



**FOR LEASE**

**2 PRIME FREESTANDING  
BUILDINGS WITH  
DRIVE-THRU'S**

**SWC of Shivam Blvd &  
Broadmoor Blvd,  
Sherwood Park, Alberta**



# PROPERTY HIGHLIGHTS

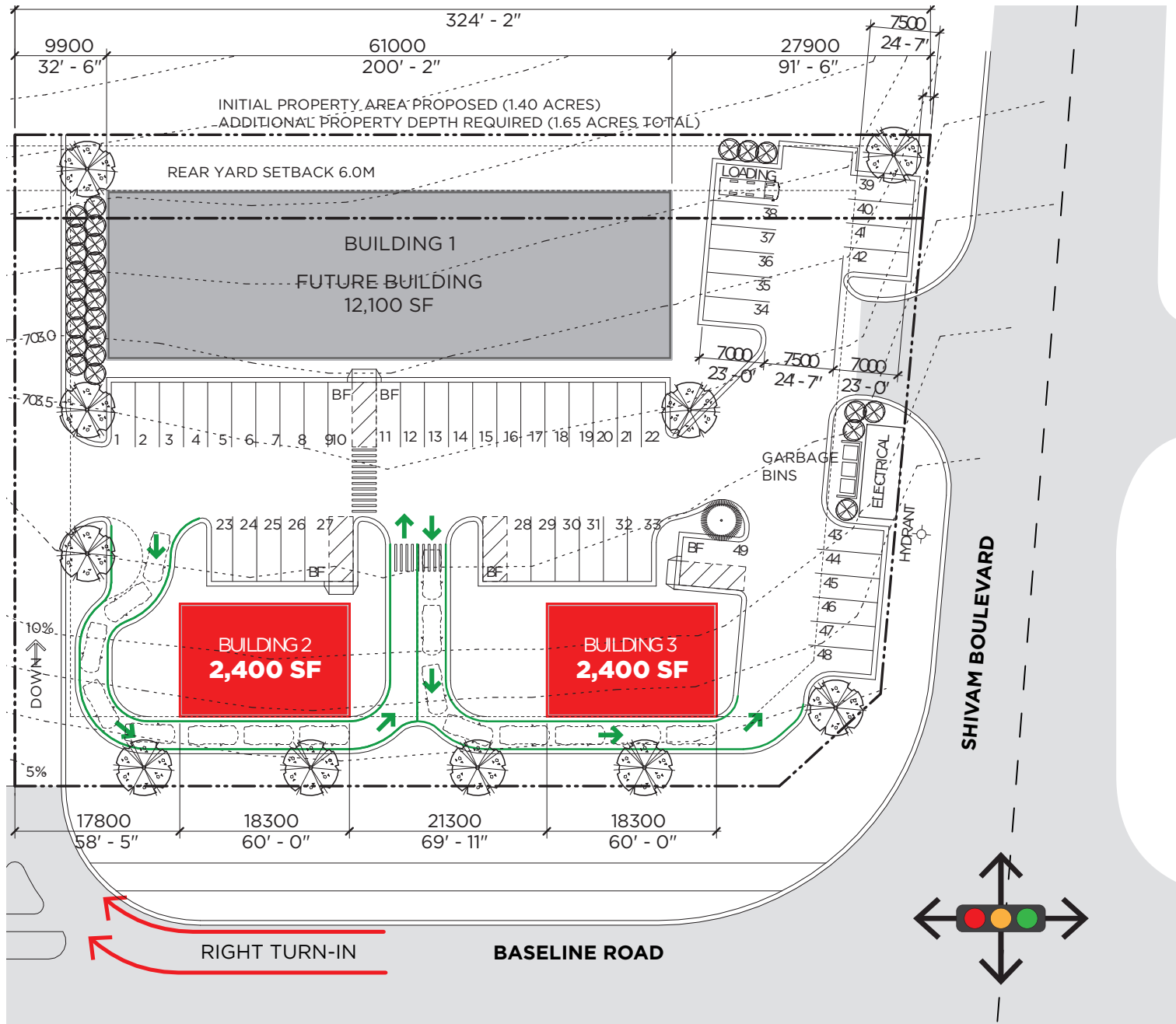
Exciting new property offering two freestanding buildings with prime drive-thru opportunities, perfectly positioned for high-traffic tenants. With ample parking, and strategic placement in a thriving area, this property ensures maximum exposure and convenience for both tenants and customers.

- 2 standalone drive-thru opportunities
- The subject land parcel is situated on the Southeast corner of Shivam Boulevard and Broadmoor Boulevard
- With a traffic count of 48,927 vehicles per day on Baseline Road and 21,000 on Broadmoor Blvd, the area is Sherwood Park's busiest intersection
- C2 (Arterial Commercial) zoning land which allows for a wide variety of uses

# PROPERTY DETAILS

<b>Land Size:</b>	1.40 Acres
<b>Lease Rate:</b>	Market
<b>Size:</b>	Building 2: 2,400 SF Freestanding w/ Drive-Thru Building 3: 2,400 SF Freestanding w/ Drive-Thru
<b>Zoning:</b>	C2 - Arterial Commercial
<b>Access Points:</b>	2 Signalized All Directional 5 All Directional on Shivam Road 2 Right In/Right Out on Broadmoor Blvd
<b>Additional Rent:</b>	To be determined
<b>Parking:</b>	49 stalls
<b>Available:</b>	Fall 2026

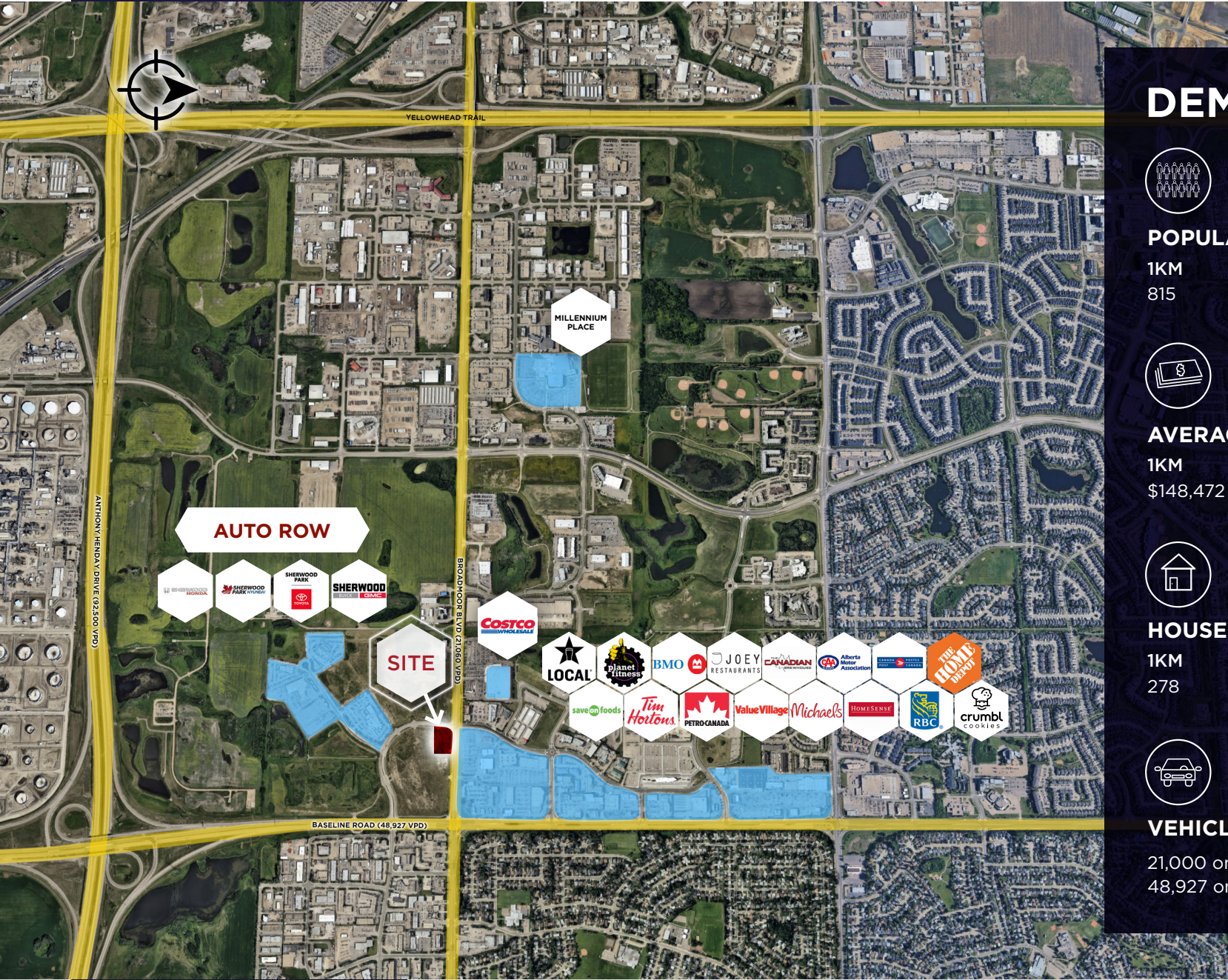




**SITE PLAN**



# AERIAL



## DEMOGRAPHICS



### POPULATION

1KM	3KM	5KM
815	27,673	76,435



### AVERAGE INCOME

1KM	3KM	5KM
\$148,472	\$144,374	\$161,331



### HOUSEHOLD

1KM	3KM	5KM
278	10,556	27,724



### VEHICLES PER DAY

21,000 on Broadmoor Blvd  
48,927 on Baseline Road





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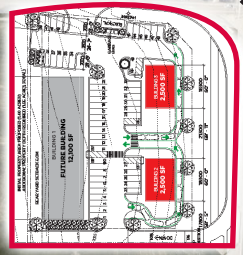




SHIVAM BLVD



BROADMOOR BLVD



BASELINE ROAD



# DRIVE-THRU OPPORTUNITY