



Real Estate  
Developments



COMING SOON

The **BRICK**®



**EVER on Baseline**

180 Baseline Road, Sherwood Park

Future  
Retail &  
Professional  
2027 est.



# EVER on Baseline

180 Baseline Road, Sherwood Park



## High Exposure Retail Complex Anchored by The Brick

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 available for 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



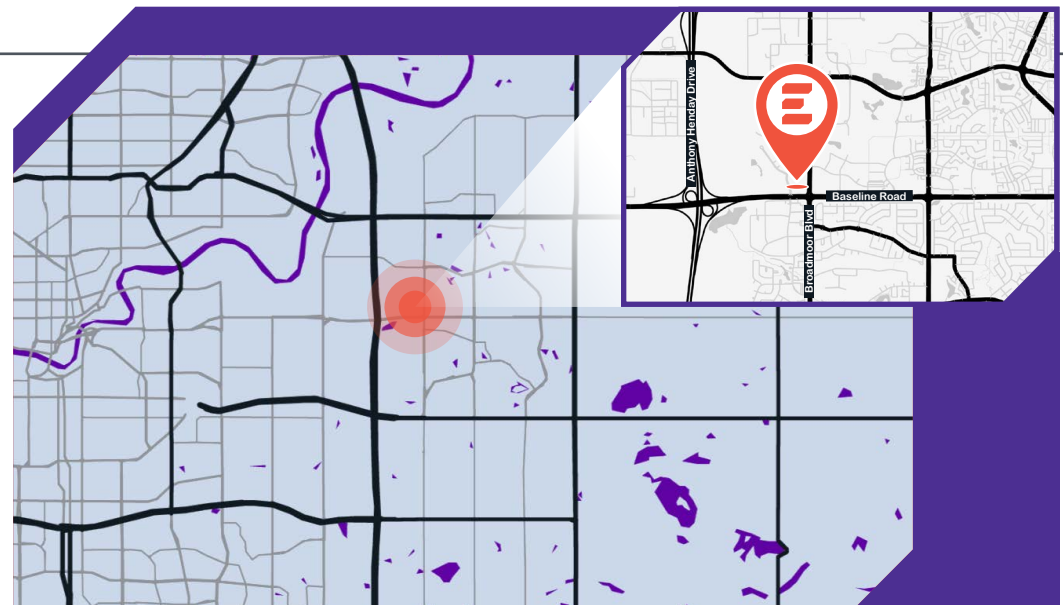
#### AVERAGE INCOME

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



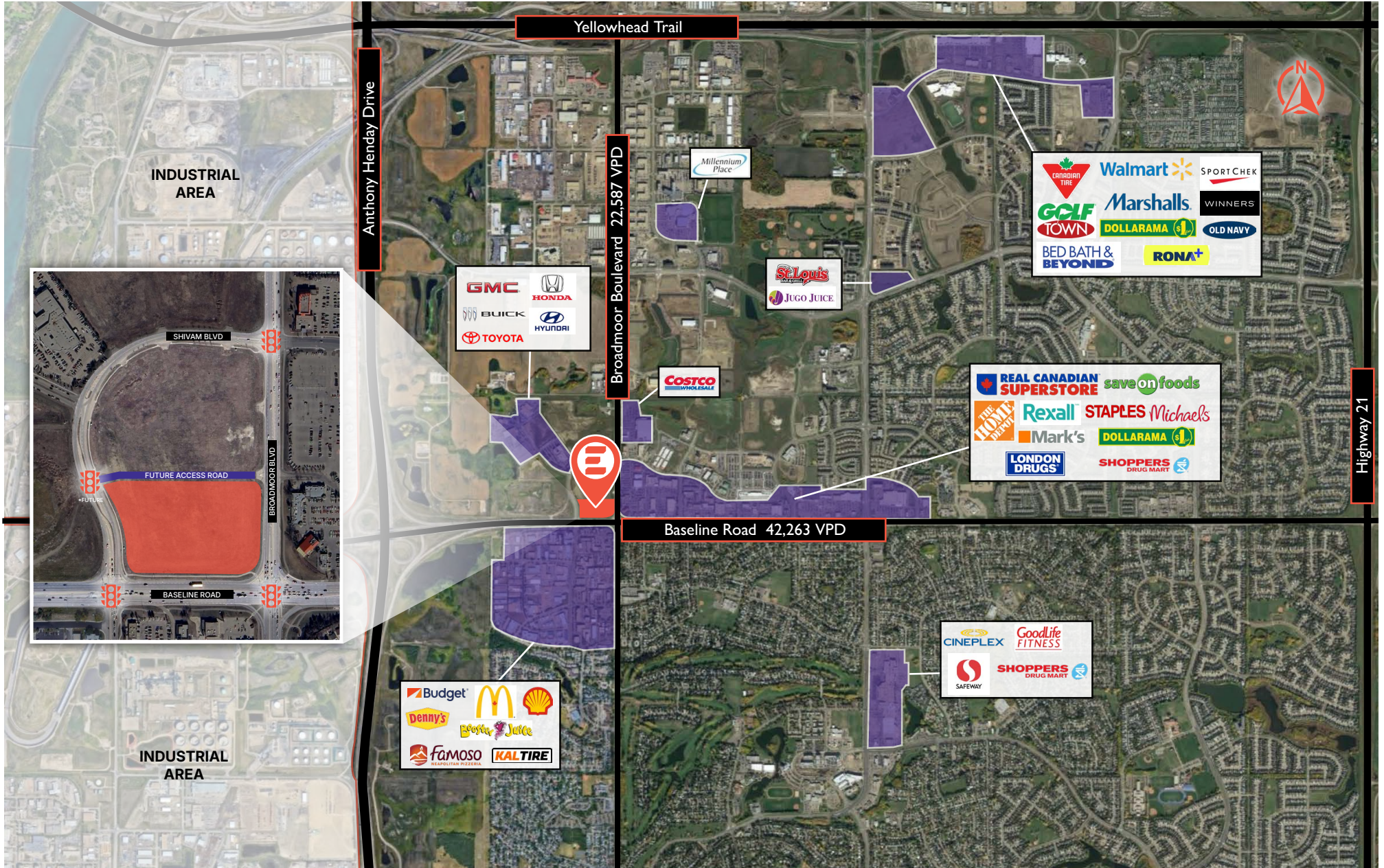
#### VEHICLES PER DAY

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 - THE BRICK

100    THE BRICK    34,347 SF ±

## Building 2 - Medical/Professional Building

201    MEDICAL CLINIC    6,024 SF ±

203    RADIOLOGY    6,944 SF ±

205    1,256 SF ±

207    1,238 SF ±

## Building 5 - Retail & Professional

501    1,442SF ±    511    1,254 SF ±

503    1,254 SF ±    513    1,254 SF ±

505    1,386 SF ±    515    PENDING    1,254 SF ±

507    1,386 SF ±    517    PENDING    2,696 SF ±

509    1,462 SF ±

## Building 4 - Drive-Thru & Retail

401    1,000 SF ±

403    1,700 SF ±

## Building 6 - Standalone Drive-Thru

600    PENDING    3,089 SF ±

## Building 7 - Standalone Drive-Thru

700    LEASED    4,994 SF ±

## Building 8 - Retail & Restaurant

801/803    PENDING    1,774 SF ±

805/807    PENDING    2,110 SF ±

809-813    PENDING    3,155 SF ±

## Building 9 - Retail & 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 26.04.17

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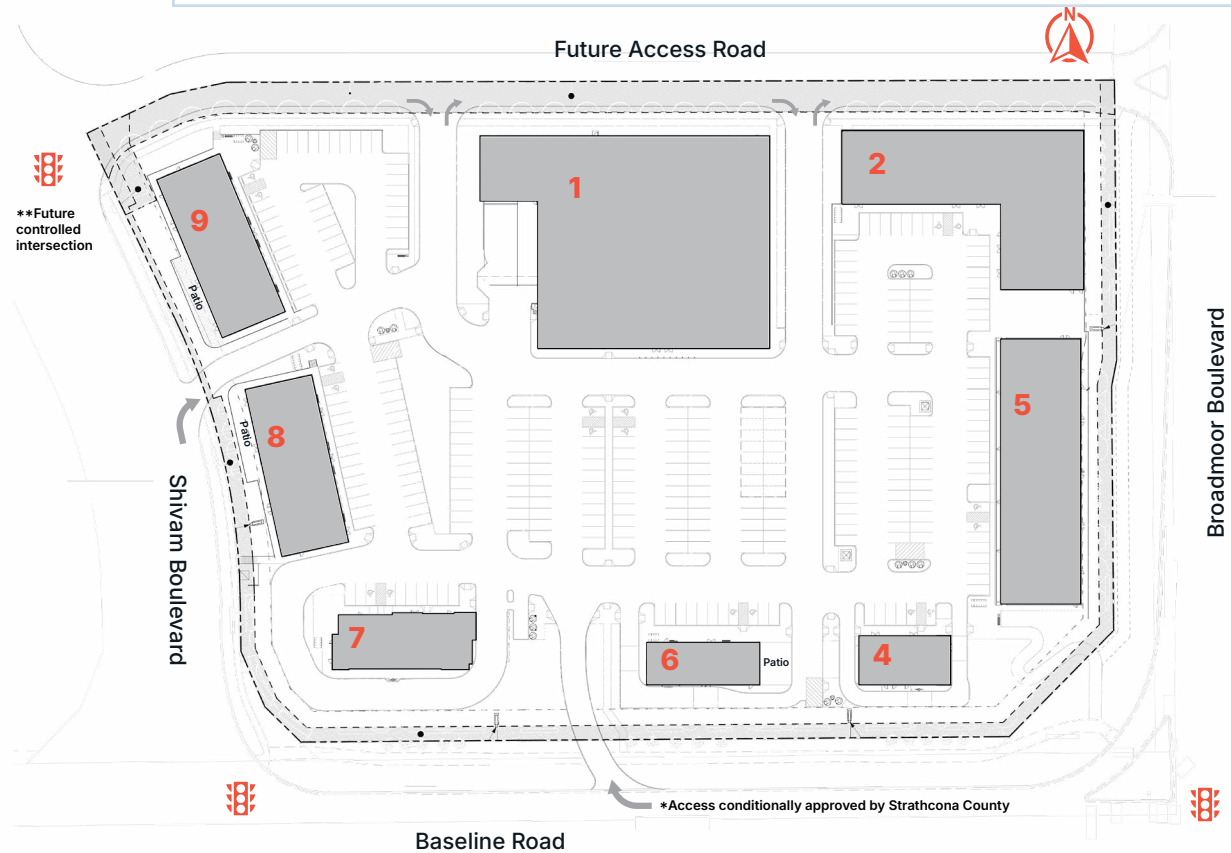
**ZONING**  
C2 - Arterial Commercial

**LEASE RATE**  
Market

**DEVELOPMENT SIZE**  
90,169 SF +/-

**PARKING**  
310 +/- Paved Surface Stalls (est.)

**LAND AREA**  
8.83 acres +/-



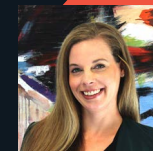
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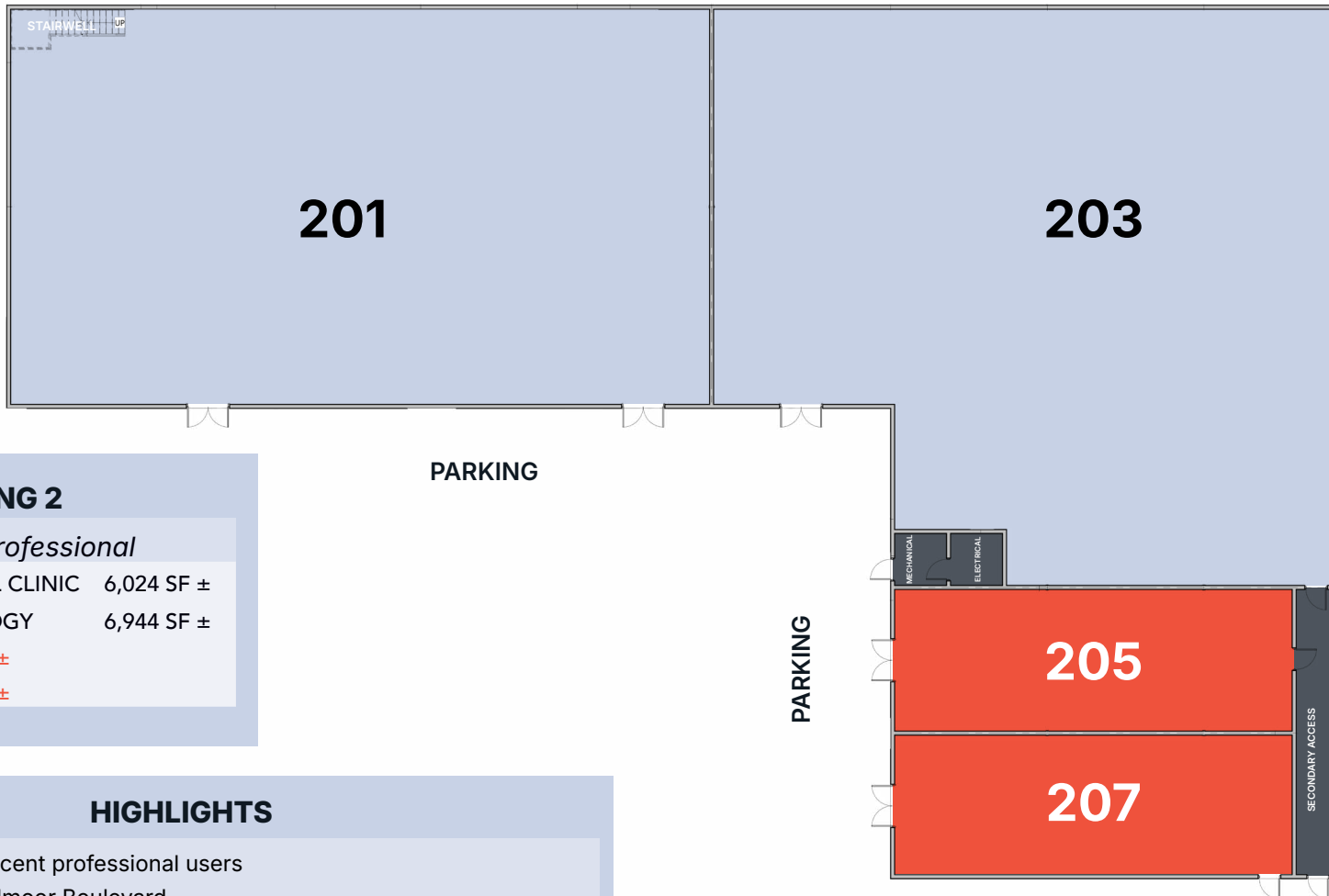
EVER Real Estate Developments Ltd. Suite 502, 4730 Gateway Blvd NW Edmonton AB T6H 4P1

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## BUILDING 2 - MEDICAL/PROFESSIONAL BUILDING

■ FOR LEASE  
 ■ PENDING  
 ■ LEASED



BUILDING 2		
Medical/Professional		
201	MEDICAL CLINIC	6,024 SF ±
203	RADIOLOGY	6,944 SF ±
205		1,256 SF ±
207		1,238 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 5 - RETAIL & PROFESSIONAL**

FOR LEASE   PENDING   LEASED



Front



**BUILDING 3**

*Retail & Professional*

<b>501</b>	1,442 SF ±	<b>511</b>	1,254 SF ±
<b>503</b>	1,254 SF ±	<b>513</b>	1,254 SF ±
<b>505</b>	1,386 SF ±	<b>515</b>	PENDING   1,254 SF ±
<b>507</b>	1,386 SF ±	<b>517</b>	PENDING   2,696 SF ±
<b>509</b>	1,462 SF ±		

**HIGHLIGHTS**

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

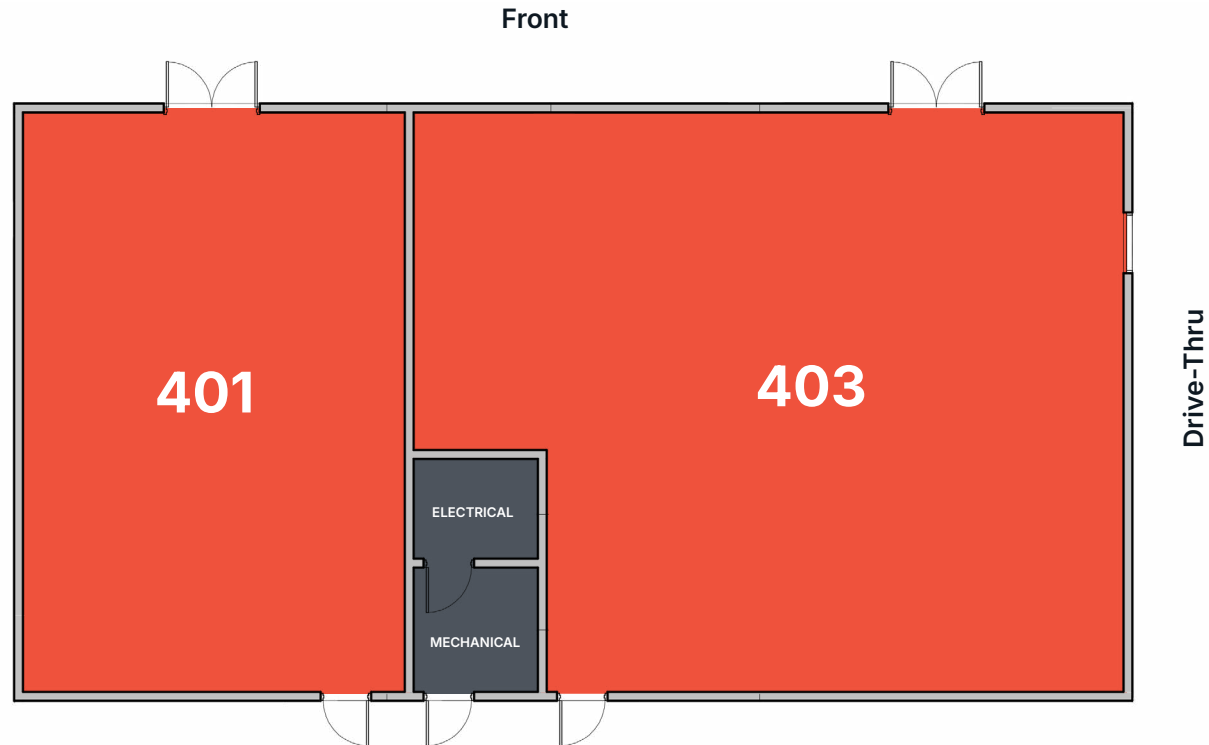
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Demisable and contiguous options available.

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## BUILDING 4 - DRIVE-THRU & RETAIL

FOR LEASE   PENDING   LEASED



### BUILDING 4

*Drive-Thru & Retail*

<b>401</b>	1,000 SF ±
<b>403</b>	1,700 SF ±

### HIGHLIGHTS

- Visibility from Baseline Road and Broadmoor Boulevard
- Supported by adjacent medical users, destination shoppers, and daily commuter traffic
- 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



<b>BUILDING 8</b>		
<i>Retail/Restaurant</i>		
<b>801/803</b>	PENDING	1,774 SF ±
<b>805/807</b>	PENDING	2,110 SF ±
<b>809-813</b>	PENDING	3,155 SF ±

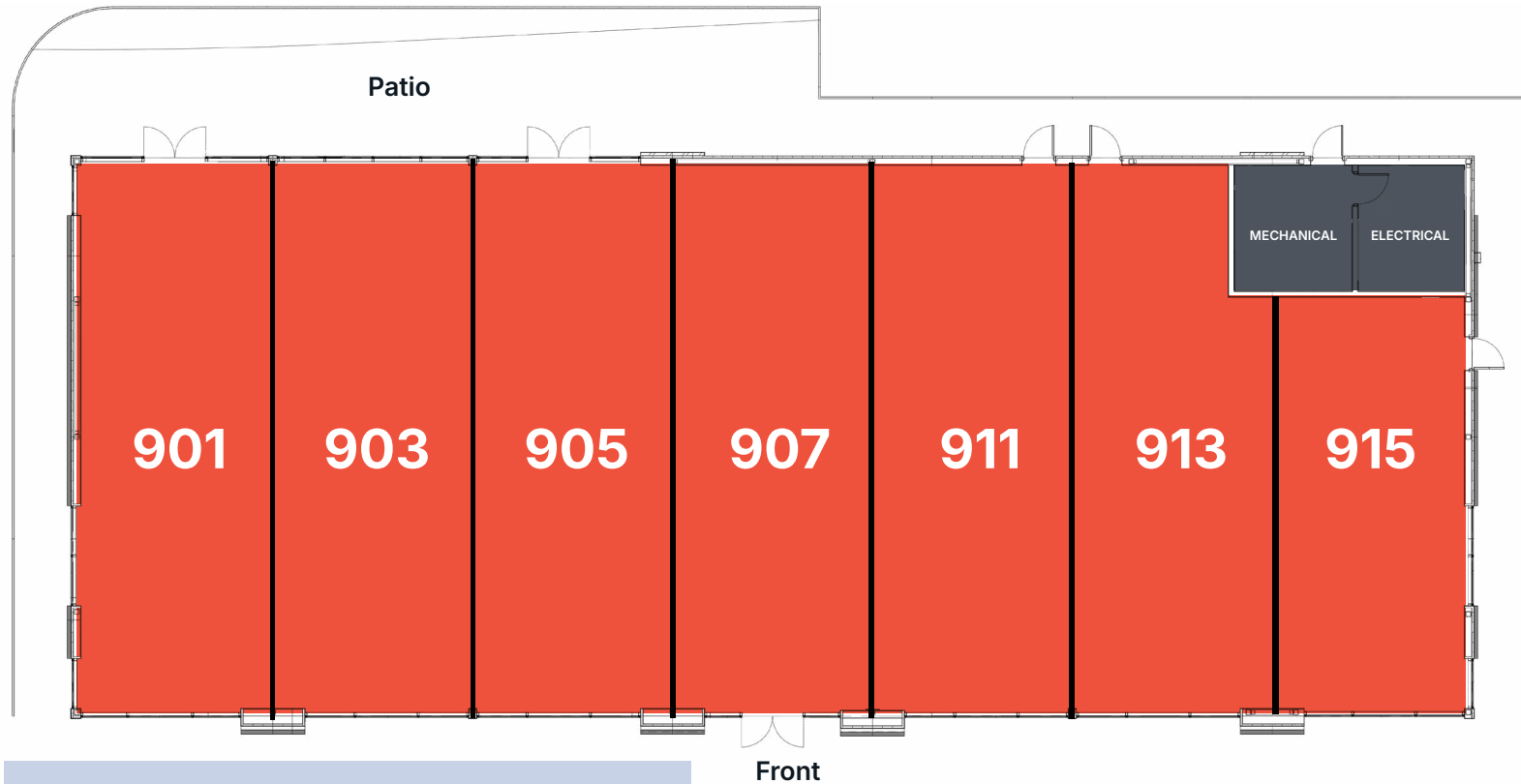
- HIGHLIGHTS**
- Visibility from Baseline Road and Shivam Boulevard
  - Patio space available for restaurant users
  - Pylon signs with exposure to Broadmoor Boulevard and Baseline Road

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

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## BUILDING 9 - RETAIL & RESTAURANT

■ FOR LEASE 
 ■ PENDING 
 ■ LEASED



<b>BUILDING 9</b>			
<i>Retail/Restaurant</i>			
<b>901</b>	1,031 SF ±	<b>911</b>	1,054 SF ±
<b>903</b>	1,063 SF ±	<b>913</b>	997 SF ±
<b>905</b>	1,060 SF ±	<b>915</b>	778 SF ±
<b>907</b>	1,054 SF ±		

Front

- 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.