

Broadmoor Commercial

NE Corner Of Broadmoor Blvd. and Buckingham Drive
Sherwood Park, AB



JOIN PEAVEY MART!

Property Highlights

- Very well situated along Broadmoor Blvd. which sees 20,527 vehicles per day (2017)
- Population of 57,652 within a 3 km radius
- Average household income of \$117,765 per year

Property Features

Zoning:	C2 - Arterial Commercial
Available Size:	Various opportunities
Operating Costs:	\$12.00 per sq. ft. (2017)
Parking:	Ample
Pylon:	Available

Locator Map



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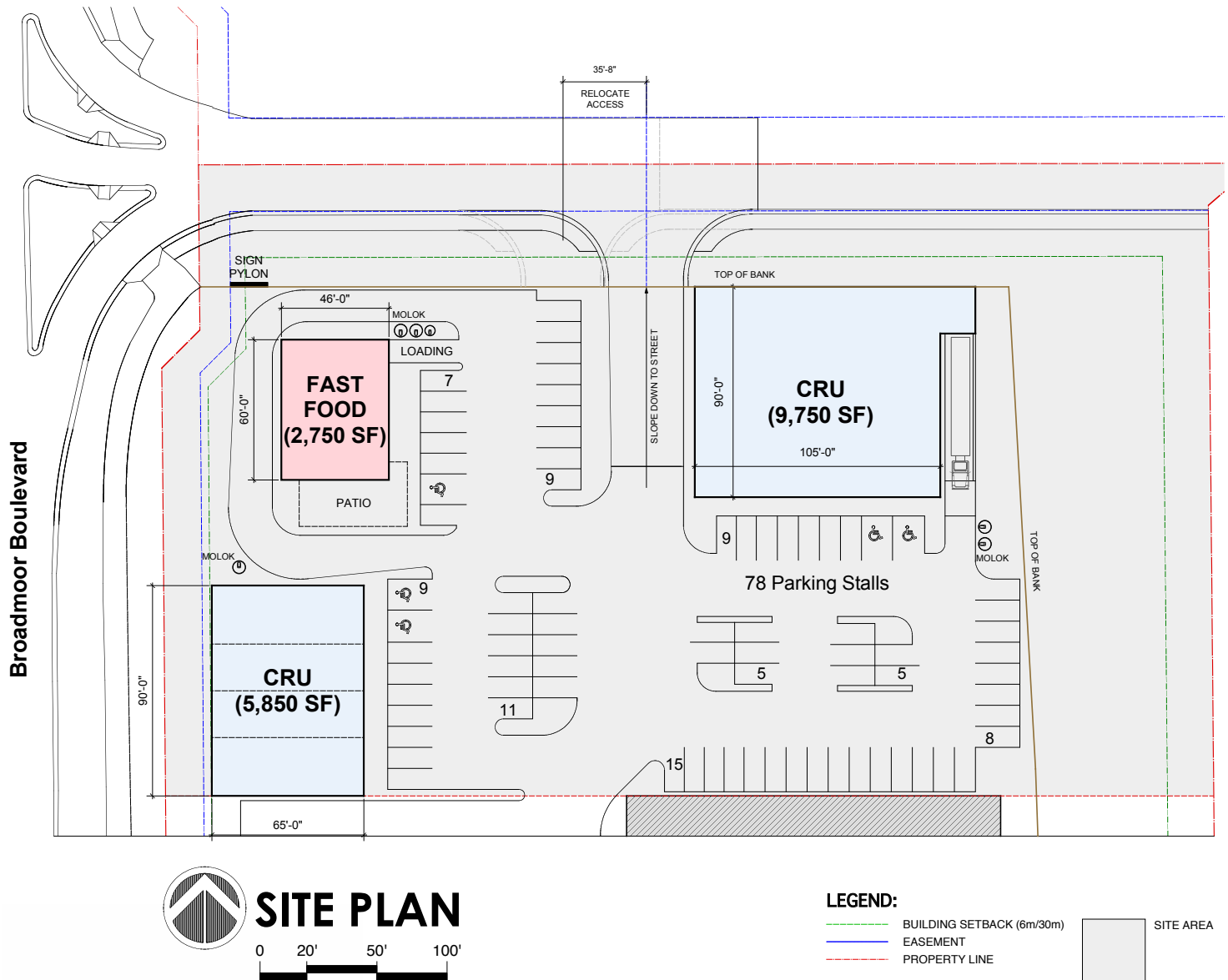
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Wheaton_Sherwood Park_Broadmoor August 31, 2017

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Site Plan (Subject to change)



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Aerial



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Demographics

BUSINESSES			POPULATION & HOUSEHOLD SUMMARY			INCOME		
Major Retailers			0 - 3 km CSD			0 - 3 km CSD		
Retailer Name	Address	Dist. (km)	2011 Population (Census)	2017 Population Estimate	2020 Population Projection	Under \$20K	546	1,694
Costco Wholesale Canada	2201 Broadmoor Blvd	0.46	18,729	22,712	112,111	\$20 - \$40K	700	2,006
Dollarama	100 Broadview Drive	0.88	22,712	24,113	118,679	\$40 - \$60K	787	2,870
Rona Canada	340 Baseline Road	1.38	% Pop. Change (2011-17)	21.3%	16.6%	\$60 - \$80K	877	3,185
Staples Canada	350 390 Baseline Road	1.60	% Pop. Change (2017-20)	6.2%	5.9%	\$80 - \$100K	1,055	4,404
The Home Depot	200-390 Baseline Rd	1.60	2017 Families	6,671	34,042	\$100 - \$125K	1,265	5,326
Dollarama	5000 Emerald Drive	2.75	Married couples	5,020	27,111	\$125 - \$150K	1,265	5,814
Winners	375, 5000 Emerald Drive	2.75	Common-law couples	741	3,157	\$150 - \$175K	934	4,946
Walmart Canada	400 - 7000 Emerald Dr...	3.28	Lone-parent families	910	3,774	\$175 - \$200K	583	3,574
Dollarama	1020 Sherwood Dr	4.20	Average Persons Per Family	2.8	2.9	\$200 - \$250K	345	2,659
Rona Canada	301, Wye Road, Suite 81	4.44				\$250K +	503	4,061
Grocery & Drug Stores			% Population - 0 - 3 km			Average Household Income \$ 128,669 \$ 156,899		
G & D Name	Address	Dist. (km)	% Households by Income - 0 - 3 km			Median Household Income \$ 109,208 \$ 128,373		
Save-On-Foods Canada	60 Broadway Boulevard	0.88	% Household Size - 0 - 3 km					
Rexall Canada	101 Bremner Drive, Unit...	1.27						
Rexall Canada	80 Chippewa Road	1.78						
Real Canadian Superstore	#100-410 Baseline Road	1.93						
Shoppers Drug Mart	2020 Sherwood Drive	2.78						
Safeway Canada	2020 Sherwood Drive	2.78						
Shoppers Drug Mart	20 4005 Clover Bar Road	3.00						
Save-On-Foods Canada	#10 - 4005 Clover Bar ...	3.04						
Shoppers Drug Mart	550 Baseline Rd, Unit ...	3.48						
Sobeys	100-590 Lakeland Ridge	3.71						
Banks								
Bank Name	Address	Dist. (km)						
BMO Financial	300 222 Baseline Rd	0.63						
Scotiabank Canada	222 Baseline Road, Unit :	0.63						
Royal Bank of Canada	390 Baseline Rd	1.17						
TD Canada Trust	2022 Sherwood Drive	1.85						
Canadian Imperial Bank of	8005 Emerald Dr. Uni	1.86						
BMO Financial	4005 Clover Bar Road #30	1.87						
TD Canada Trust	4005 Clover Bar Rd Unit 4	1.87						
Royal Bank of Canada	8005 Emerald Dr	1.98						
Canadian Imperial Bank of	590 Baseline Road	2.29						
Scotiabank Canada	665 Baseline Road	2.50						
AGE			LABOR FORCE & OCCUPATIONS			EXPENDITURES PER HOUSEHOLD		
0 - 3 km CSD			0 - 3 km CSD			0 - 3 km CSD		
Population by Age	22,712	112,111	Labour Force by Occupation	13,049	68,459	Expenditure Per Household	\$ 77,054	\$ 90,311
0 to 4 years	1,421	6,604	A Management	1,632	9,800	Food	\$ 9,939	\$ 11,449
5 to 19 years	3,604	21,749	B Business & Finance	2,691	12,897	Shelter	\$ 21,450	\$ 25,303
20 to 24 years	1,240	6,172	C Natural Sciences	826	4,721	Household operation	\$ 5,040	\$ 5,930
25 to 34 years	3,764	14,071	D Health	653	3,930	Household equipment	\$ 3,776	\$ 4,204
35 to 44 years	3,362	17,949	E Educ, Govt, & Religion	1,559	7,632	Clothing	\$ 4,360	\$ 5,102
45 to 54 years	2,547	16,463	F Art, Culture, Rec, & Sport	55	269	Transportation	\$ 14,378	\$ 18,125
55 to 64 years	3,023	15,438	G Sales & Service	2,835	12,881	Health care	\$ 2,854	\$ 3,044
65 to 74 years	2,240	9,298	H Trades & Transportation	2,611	13,052	Personal care	\$ 1,772	\$ 1,972
75 to 84 years	970	3,132	I Primary Industry	79	481	Recreation	\$ 6,970	\$ 8,027
85 years and over	552	1,235	J Processing & Manufacturing	107	776	Reading materials	\$ 394	\$ 463
% Age - 0 - 3 km			% Occupations - 0 - 3 km			Education	\$ 1,475	\$ 1,710
						Tobacco and alcohol	\$ 2,421	\$ 2,679
						Games of chance	\$ 433	\$ 456
						Miscellaneous expenditure:	\$ 1,793	\$ 1,647

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