



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.

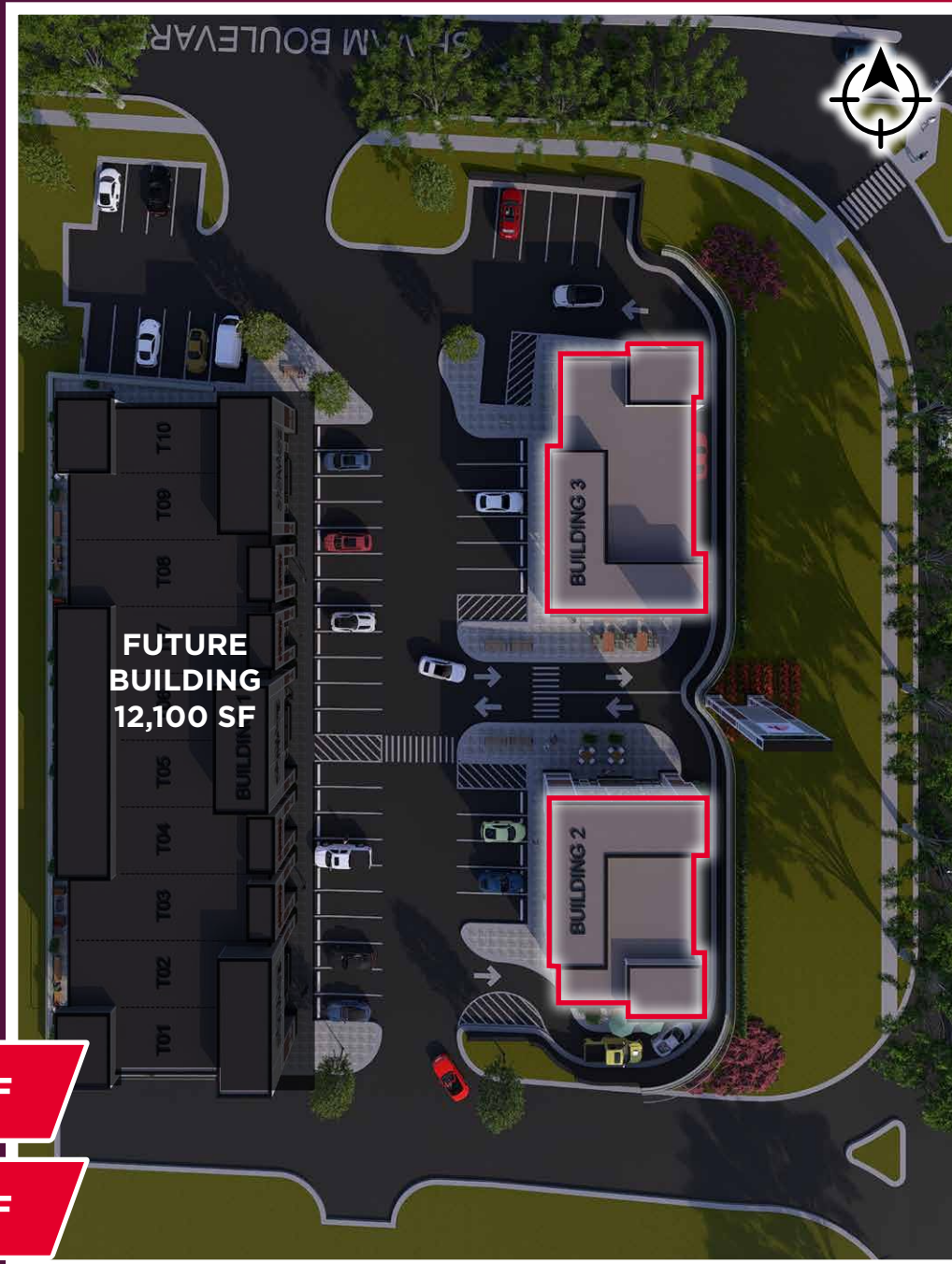
- 2 standalone drive-thru opportunities
- The subject land parcel is situated on the Southeast corner of Shivam Boulevard and Broadmoor Boulevard
- With a traffic count of 48,927 vehicles per day on Baseline Road and 21,000 on Broadmoor Blvd, the area is Sherwood Park's busiest intersection
- C2 (Arterial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

PROPERTY DETAILS

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



SITE PLAN FUTURE BUILDING RENDERINGS



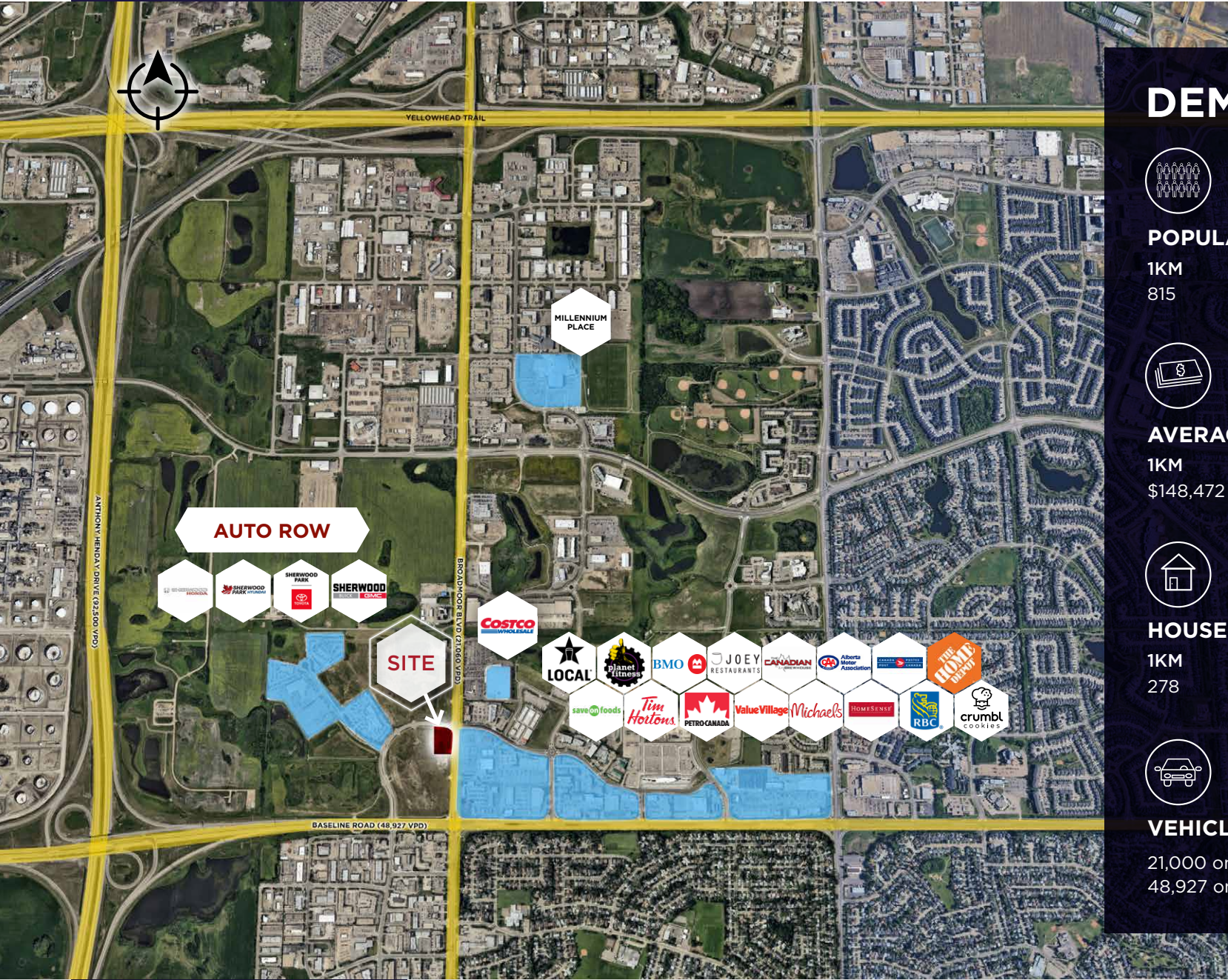
BUILDING 2: 2,400 SF

BUILDING 3: 2,400 SF

SITE RENDERINGS



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



BROADMEAD BOULEVARD

SHAW BOULEVARD



Gary Killips
Partner
780 917 8332
gary.killips@cwedm.com

Brett Killips
Partner
780 702 2948
brett.killips@cwedm.com

Cody Miner, B.COMM.
Sales Associate
780 702 2982
cody.miner@cwedm.com