

Baseline Village

222 Baseline Road, Sherwood Park, AB

GROCERY ANCHORED
SHOPPING CENTRE

RETAIL FOR LEASE

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- 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

PROPERTY FEATURES

Vacancy Unit 25, 100 Broadview Drive - 11,969 SF - LEASED
 Unit 386, 222 Baseline Road - 1,017 SF
 Unit 318, 222 Baseline Road - 1,266 SF (Available Sept 1, 2026)

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 \$12.28 PSF + MGMT fee (2026 est.)

Parking Shared surface parking



GROCERY ANCHORED CENTRE



HIGH EXPOSURE SITE ON MAIN ARTERIALS



AMPLE PARKING AND SIGNAGE

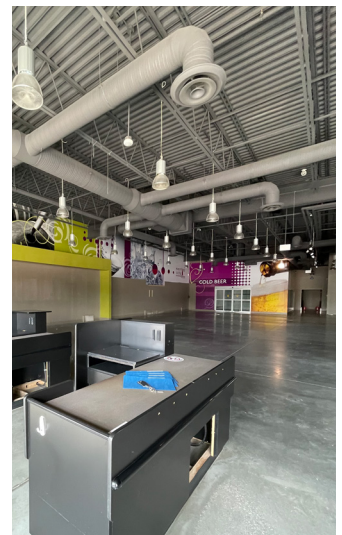




UNIT 386, 222 BASELINE ROAD
1,017 SF



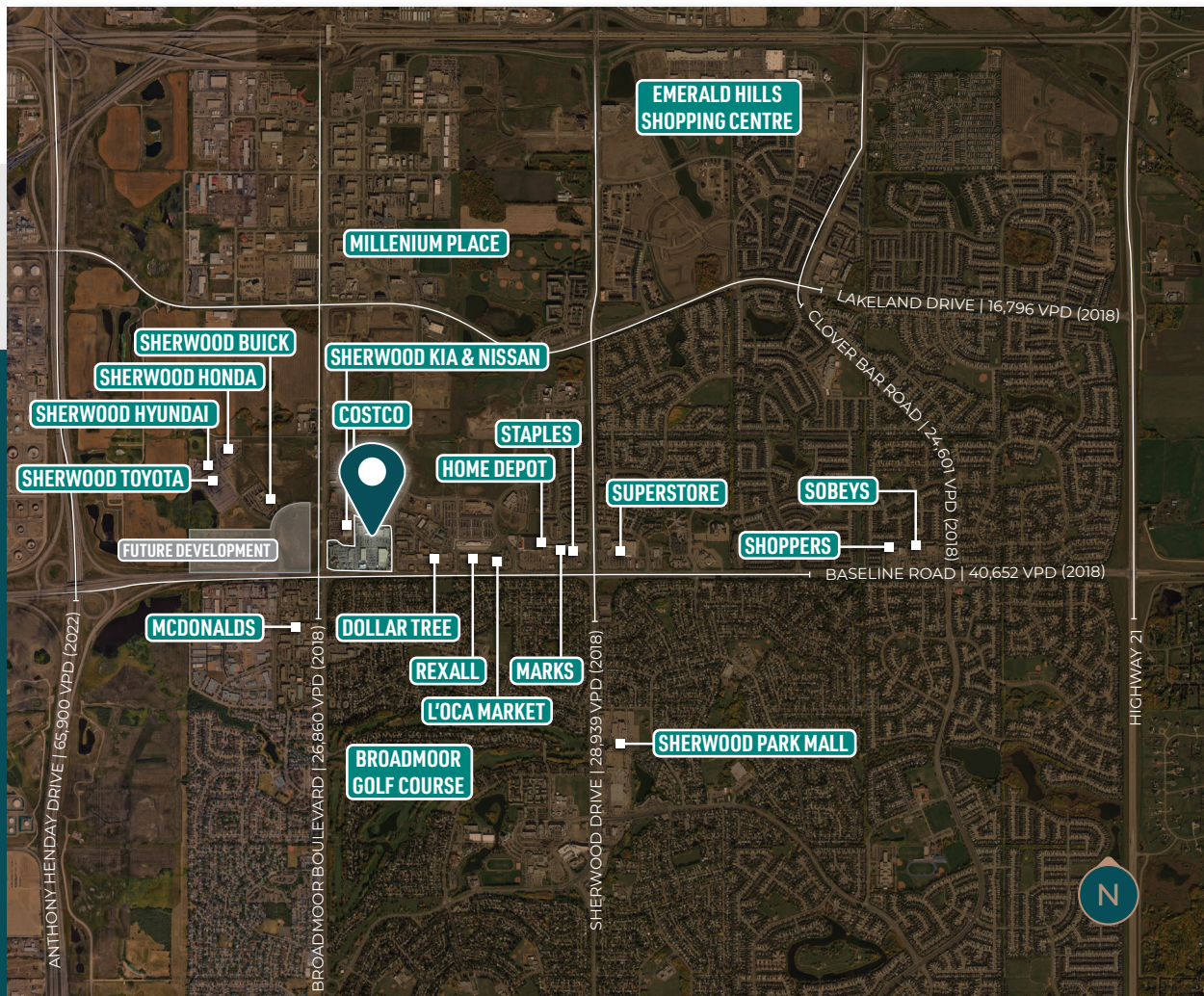
UNIT 25, 100 BROADVIEW DRIVE
11,969 SF - LEASED



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.



DEMOGRAPHICS

2 KM RADIUS

15,885

DAYTIME POPULATION

12,105 residents
3.0% growth (2018-2025)
6.5% projected growth (2025-2030)

\$129,964

AVERAGE HOUSEHOLD INCOME

23.5% earn \$60-100,000
48.8% earn \$100,000+

34.5%

60+ YRS

0-19 yrs = 19.6%
20-39 yrs = 22.9%
40-59 yrs = 22.9%

40,652 VPD

ON BASELINE ROAD

26,860 VPD on Broadmoor Boulevard



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