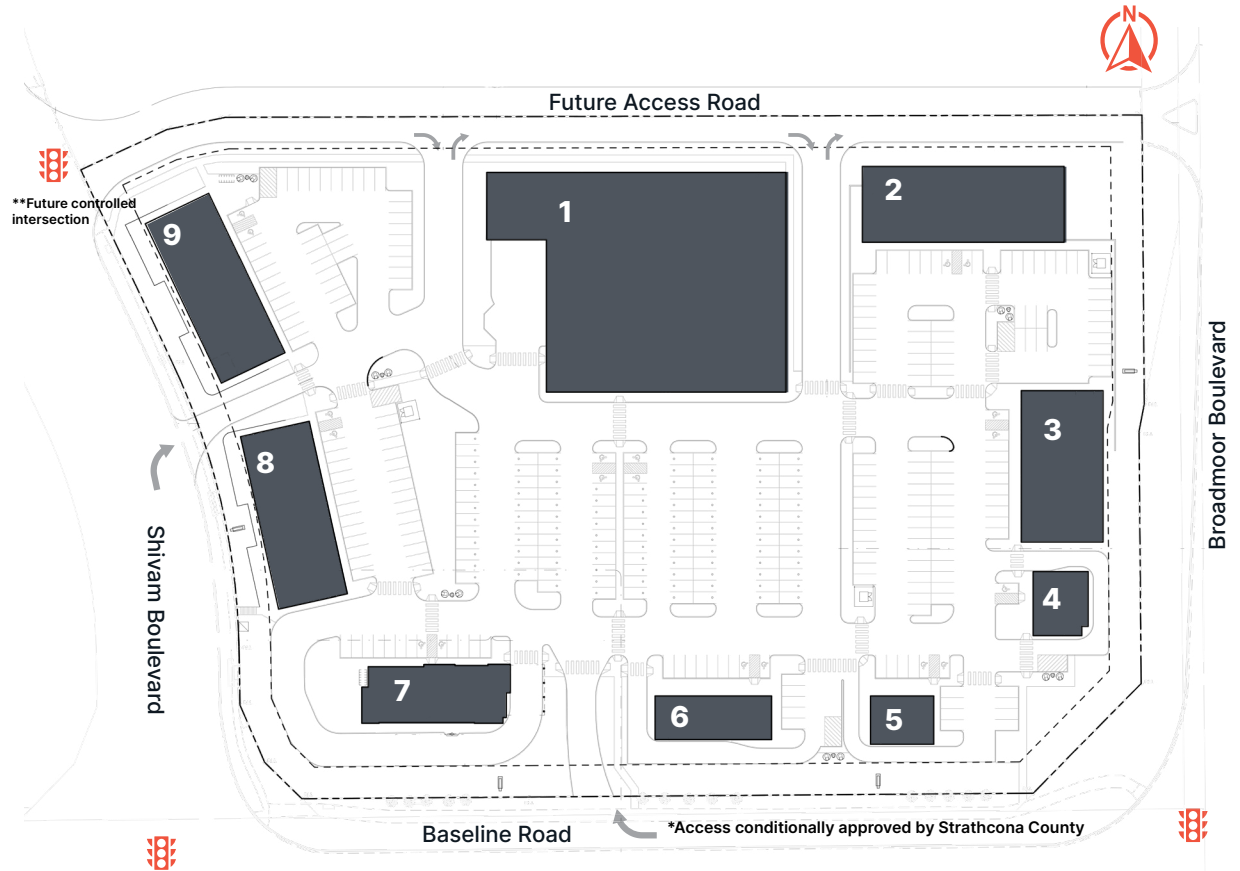
LEASE RATE  
Market

ZONING  
C2 - Arterial Commercial

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

DEVELOPMENT SIZE  
77,737 SF +/-

LAND AREA  
8.83 acres +/-



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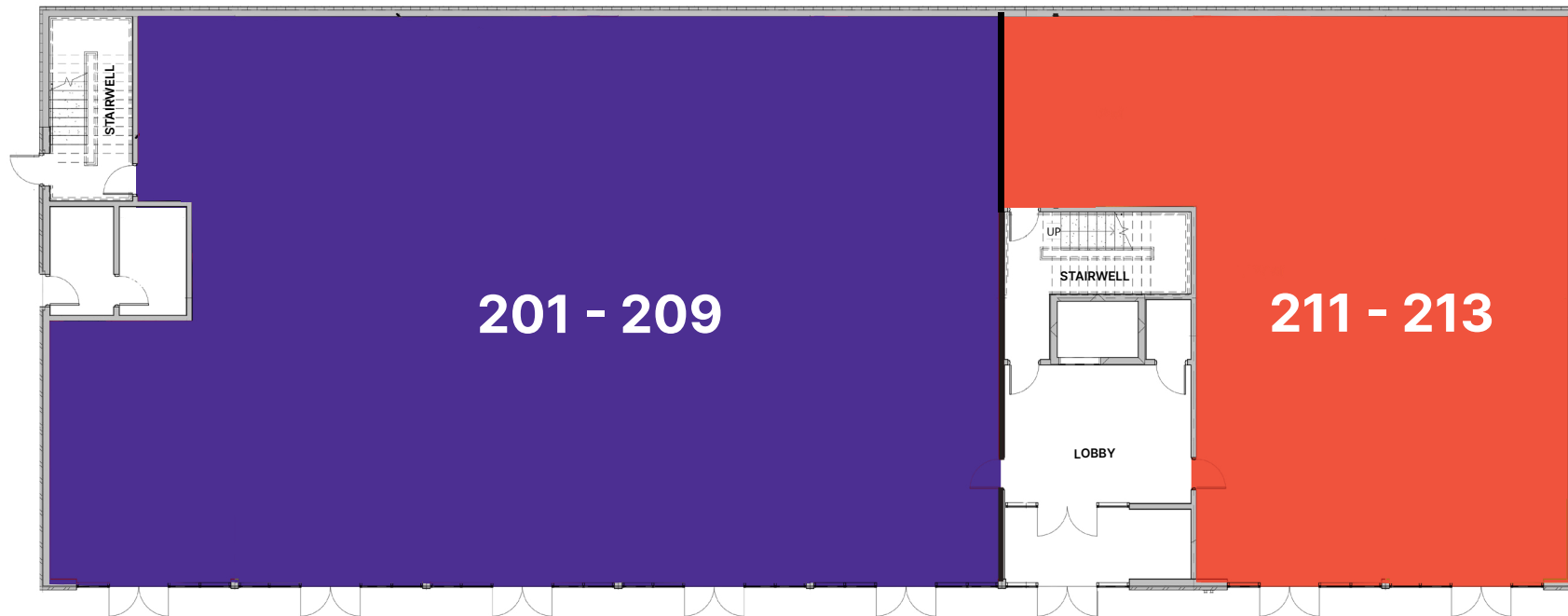


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## BUILDING 2 - MAINFLOOR PROFESSIONAL BUILDING

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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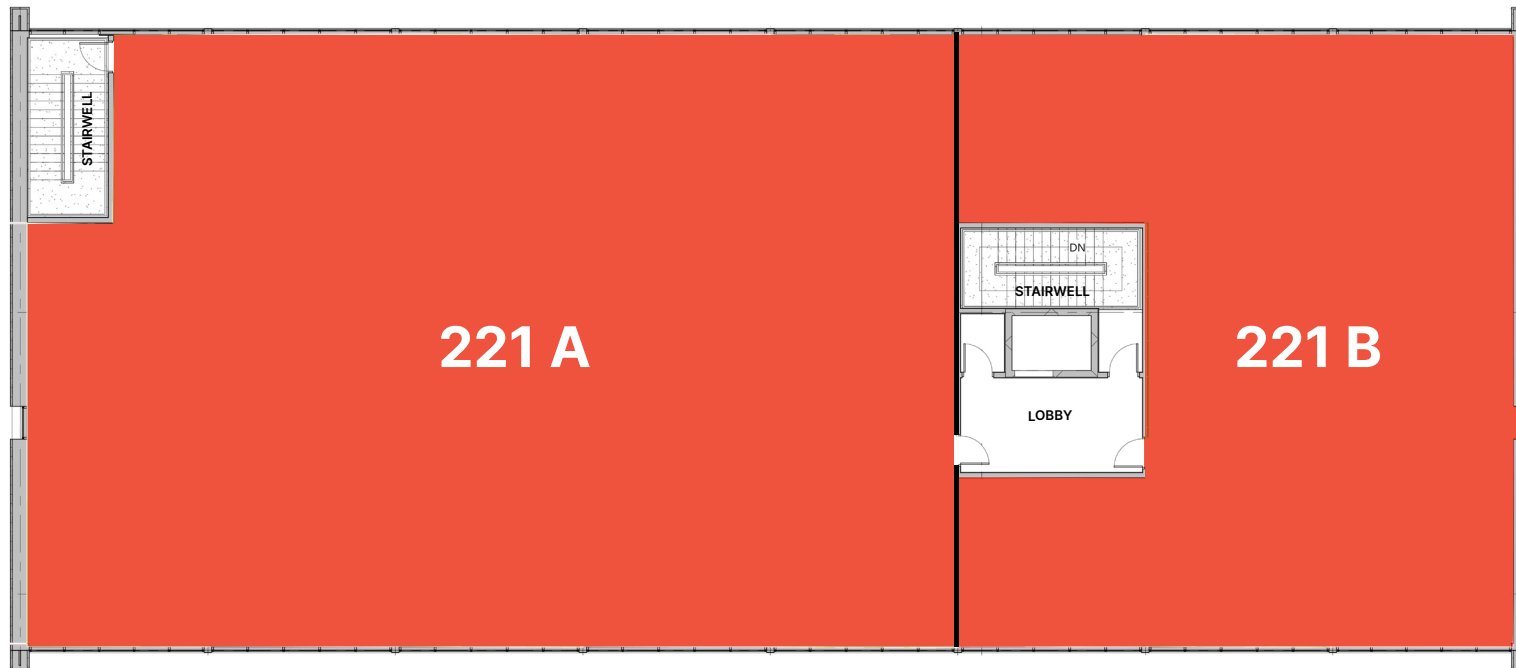


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## BUILDING 2 - SECOND STOREY PROFESSIONAL BUILDING

FOR LEASE PENDING LEASED



Front

### BUILDING 2 - SECOND STOREY

*Professional*

<b>221 A</b>	<b>5,988 SF ±</b>
<b>221 B</b>	<b>3,153 SF ±</b>

### 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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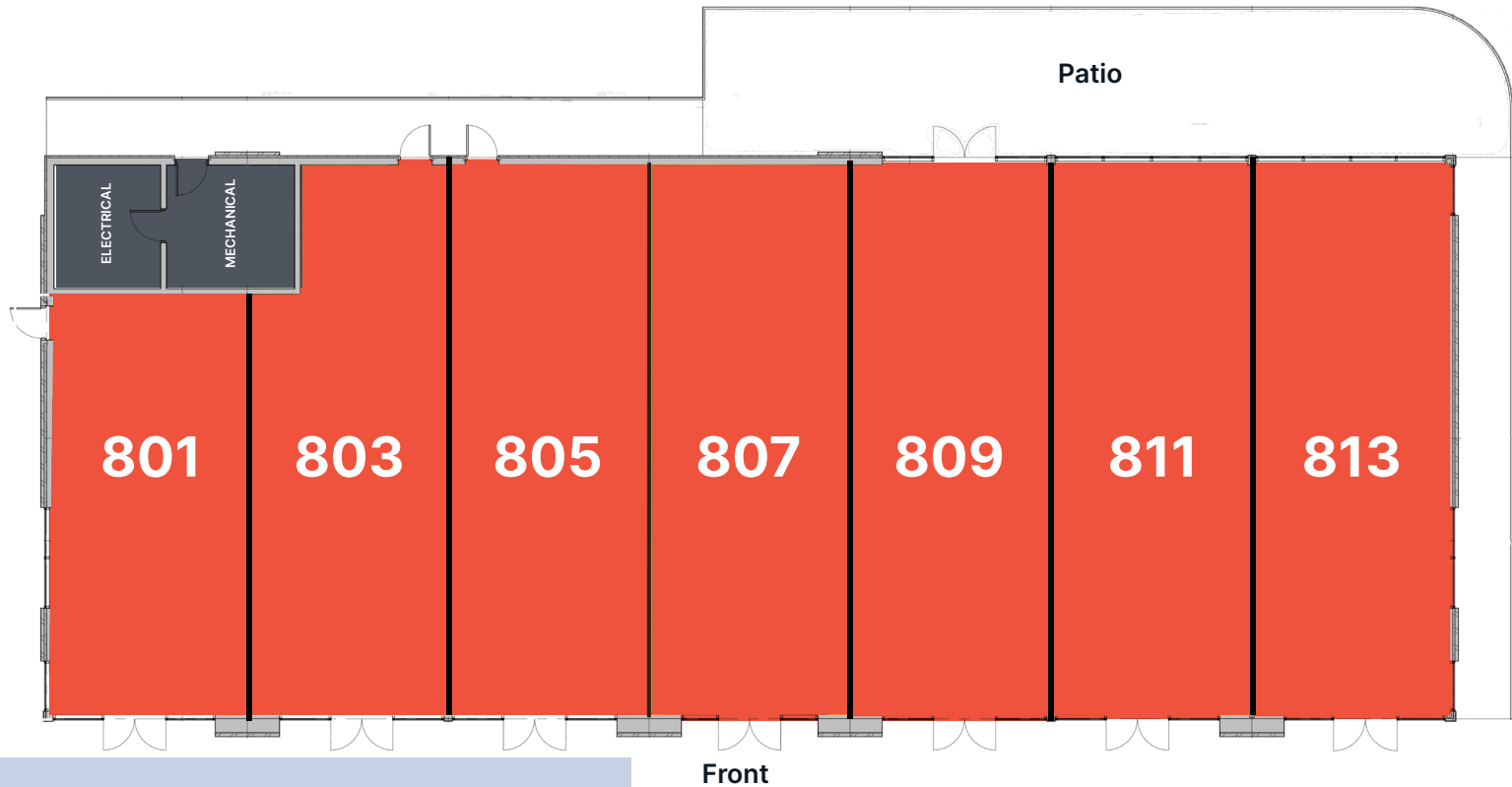


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## BUILDING 8 - RETAIL & RESTAURANT

FOR LEASE PENDING LEASED



### BUILDING 8

#### Retail/Restaurant

<b>801</b>	784 SF ±	<b>809</b>	1,061 SF ±
<b>803</b>	990 SF ±	<b>811</b>	1,061 SF ±
<b>805</b>	1,056 SF ±	<b>813</b>	1,033 SF ±
<b>807</b>	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.

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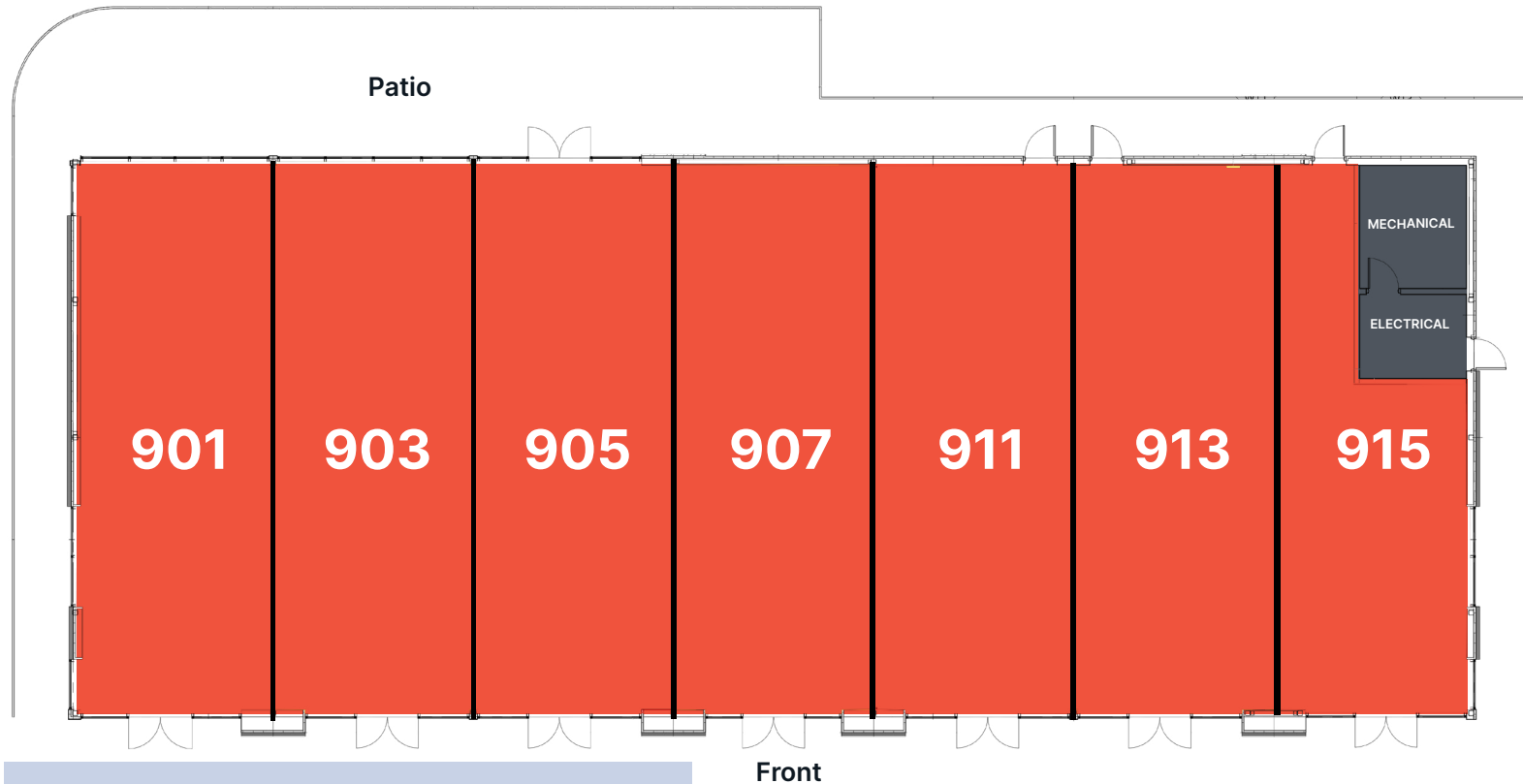


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## BUILDING 9 - RETAIL & RESTAURANT

FOR LEASE   PENDING   LEASED



### BUILDING 9

#### Retail/Restaurant

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

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