



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
2027 est.**



Real Estate
Developments



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, 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



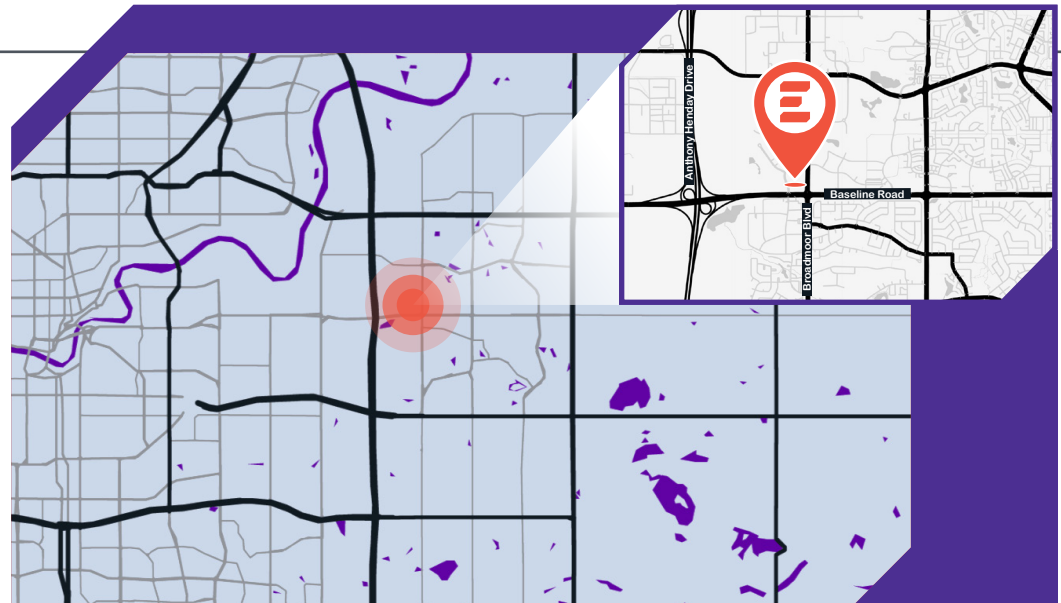
AVERAGE INCOME

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

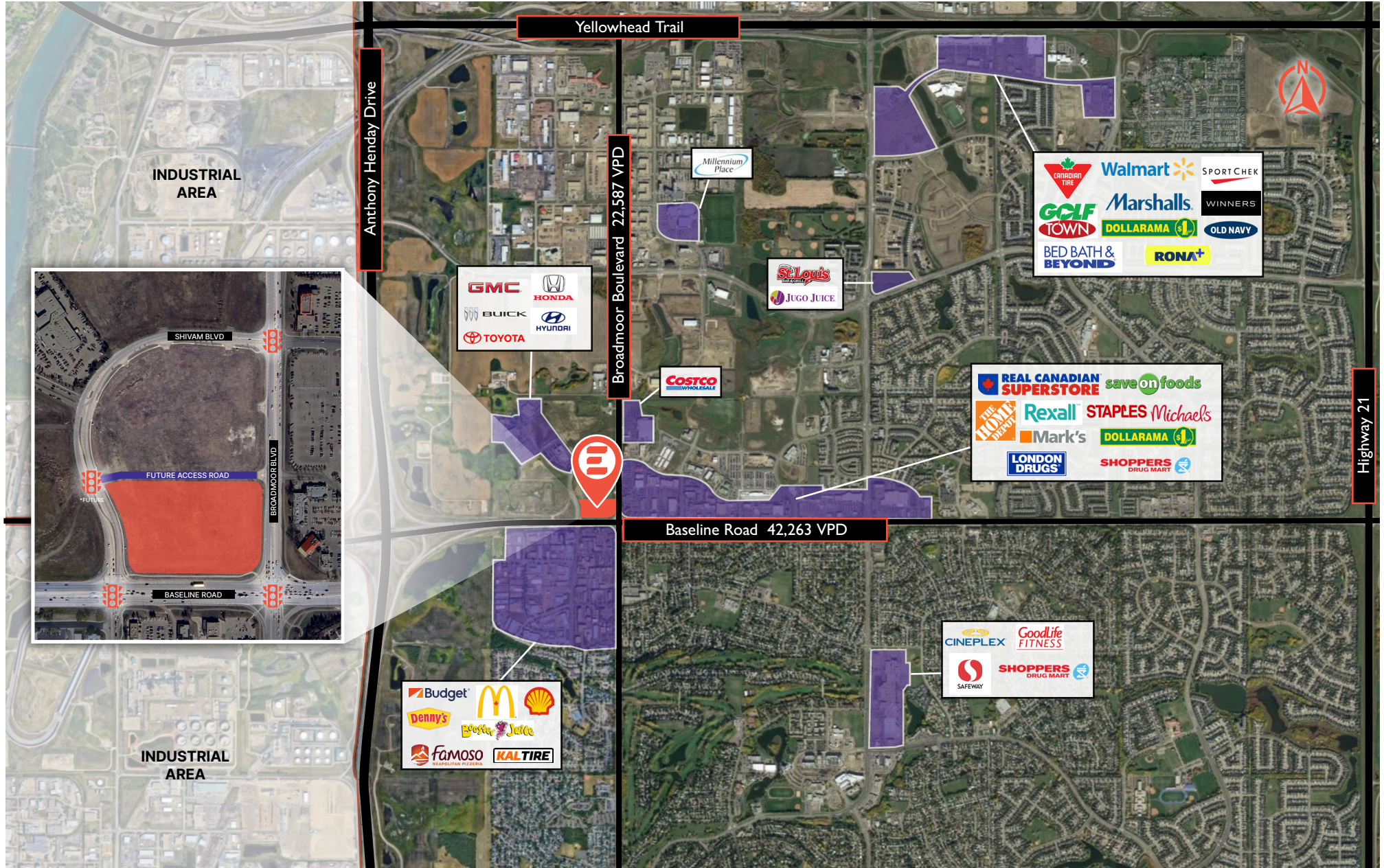


Please note this development is currently in the design phase and plans are subject to change. Site plan and renderings are for discussion purposes only. Renderings may not reflect most current iteration of site plan presented.

Future
Retail &
Professional
2027 est.



Real Estate
Developments



Future Retail & Professional 2027 est.



Real Estate
Developments



FOR LEASE PENDING FULLY RESERVED

Building A - Big Box Store

101 PENDING 34,533 SF ±

Building B - Standalone Drive-Thru

101 PENDING 4,142 SF ±

Building C - Standalone Drive-Thru

101 PENDING 3,094 SF ±

Building D - Standalone Drive-Thru

101 PENDING 1,857 SF ±

Building E - Standalone Drive-Thru

101 PENDING 2,108 SF ±

Building F - Retail and Professional

101 2,727 SF ±

101 PENDING 3,694 SF ±

Building G - Two-Storey Professional Building

101 - 105 PENDING 7,890 SF ±

201 PENDING 5,978 SF ±

202 1,562 SF ±

Building H - Retail and Restaurant

101 4,327 SF ±

102 2,915 SF ±

Building I - Retail and Restaurant

101 PENDING 2,915 SF ±

102 PENDING 2,115 SF ±

103 2,098 SF ±

ZONING

C2 - Arterial Commercial

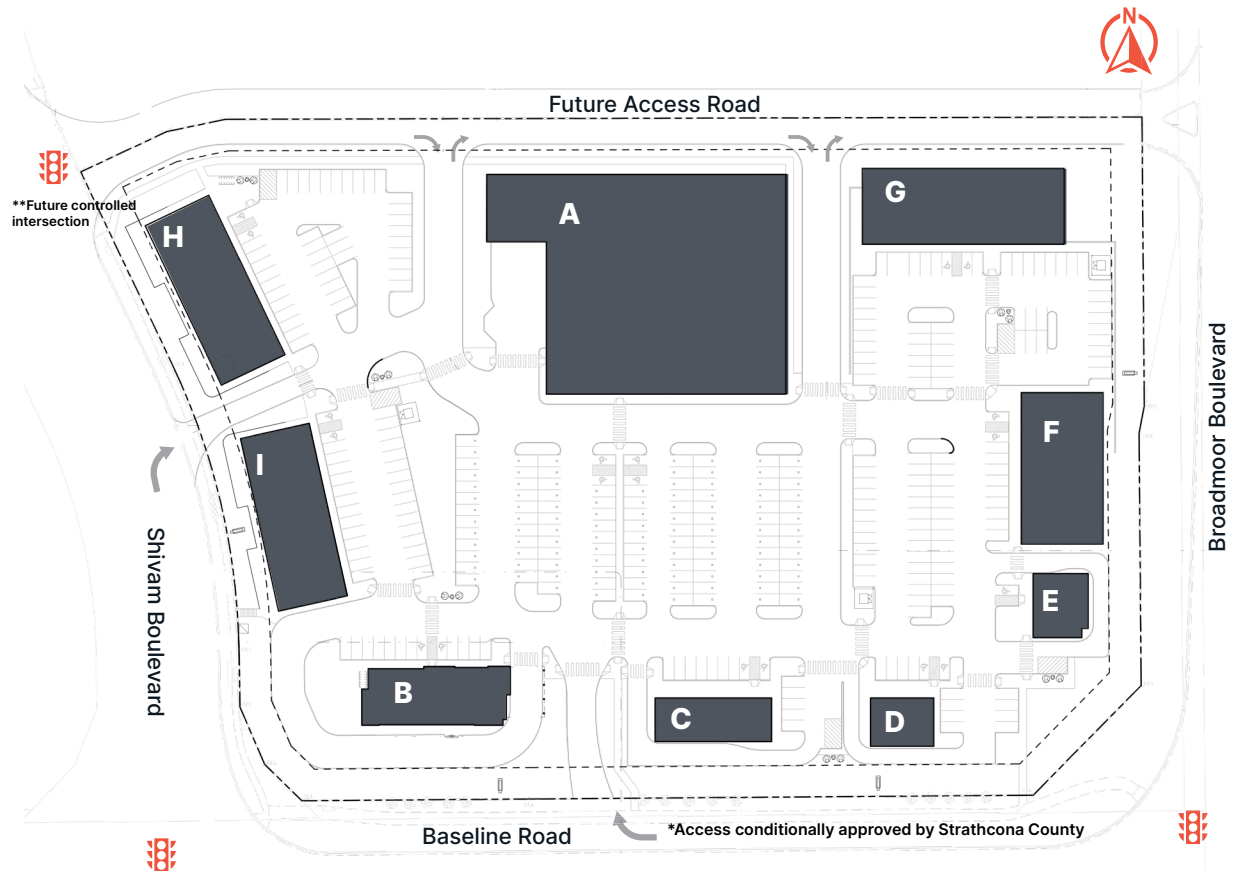
PARKING

366 +/- Paved Surface Stalls (est.)

LEASE RATE
Market

DEVELOPMENT SIZE
77,737 SF +/-

LAND AREA
8.83 acres +/-



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 25.10.03

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

O: 587.635.4200 TF: 1.888.385.EVER

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

**Future
Retail &
Professional
2027 est.**

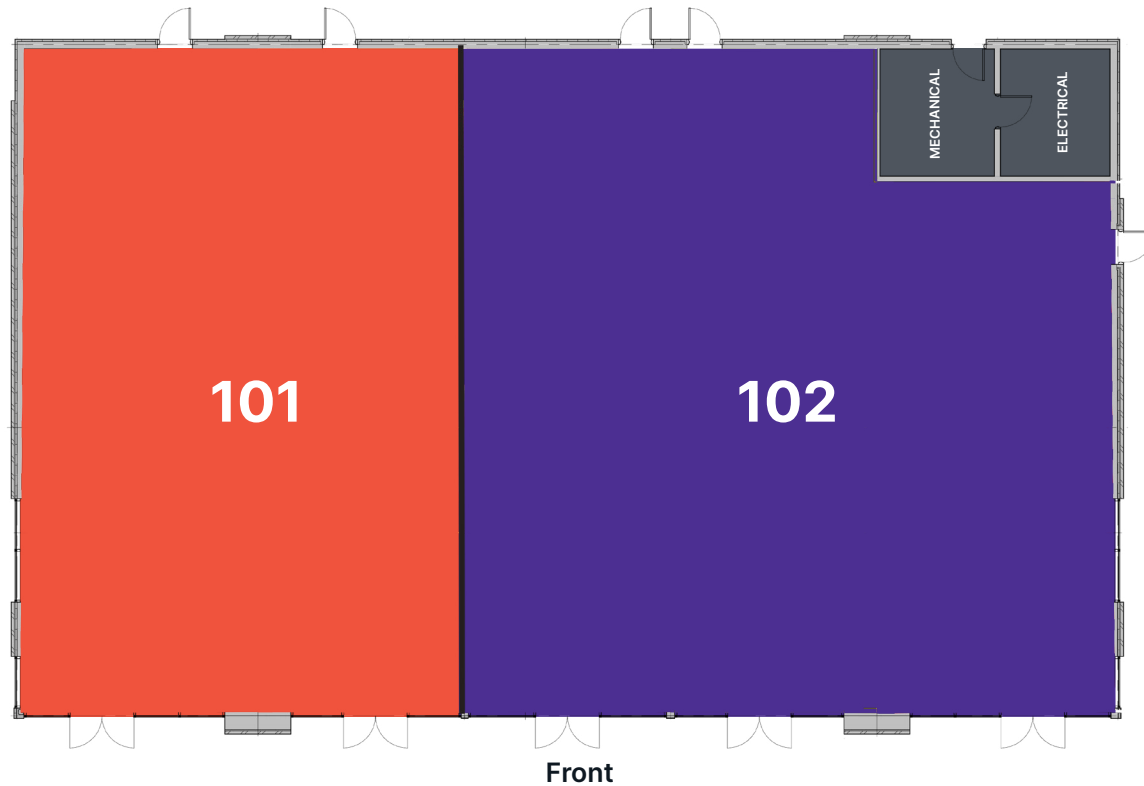


Real Estate
Developments



BUILDING F - RETAIL & PROFESSIONAL

FOR LEASE PENDING LEASED



BUILDING F

Retail/Professional

101	9,579 SF ±	
102	PENDING	3,694 SF ±

HIGHLIGHTS

- Supported by adjacent professional 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.

Future
Retail &
Professional
2027 est.

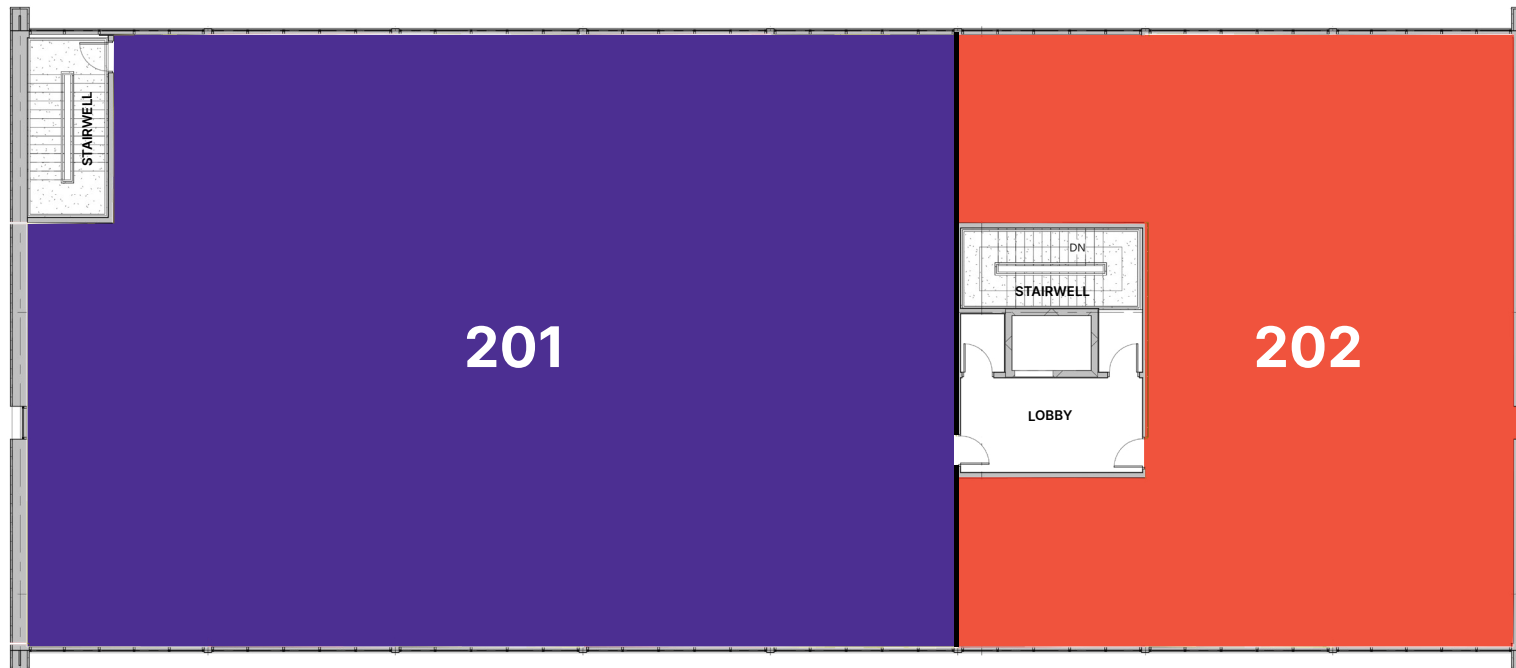


Real Estate
Developments



BUILDING G - TWO-STOREY PROFESSIONAL BUILDING

FOR LEASE PENDING LEASED



Front

BUILDING G

Professional

201	PENDING	5,978 SF ±
202		1,562 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.

Future
Retail &
Professional
2027 est.

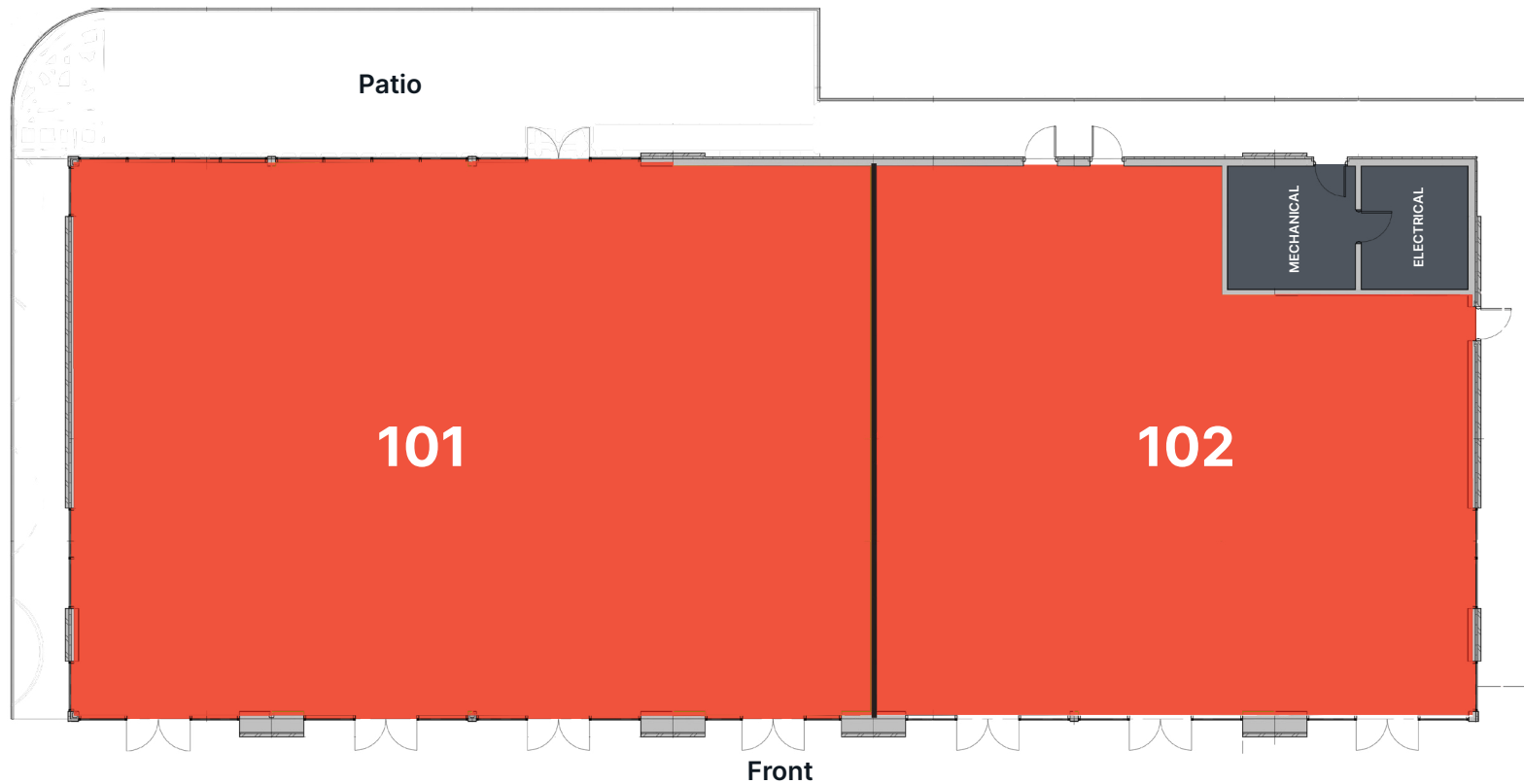


Real Estate
Developments



BUILDING H - RETAIL & RESTAURANT

FOR LEASE PENDING LEASED



BUILDING H

Retail/Restaurant

101	4,327 SF ±
102	2,915 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.

Future
Retail &
Professional
2027 est.

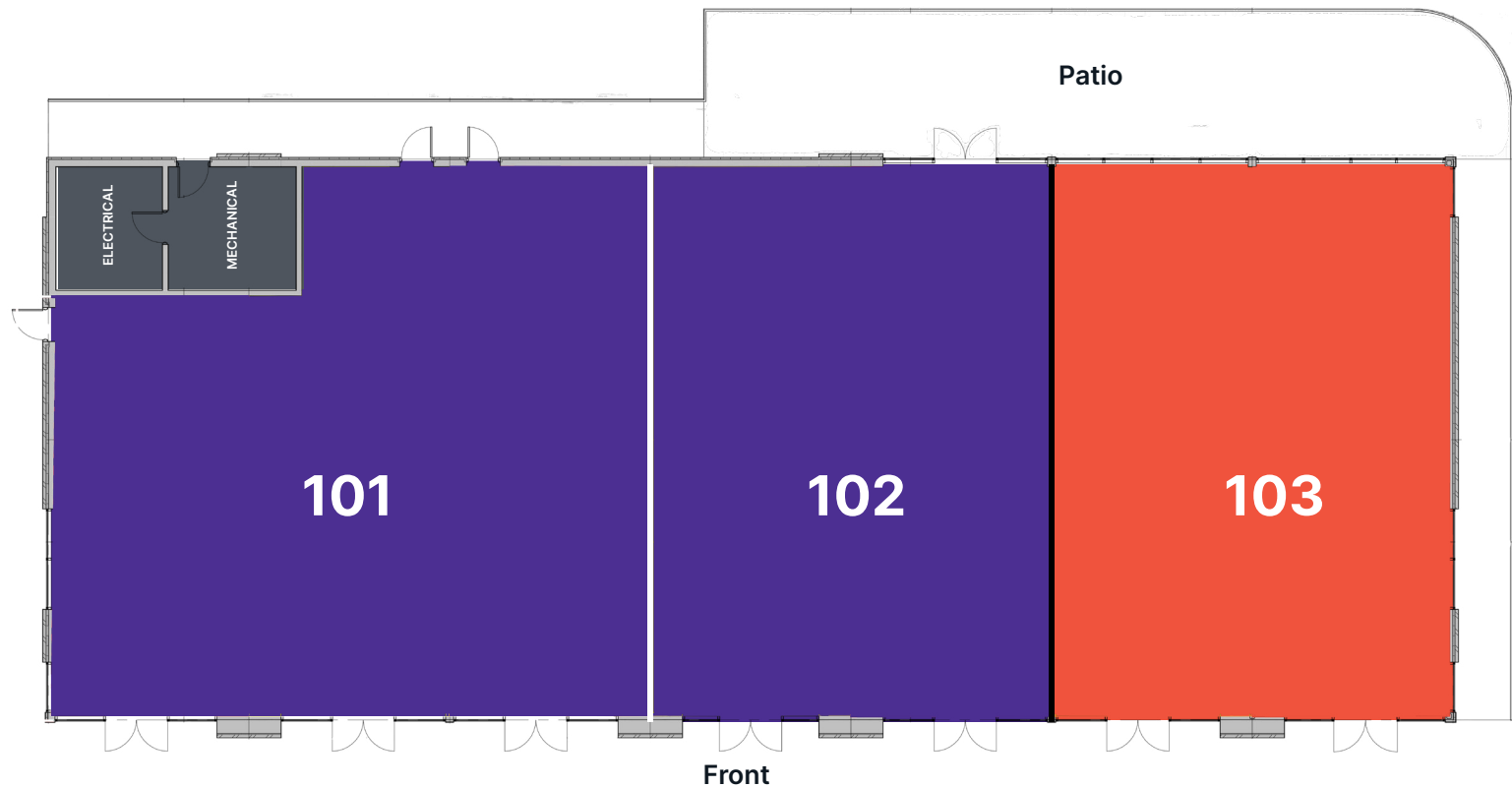


Real Estate
Developments



BUILDING I - RETAIL & RESTAURANT

FOR LEASE PENDING LEASED



BUILDING I

Retail/Restaurant

101	PENDING	2,915 SF ±
102	PENDING	2,115 SF ±
103		2,098 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.