

15,000 SF Boutique Retail Plaza • Sherwood Park, Alberta



15,000

Square Feet

48,927

Vehicles / Day

\$144k

Sherwood Park Avg Income

Fall 2027

Target possession

LOCATION

Corner of **Broadmoor Boulevard & Shivam Boulevard** in Sherwood Park, Alberta — one of Canada's most affluent communities. The 1.65-acre site offers exceptional visibility with 48,927 vehicles/day on Baseline Road and 21,000 vehicles/day on Broadmoor Boulevard.

SITE DETAILS

- 15,000 SF total
- 90 on-site parking stalls
- 1.65-acre corner lot
- C2 - Arterial Commercial Zoning
- Modern architectural design
- Patio-ready units available

TRADE AREA (3 KM)

- Population: 27,673
- Avg Household Income: \$144,374
- Households: 10,556

SHERWOOD PARK

- Population: 100,362
- Avg Household Income: \$205,196
- 48% higher than Edmonton

IDEAL TENANTS

Food & Beverage — QSR, fast-casual, and full-service restaurants

Boutique Retail — Lifestyle brands, specialty shops, local favorites

Health & Wellness — Fitness studios, med spas, wellness clinics

Professional Services — High-visibility offices, financial services

Franchise Operators — Brands expanding in the Alberta market

Pet Services — Grooming, veterinary clinics, pet supply boutiques

Medical & Dental — Walk-in clinics, dental offices, specialty care

WHY BROADMOOR MARKETPLACE

Sherwood Park residents have long driven to Edmonton for quality dining, boutique shopping, and modern services. Broadmoor Marketplace is positioned to capture this unmet demand — bringing destination retail to Alberta's highest-income suburb.

LEASING INQUIRIES

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