



Colliers

For Lease

Broadmoor Marketplace

Broadmoor Boulevard and Shivam Boulevard, Sherwood Park

Pre-leasing is now underway: brand new 15,000 SF retail space available along Broadmoor Boulevard. Fall 2027 possession.



Prime retail development with prominent exposure in Sherwood Park



42,770 vehicles per day along Baseline Road and 27,979 along Broadmoor Boulevard

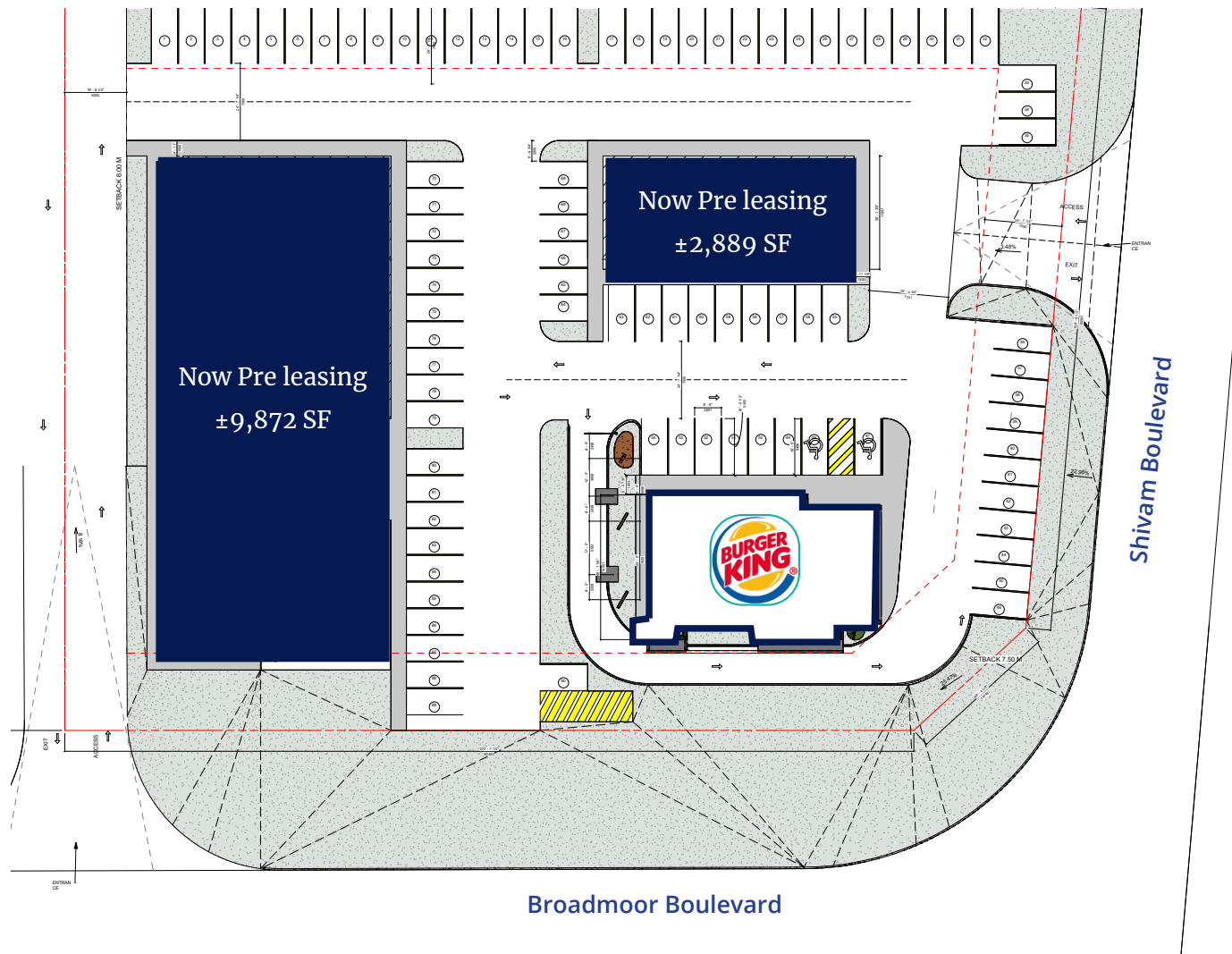


Anchored by Burger King and shadow anchored by Costco



Located in a high income neighbourhood across from Costco

Accelerating success.



Property Overview



Municipal Address

Broadmoor Boulevard and Shivam Boulevard



Legal

Plan 2521374, Block 2, Lot 3



Lease Rates

Market



Operating Costs

TBD



Available

15,000 SF



Estimated Occupancy

Q3 2027



Zoning

C2 - Arterial Commercial



Ingress/Egress

Shivam Boulevard and Broadmoor Boulevard



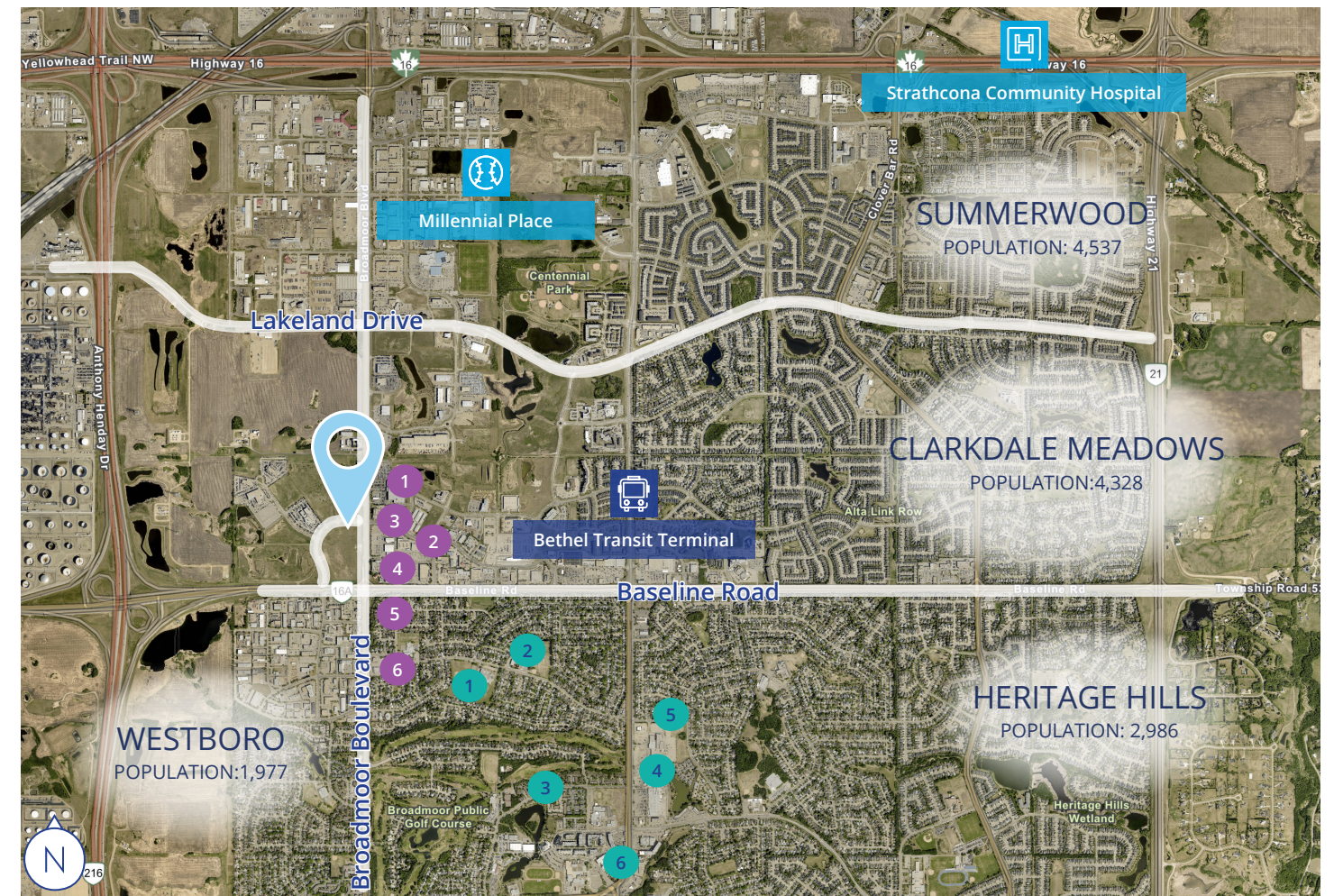
Population (5 KM)

78,624



Household Income (5 KM)

\$129,782



Location Highlights:

- Brand new 15,000 SF boutique retail plaza at Broadmoor Boulevard & Shivam Boulevard
- High-income Sherwood Park trade area with limited new retail supply
- C2 – Arterial Commercial zoning supporting a variety of retail and service uses
- Modern design with 90 on-site parking stalls on a 1.65 acre corner site
- Excellent access from Broadmoor Boulevard and Baseline Road corridors
- Located across from Costco and major Sherwood Park retail amenities
- Strong surrounding residential growth with affluent demographics
- Exposure to over 27,000 vehicles per day on Broadmoor Boulevard and 42,700 vehicles per day on Baseline Road

Legend and Amenities:

- 1 Clover Bar Junior High School
- 2 Mills Haven Hockey Rink
- 3 Broadmoor Public Golf Course
- 4 Sherwood Park Mall
- 5 Cineplex Cinemas
- 6 Strathcona County Library

- 1 Costco
- 2 Self Storage
- 3 Boston Pizza
- 4 A&W
- 5 Denny's
- 6 La Patrona

Broadmoor Market Renderings



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