

| BASELINE VILLAGE |

222 BASELINE ROAD | SHERWOOD PARK | AB
RETAIL FOR LEASE



GROCERY ANCHORED SHOPPING CENTRE

- Multiple opportunities available in Sherwood Park's premier shopping centre
- Easily accessible from Baseline Road and Broadmoor Boulevard, just off Anthony Henday Drive
- Excellent exposure and visibility to over 60,000 vehicles per day
- Anchored by Save On Foods, Planet Fitness, Jysk, Local Public Eatery and Joey Restaurants

ALEX FU
Associate
780.540.5328
alex.fu@omada-cre.com

CAM PICKETTS
Partner | Broker
780.437.7654
cam.picketts@omada-cre.com

| OMADA-CRE.COM

| 780.540.5320

OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

Omada
COMMERCIAL

PROPERTY FEATURES

BASELINE VILLAGE

- Vacancy** Unit 25, 100 Broadview Drive - 11,969 SF
Unit 316, 222 Baseline Road - 1,089 SF - PENDING
Unit 386, 222 Baseline Road - 1,017 SF
- Available** Immediately
- Municipal** 222 Baseline Road, Sherwood Park AB T8H 1S8
- Legal** Plan 9220581; Block 201, Lot 6,7 and Plan 1120991; Block 201; Lot 4A
- Zoning** [DC1](#)
- Basic Rent** Negotiable
- Op Costs** \$9.90 PSF (2024 est.)
- Parking** Shared surface parking

GROCERY ANCHORED CENTRE

HIGH EXPOSURE SITE ON MAIN ARTERIALS

AMPLE PARKING AND SIGNAGE



UNIT 386, 222 BASELINE ROAD
1,017 SF



UNIT 316, 222 BASELINE ROAD
1,089 SF



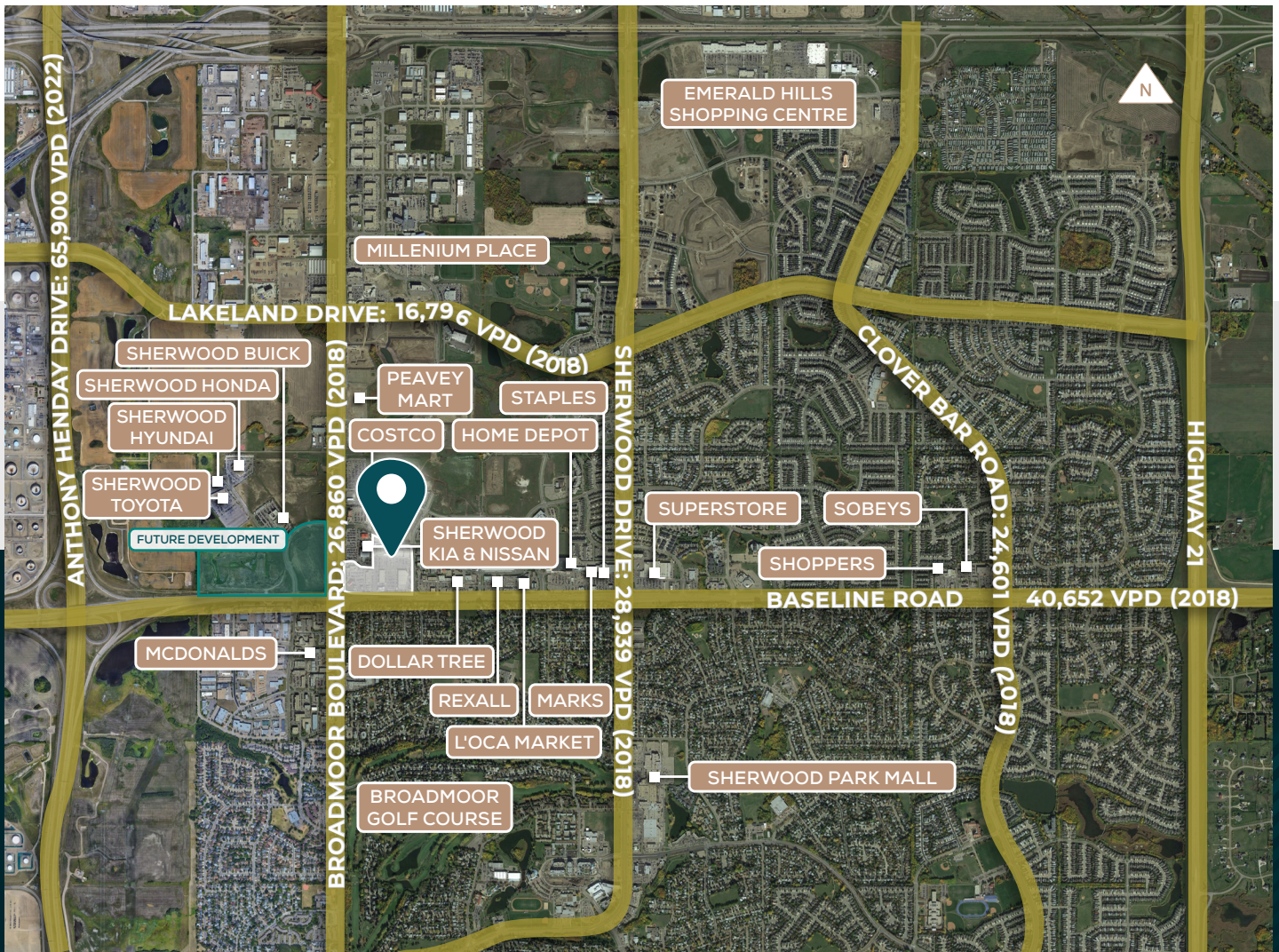
UNIT 25, 100 BROADVIEW DRIVE
11,969 SF



OPPORTUNITY TO LEASE IN SHERWOOD PARK'S PREMIER SHOPPING CENTRE

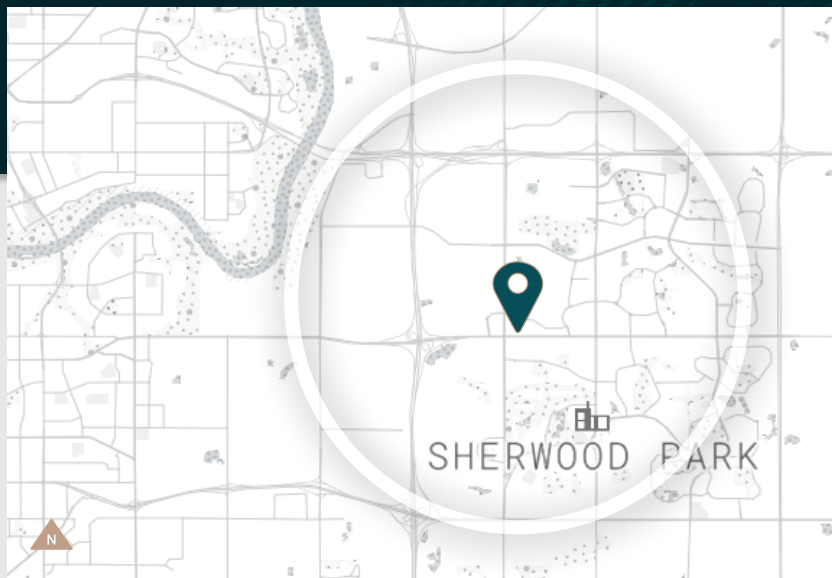
Leasing opportunities available in Baseline Village, Sherwood Park's busiest shopping centre. Located at the main intersection of Baseline Road and Broadmoor Boulevard, the Property is located just off the Anthony Henday Drive and sees over 60,000 vehicles per day. Anchored by Save On Foods, Jysk, Planet Fitness, Local Public Eatery and Joey Restaurants, the Property is located nearby Costco as well as several major automotive dealerships.

Sherwood Park is a fast growing community of over 70,000 residents and features household income of over \$141,000 annually, among the highest in the province. Baseline Village is the first major shopping centre entering Sherwood Park from Edmonton along Baseline Road, the highest trafficked thoroughfare in the community. With multiple retail bays available, Baseline Village is able to accommodate a wide variety of potential uses.



IDEALLY SITUATED

222 BASELINE ROAD | SHERWOOD PARK | AB



+ 40,652 VPD ON BASELINE ROAD

[POPULATION]

14,364 residents
20,597 daytime population
7.3% growth (2017-2022)

10.5% projected growth (2022-2027)

[AGE]

0-19 yrs = 20.2%
20-39 yrs = 24.4%
40-59 yrs = 23.9%

60+ yrs = 31.4%

ALEX FU

Associate
780.540.5328
alex.fu@omada-cre.com

CAM PICKETTS

Partner I Broker
780.437.7654
cam.picketts@omada-cre.com

[INCOME]

Average household income of \$120,139
24.0% of households earn \$60,000 to \$100,000
47.4% of households earn more than \$100,000

[TRAFFIC]

40,652 VPD on Baseline Road
26,860 VPD on Broadmoor Boulevard

OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

Omada
COMMERCIAL