

Urban Development

opportunities in Sherwood Park
and Strathcona County, Canada



Community profile

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Industry attraction & growth

 **\$20+ billion**

Established petrochemical sector with over \$20 billion in capital assets deployed & another \$20 billion industrial projects announced, under construction, recently completed, or undergoing study.

Transportation options



3 airports

Edmonton International (YEG),
South Cooking Lake & Josephburg



2 rail lines

CPKC & CN



3 highways

Highway 2, 16 & Anthony Henday



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Retail/Commercial inventory of
4.4 million^{SF} with a vacancy of **1.3%**

Industrial inventory of
5.8 million^{SF} with a vacancy of **3.1%**



Population*

103,828

Yearly population growth

1.16%

Five year population growth

2.81%

Future residential growth by 2065

100,000+

Bremner 80,000

Cambrian 12,000

Ardrossan 8,000

Hillshire 2,700



Market area population

1.5 million

Apartment units added

1,000+



Household spending power

\$6.7 billion

Median household income

\$144,000

*Statistics represent the average of multiple data sets as of Q4 2025.



Expanding, connected & sustainable

Success story



High exposure future retail complex with opportunity for big box retailer. The EVER on Baseline development is already underway on one of Sherwood Park's main roadways. The project will be a welcome addition to the already established trade area.

- Corner exposure & access on both Baseline Road & Broadmoor Boulevard
- Opportunities for a grocery/big box anchor, drive-thrus, retail, medical & professional users

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Successful retail brands



Leading commercial developers



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