



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

BROADMOOR BASELINE CROSSING

975 Broadmoor Boulevard, Sherwood Park, AB



SPACES AVAILABLE FROM 1,216 SQ. FT.

Property Highlights & Demographics

- Located in the high traffic retail corridor of Baseline Road in Sherwood Park
- 33,432 vehicles per day on Baseline Road, 21,616 vehicles per day on Broadmoor Boulevard
- Very good access and parking
- Excellent daytime traffic generated by surrounding office and light industrial businesses
- Other tenants and office generators in the area include: Save on Foods, Costco, Joey's Sherwood Park, Party City and World Health
- Operating Costs: \$12.54 per sq. ft. (2016)

Population & Household Summary

	Market Area
2016 Population Estimate	82,030
2019 Population Projection	85,882
% Pop. Change (2011 -16)	13.5%
% Pop. Change (2016 - 19)	4.7%
2016 Families	24,728
Married couples	19,363
Common-law couples	8,087
Lone-parent families	11,276
Average Persons Per Family	2.9

Income

	Market Area
Under \$20K	1,380
\$20 - \$40K	1,673
\$40 - \$60K	2,279
\$60 - \$80K	2,579
\$80 - \$100K	3,171
\$100 - \$125K	4,228
\$125 - \$150K	4,408
\$150 - \$175K	3,426
\$175 - \$200K	2,374
\$200 - \$250K	1,824
\$250K +	2,748
Average Household Income	\$152,811
Median Household Income	\$123,431

Educational Attainment

Age 25 to 64 by Education Attainment	46,524	
No certificate, diploma or degree	2,506	5.4%
High school diploma or equivalent	11,038	23.7%
Apprenticeship or trades certificate	6,165	13.3%
College, CEGEP or other non university	11,840	25.4%
University certificate > bach.	1,894	4.1%
Bachelor's degree	10,047	21.6%
University diploma or degree < bach.	3,035	6.5%

David Cooney

Partner

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Dec. 9, 2016

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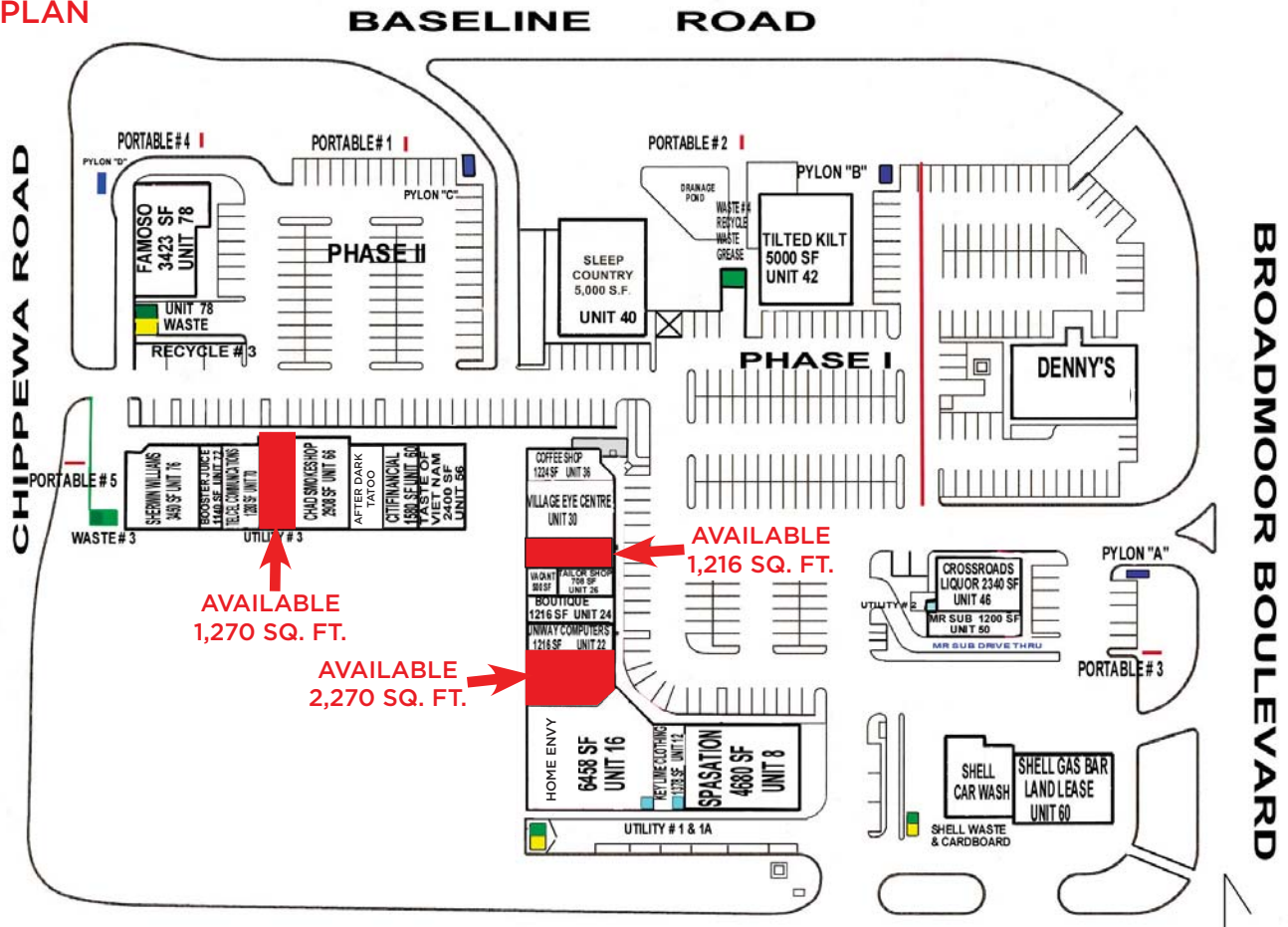
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SITE PLAN



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