



# 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.

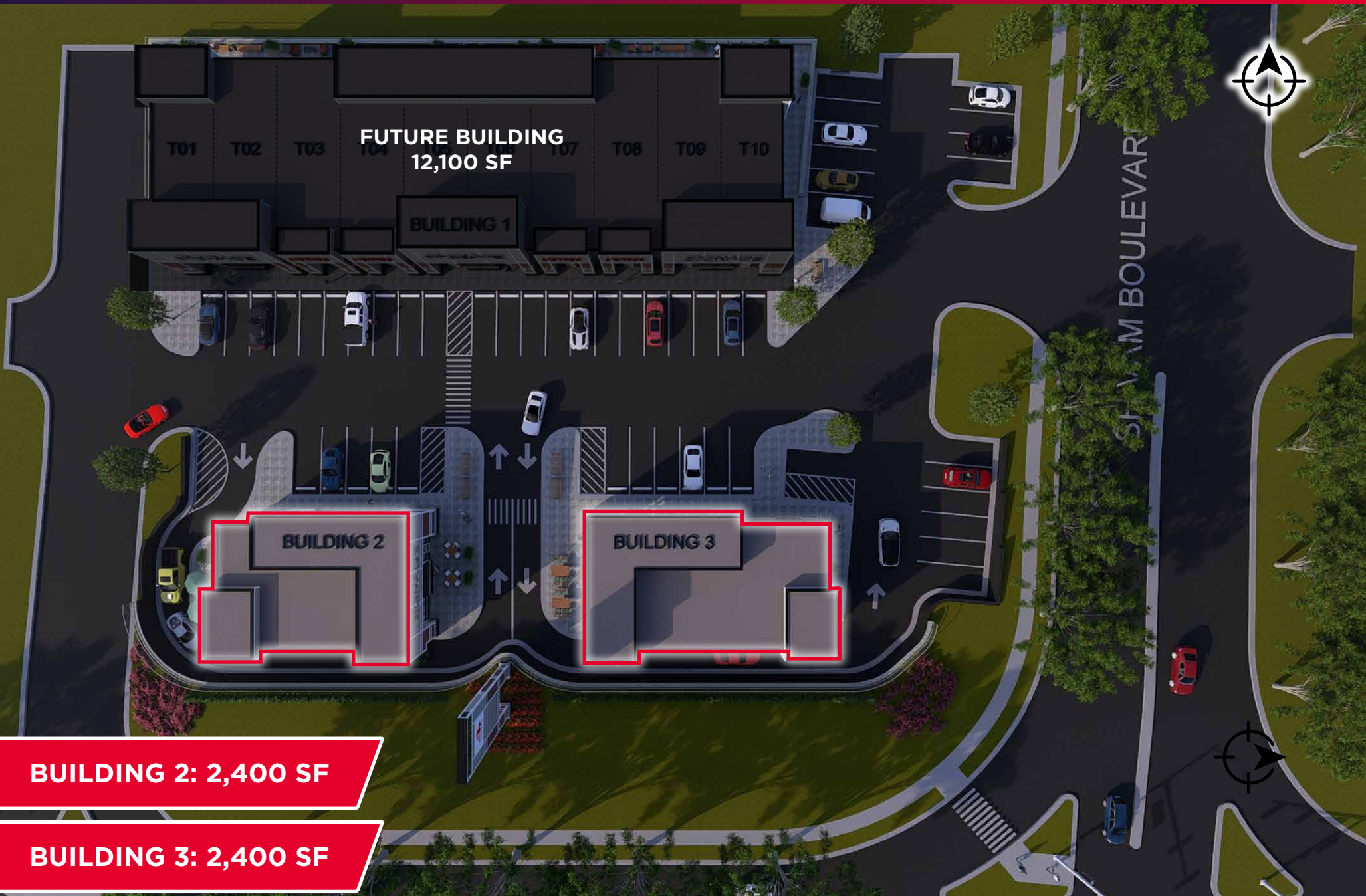
- 2 standalone drive-thru opportunities
- The subject land parcel is situated on the Southeast corner of Shivam Boulevard and Broadmoor Boulevard
- With a traffic count of 48,927 vehicles per day on Baseline Road and 21,000 on Broadmoor Blvd, the area is Sherwood Park's busiest intersection
- C2 (Arterial 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 FUTURE BUILDING RENDERINGS



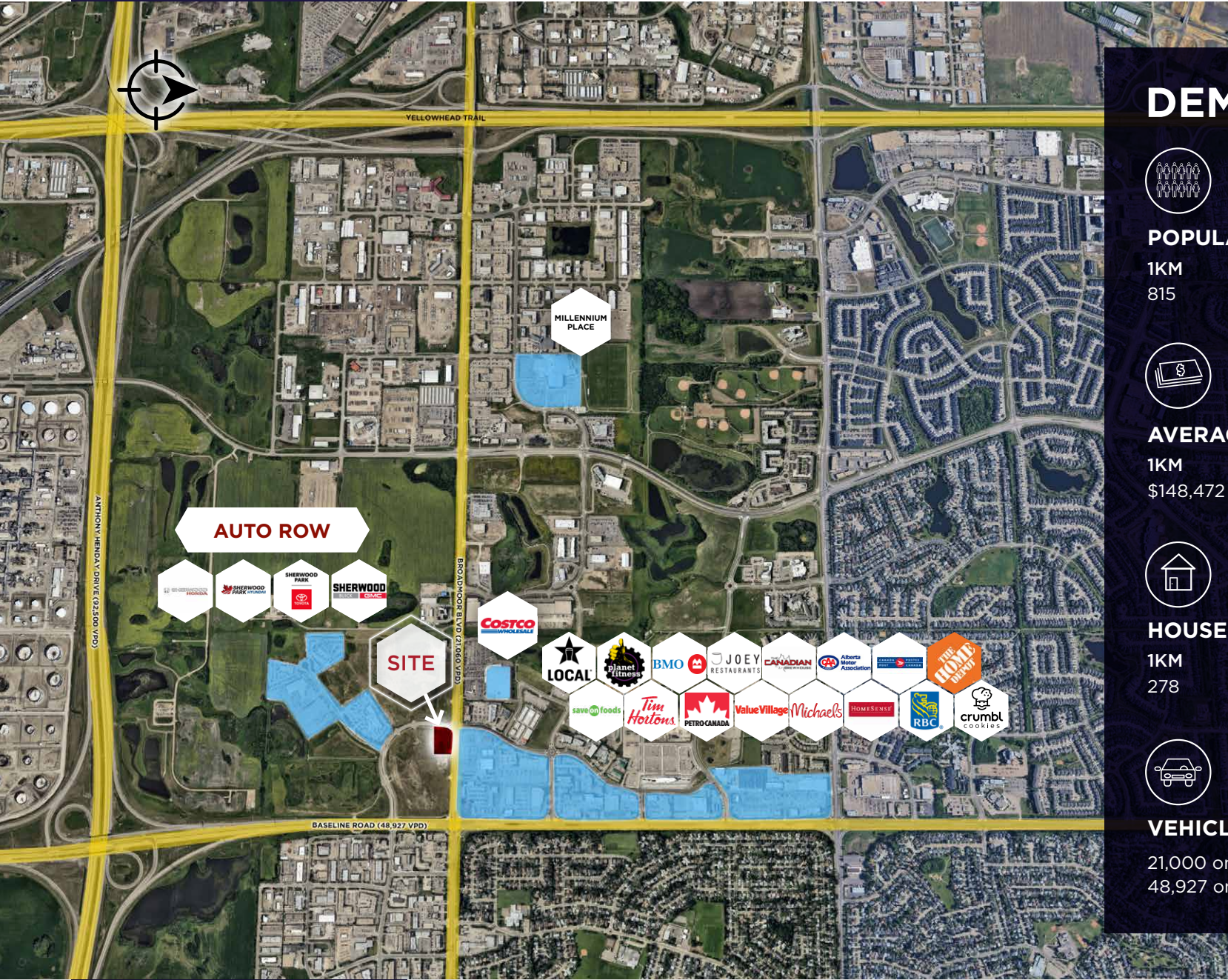
**BUILDING 2: 2,400 SF**

**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](mailto:gary.killips@cwedm.com)

**Brett Killips**  
Partner  
780 702 2948  
[brett.killips@cwedm.com](mailto:brett.killips@cwedm.com)

**Cody Miner, B.COMM.**  
Sales Assistant  
780 702 2982  
[cody.miner@cwedm.com](mailto:cody.miner@cwedm.com)